



Havant
BOROUGH COUNCIL

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Mrs S Luter
203A London Road
Cowplain
Waterlooville
PO8 8ER

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Grant of Planning Permission**

Application Number: APP/18/00833

Site Address: 203A London Road, Cowplain, Waterlooville, PO8 8ER

Proposal: Proposed use of premises for mixed use comprising residential and cattery uses, including construction of cattery building with 6 pens and reception/office building to rear of No.203a.(Revised).

Further to your application received on 17 August 2018, which was valid from 20 November 2018, Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan Unique Plan Ref: 00345593-F625A1
Site Plan Unique Plan Ref: 00345593-F625A1
Site Plan received 25th October 2018
Parking Plan received 25th October 2018
Planning Statement received 25th October 2018
Reason: - To ensure provision of a satisfactory development.

- 3 The development hereby permitted shall be operated in accordance with the details provided in the Supporting Statement received 25th October 2018 submitted in association with this planning application and as specified below unless otherwise agreed in writing by the Local Planning Authority.
In particular the following restrictions/modes of operation shall be applicable:
- A maximum number of cats at any one time shall not exceed 12;
 - Drop off or collection of cats from the site by clients shall only take place by appointment with a maximum of one appointment at any one time;
 - The Drop off or collection of cats from the site by clients shall only take place between Monday to Saturday inclusive and between the hours of 9.00am and 1.00pm as specified in the previous planning permission Ref: APP/17/00334 relating to this site;
 - Space shall be kept available for the turning of vehicles within the site such that cars can enter and leave in a forward gear;
 - No commercial vehicle deliveries of supplies for the cattery shall be made to the site;
 - Cleaning and waste disposal shall take place in the manner specified in the previous planning permission Ref: APP/17/00334 relating to this site.
- Reason:** In the interests of the amenities of the area and neighbouring residents and to ensure adequate parking and turning facilities are available to clients using the cattery having due regard to policies CS16, CS20, DM10, DM13 and DM14 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development hereby permitted shall be used only for a mixed use comprising residential and Cattery uses, and for no other purpose whatsoever. The Cattery shall only be operated by the occupants of 203a London Road Cowplain whilst resident at the premises, and no additional staff shall be employed at the premises in association with the Cattery use.
Reason: To ensure that the use has an acceptable impact on the residential amenities of adjoining residents and in the interests of highway safety having due regard to policies CS16, CS20, DM10, DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 No burning of cat litter, waste food or other waste associated with the cattery hereby permitted shall take place at the site.
Reason: In the interests of the amenities of nearby residents and to prevent air pollution having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.
- 6 Prior to the first use of the site as a cattery commencing, details of insulation/noise reduction measures shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to the first use as a cattery and subsequently maintained in accordance with the approved details.
Reason: In the interests of the amenities of nearby residents having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other

application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.

- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.
- (1) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- Your application was acceptable as submitted and no further assistance was required.
- (2) The applicant is advised to contact the Councils Licensing team with regard to the possible need to obtain a licence to board animals. Further details can be viewed via the Councils website:
<http://www.havant.gov.uk/boarding-kennels-and-catteries>
The Councils Environmental Health Officer provided the following comments in this respect:
I would however advise the applicant that if this site were to receive approval for utilization as a cattery for 12 cats, it would still require licence approval as an animal boarding establishment and the necessary compliance with all laid down conditions that may be applied in this regard.
- (3) The applicant is advised of the letter from Southern Water which can be viewed on the councils Website at the following address:
https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_244275
In particular Southern Water advise that:
A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

15 January 2019