



Havant
BOROUGH COUNCIL

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Mr G Sharpe
Quintessence SMD
128 Lower Addiscombe Road
Croydon
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For: Mr G Sheath
Future Most Group__

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015**
Prior Approval is Required and Hereby Given

Application Number: APP/17/01094

Site Address: 49-51B Market Parade, Havant

Proposal: Prior notification for change of use from class B1(a) office use to C3 residential use
subject to prior approval covering flooding, highways and transport issues and contamination.

I refer to your notification on 04 October 2017, which was valid from 12 October 2017, with regard to the above proposal and write to advise you that:

PRIOR APPROVAL IS REQUIRED AND HEREBY GIVEN

You are advised that under the provisions of Part 3, Class O of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), this prior approval notice only has effect if the development is carried out in accordance with the details hereby approved; and in accordance with the following condition(s):

1. The development shall be completed within a period of 3 years starting with the date of this approval notice.

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.

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- (4) In accordance with paragraphs 186 and 187 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:
- You were updated about issues after the initial site visit.
- (5) You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site. This is in order to protect the occupants of nearby residential properties from dust pollution.
- (6) You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action. This is in order to protect the occupants of nearby residential properties from smoke pollution.
- (7) You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 08.00 - 18.00 and Saturday: 08:00 - 13.00. This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance
- (8) You are hereby requested to ensure that any external lighting that may be installed on this site, within the grounds or attached to the building, is so positioned so as not to cause nuisance to neighbouring properties. This is in order to protect the occupants of nearby residential dwellings from light pollution.
- (9) This permission was subject to a contribution of £1160 towards the Solent Recreation Mitigation Partnership, in accordance with Policy DM24 of the Allocations Plan.
- (10) The proposed development is CIL liable, and in submitting CIL Form 5 with your application you have assumed liability for this payment. A Liability Notice is being forwarded to you separately.

As such CIL Form 6 (which is available on the Council's website) must be submitted to and acknowledged by the charging authority (Havant Borough Council) prior to commencement of the development, as per the requirements of the Community Infrastructure Levy Regulations (2010) in order to secure the opportunity to pay by instalments as set out in the CIL Havant Borough Council Instalments Policy.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

23 November 2017