

Application for removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.

If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	Richard	Surname:	Wood
Company name:	Havant Borough Council				
Street address:	Public Service Plaza				
	Civic Centre Road				
Town/City:	Havant				
Country:					
Postcode:	PO9 2AX				
Are you an agent acting on behalf of the applicant?				☒ Yes	☐ No

2. Agent Name, Address and Contact Details

Title:		First Name:	Mike	Surname:	Saunders
Company name:	pdp architecture llp				
Street address:					
	2				
	beechworth road				
Town/City:	havant				
Country:	uk				
Postcode:	po9 1ax				
Telephone number:				02392481100	
Mobile number:					
Fax number:					
Email address:				pdp@pdp-architects.co.uk	

3. Site Address Details

Full postal address of the site (including full postcode where available)

House:		Suffix:	
House name:	Front Lawn Recreation Ground		
Street address:	Somborne Drive		
Town/City:	HAVANT		
Postcode:	PO9 5AN		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	471870
Northing:	108188

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:	Mr	First name:	Lewis	Surname:	Oliver
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Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Hi Richard,

Thank you for the email and attachment, including the phasing plan. It was good to meet you as well.

As we discussed we are of the view that given the change in parking provision and that some of the objectors, on the original consent, did mention concerns about the surrounding parking provision, that a Material Minor amendment Planning application (Section 73 application), would be required. This would only focus on the car parking matter, as this is one of the approved plans that you wish to amend. This process would not reconsider the whole proposal again in its entirety.

Regarding our discussion that you might in due course, subject to funding etc, want to implement the rest of the car park, I have had a look at some previous examples, and we could put a phasing condition on the permission, which would allow you to complete this part of the development when funds allow. I have put some wording below, which I think would help and provide flexibility for you:

Prior to the commencement of any development hereby approved a phasing plan and schedule for the car parking shall be submitted to and approved in writing by the Local Planning Authority. The phasing plan and schedule and any updated version shall include a timetable for the provision and completion of each phase of the car park.

Development shall only be carried out in accordance with the approved phasing plan, schedule and timetable or any approved updated version unless otherwise approved in writing by the Local Planning Authority.

Reason: To provide a sufficient level of car parking for the proposed use.

We would also seek to put a condition on that the proposed car parking, first phase, is provided prior to the occupation of the development, so that we can ensure that the parking is provided.

I hope this helps, let me know if you have any further queries.

Thanks
Lewis

Lewis Oliver
Principal Planning Officer
Planning Services
Havant Borough Council

5. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter:

Extension and alterations to pavilion at Front Lawn Recreational Ground, construction of new full size artificial turf pitch, extension and improvements to existing parking area, refurbishment and alterations to existing hard surfaced area to create M.U.G.A (multi use games area) and installation of floodlights.

Application reference number:

APP/15/01162

Date of decision:

18/12/2015

Please state the condition number(s) to which this application relates:

Condition number(s):

7: The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan - 27973PD - 00
Existing Site Plan - 27973PD - 100
Proposed Site Plan - 27973PD - 101

Has the development already started? ☐ Yes ☒ No

6. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed:

17th January 2017

Planning Statement

Front Lawn Recreation Ground Project

Minor Material Amendment to Application reference APP/15/01162

Extension and alterations to pavilion at Front Lawn Recreational Ground, construction of new full size Artificial Turf Pitch, extension and improvements to existing parking area, refurbishment and alterations to existing hard surfaced area to create M.U.G.A (multi use games area) and installation of floodlights.

In relation to planning application reference APP/15/01162 the applicant is proposing a Minor Material Amendment to the on site car parking provision. The initial proposed provision of car parking as detailed in approved plan 27973PD-101 showed 67 car parking spaces with an additional 10 disabled bays. It is recognised that this level of provision supersedes the initial requirement for the project and does not fit with the budget projections. The amended level of parking provision for the on site car parking is for a total of 40 spaces including 3 disabled bays. This proposed amended provision doubles the estimated existing provision for the site.

It is difficult at this stage to estimate the number of users that the on site activities will generate and therefore a phased approach to the development of the car parking provision will support natural growth if required. Surrounding car parking provision at the Greywell Centre and Tidworth Road car parks is currently under utilised and have spare capacity. It is proposed that users would be signposted to these public car parks if required.

Any surplus generated by the operator from the on site activities will be reinvested back into the facilities, therefore it is anticipated that the car park could receive additional investment through this method if demand requires.

To ensure that external funding gained for this project is most effectively utilised and the needs of the end users are met, a phased approach to the car parking provision is deemed as the most suitable option.

Richard Wood
Senior Leisure Officer
Havant Borough Council

If you wish the existing condition to be changed, please state how you wish the condition to be varied:

Put a phasing condition on the permission, which would allow you to complete this part of the development when funds allow. I have put some wording below, which I think would help and provide flexibility for you:

Prior to the commencement of any development hereby approved a phasing plan and schedule for the car parking shall be submitted to and approved in writing by the Local Planning Authority. The phasing plan and schedule and any updated version shall include a timetable for the provision and completion of each phase of the car park.

Development shall only be carried out in accordance with the approved phasing plan, schedule and timetable or any approved updated version unless otherwise approved in writing by the Local Planning Authority.

Reason: To provide a sufficient level of car parking for the proposed use.

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

8. Certificates (Certificate A)

Certificate of Ownership - Certificate A Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title: First name: Surname:

Person role: Declaration date: ☒ Declaration made

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date