

From: Peter Fellows (EHDC)
Sent: Thu, 2 Nov 2017 14:20:00 +0000
To: Lewis Oliver
Subject: RE: 55 HIGH STREET, EMSWORTH - APP/17/01044 & APP/17/01045

Hi Lewis,

Thanks for sending through the amended plans. The proposals are now acceptable and I now would just ask that the conditions I recommend are attached to any consent given.

Many Thanks

Pete

Peter Fellows
Principal Conservation Officer
East Hampshire District Council, Penns Place, Petersfield GU31 4EX
Telephone: 01730 234237



**East
Hampshire**
DISTRICT COUNCIL
PLANNING SERVICES
planning projects team

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Lead Officers: Lydia Forbes-Manson, Communications Manager 01730 234359

From: Lewis Oliver
Sent: 02 November 2017 13:43
To: Peter Fellows (EHDC); Peter Fellows (HBC)
Subject: FW: 55 HIGH STREET, EMSWORTH - APP/17/01044 & APP/17/01045

Hi Peter,

We have received some amended plans, which have the chimney breasts retained, please let me know your thoughts in due course.

Thanks

Lewis

Lewis Oliver
Principal Planning Officer
Planning Services
Havant Borough Council
Public Service Plaza, Civic Centre Road, Havant PO9 2AX
Direct Dial Telephone Number: (023) 9244 6263
Fax number: (023) 9244 6588
e-mail: lewis.oliver@havant.gov.uk
www.havant.gov.uk
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www.twitter.com/havantborough

From: John Pike MRTPI IHBC 023 92 825937 0752 5009114 [<mailto:pikeplanning@aol.com>]
Sent: 02 November 2017 10:03
To: Lewis Oliver
Subject: Re: 55 HIGH STREET, EMSWORTH - APP/17/01044 & APP/17/01045

Dear Lewis

Amended plan with chimney breasts retained is attached. I hope to hear some positive news soon please.

Kind regards, John

John Pike MRTPI IHBC
Pike Planning

023 92 825937
07525 009114

-----Original Message-----

From: Lewis Oliver <Lewis.Oliver@havant.gov.uk>
To: 'John Pike MRTPI IHBC 023 92 825937 0752 5009114' <pikeplanning@aol.com>
Sent: Thu, 2 Nov 2017 7:10
Subject: RE: 55 HIGH STREET, EMSWORTH - APP/17/01044 & APP/17/01045

Dear John,

Thank you for your email.

We would need to see the content of the plans first before I can advise on that matter. With regard to the Change of Use application I need to run this passed Steve Weaver outlining our discussions, including the Planning Policy Comments.

Regards

Lewis

Lewis Oliver
Principal Planning Officer
Planning Services
Havant Borough Council
Public Service Plaza, Civic Centre Road, Havant PO9 2AX
Direct Dial Telephone Number: (023) 9244 6263
Fax number: (023) 9244 6588
e-mail: lewis.oliver@havant.gov.uk
www.havant.gov.uk
www.facebook.com/havantboroughcouncil
www.twitter.com/havantborough

From: John Pike MRTPI IHBC 023 92 825937 0752 5009114 [<mailto:pikeplanning@aol.com>]
Sent: 01 November 2017 20:34
To: Lewis Oliver
Subject: Re: 55 HIGH STREET, EMSWORTH - APP/17/01044 & APP/17/01045

Ok Lewis. Please confirm you will be supporting these applications if the chimney breast is retained as suggested by the conservation officer.

Kind regards, John

John Pike MRTPI IHBC
Pike Planning

023 92 825937
07525 009114

-----Original Message-----

From: Lewis Oliver <Lewis.Oliver@havant.gov.uk>
To: 'John Pike MRTPI IHBC 023 92 825937 0752 5009114' <pikeplanning@aol.com>
Sent: Wed, 1 Nov 2017 18:55
Subject: RE: 55 HIGH STREET, EMSWORTH - APP/17/01044 & APP/17/01045

Dear John,

I have received a consultation response from the Conservation Officer to your listed building application APP/17/01045, which I have attached for your use. As you will note he has advised that an amendment to the application is necessary, with regard to seeking the retention of the chimney stack.

Please let me know how you wish to proceed, we are happy to accept amended plans to address this issue, if this is how you wish to proceed.

I look forward to hearing from you in due course.

Regards

Lewis

Lewis Oliver
Principal Planning Officer
Planning Services
Havant Borough Council
Public Service Plaza, Civic Centre Road, Havant PO9 2AX
Direct Dial Telephone Number: (023) 9244 6263
Fax number: (023) 9244 6588
e-mail: lewis.oliver@havant.gov.uk
www.havant.gov.uk
www.facebook.com/havantboroughcouncil
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From: John Pike MRTPI IHBC 023 92 825937 0752 5009114 [<mailto:pikeplanning@aol.com>]
Sent: 26 October 2017 10:06
To: Lewis Oliver
Subject: Re: 55 HIGH STREET, EMSWORTH - APP/17/01044

Dear Lewis

The property has been marketed as potential for A1 use as well as other suitable commercial uses. I think it would be unreasonable to require the applicant to wait a considerable further period of time to gain the various planning permissions and wait a further period of time to demonstrate there is no interest. Perhaps your policy colleague should inspect the property to see it is unsuitable for commercial use for the reasons set out in my supporting statement. There is no yard or rear access. No access for disabled persons and very limited ground floor space. I do believe we have complied with the requirements of the relevant policy.

Kind regards, John

John Pike MRTPI IHBC
Pike Planning

023 92 825937
07525 009114

-----Original Message-----

From: Lewis Oliver <Lewis.Oliver@havant.gov.uk>

To: 'John Pike MRTPI IHBC 023 92 825937 0752 5009114' <pikeplanning@aol.com>

Sent: Thu, 26 Oct 2017 9:10

Subject: FW: 55 HIGH STREET, EMSWORTH - APP/17/01044

Dear John,

Further to your submitted enquiry log, I have received a further consultation response from our Planning Policy Team, which I have attached for your use. I have highlighted the most relevant part below:

The Planning Policy Team requested further information in the form of an Enquiry Log on 6th October 2017 to ascertain greater details as to why the three enquiries (stated above) did not progress. We received the Enquiry Log on 24th October 2017 which outlined the feedback of four enquiries. Applicant 4 cited the need to move quickly due to lease expiry on an existing site as the reason for not progressing with the site.

As stated in our previous comments on 6th October, it may be more appropriate to submit a change of use application to change the use of the site from Land Use Class D1 to a retail use (i.e. Land Class Uses A1-A5) before then marketing the site. This may in turn help generate further interest as a prospective tenant will not be hindered by the need to submit their own change of use application at their own expense and time. This will also allow prospective tenants to move in quickly if they are constrained by time. In addition, Permitted Development (PD) Rights will allow a tenant to change the use of the building within the Land Class "A" Uses offering greater flexibility for the marketing of the site and to prospective tenants.

I would be grateful for your response on this point, and if you wish to provide some further justification with regard to the point, in that have you actively considered changing the use of the building to Classes A1-A5?

I look forward to hearing from you with regard to how you wish to proceed.

Regards

Lewis

Lewis Oliver
Principal Planning Officer
Planning Services
Havant Borough Council
Public Service Plaza, Civic Centre Road, Havant PO9 2AX
Direct Dial Telephone Number: (023) 9244 6263

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e-mail: lewis.oliver@havant.gov.uk
www.havant.gov.uk
www.facebook.com/havantboroughcouncil
www.twitter.com/havantborough

From: John Pike MRTPI IHBC 023 92 825937 0752 5009114 [<mailto:pikeplanning@aol.com>]
Sent: 24 October 2017 18:54
To: Lewis Oliver
Subject: 55 HIGH STREET, EMSWORTH

Dear Lewis

Please see requested enquiry log. No names for confidentiality reasons.

Kind regards, John

John Pike MRTPI IHBC
Pike Planning

023 92 825937
07525 009114

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