

Consultee Comments for Planning Application APP/19/00638

Application Summary

Application Number: APP/19/00638

Address: 12 North Street, Emsworth, PO10 7DF

Proposal: Change the use part of ground floor from Sui Generis (Sorting Office) to mixed use A1/B1a/A2/A3 (Shop/Business/Financial and Professional Services/Food and Drink). Change of use of first and second floors to create 2No. 1 bedroom apartments. Demolition of chimneys and creation of five parking spaces to rear.

Case Officer: Tina Pickup

Consultee Details

Name: Consultee Environmental Health (Environment Team)

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On Behalf Of: Environmental Health Manager, Community Group

Comments

With reference to drawing no. 550-19-03 (May 2019), it is understood that the current proposals do not include any change of use of the existing single-storey (tin-roof) sorting office to the rear of the Georgian former post office.

Plan 550-19-03 is consistent with the planning statement, which does not refer to any residential ground floor use. It is noted however that the combined planning / design & access statement also refers (at 5.2.1) to there being no material changes to the exterior of the building, which is not consistent with the plans submitted.

It is noted that my colleagues in planning policy have made a response to this consultation on the basis of residential accommodation being provided 'to the rear' of the proposed mixed use unit - which (given the footprints shown on 550-19-03) I would interpret as being at ground floor.

From a contamination perspective, the material fact is whether ground-floor residential accommodation is proposed (or not). If so, a proportionate site investigation would be sought to confirm the suitability of soils - in line with comments provided previously under GEN/19/00152 (08/04/2019). If the single storey sorting office is either out of scope of this application, or forms part of the flexible commercial use - contamination may be considered to be 'not material' to these proposals.

As previously advised, I have no air quality or other pollution concerns.

(JD)