Trading as:

JBC

Building Control Consultants
Supporting Local Authority Building Control

JBC LTD
The Cottage
Penns Place
Petersfield
Hampshire
GU31 4EP

[redacted]

Mr R Dawes and Mr Eaves
Development Control
Havant Borough Council
Civic Offices
Havant
Hants
PO9 2AX

jonblake@jbcltd.org.uk

HAVANT BOROUGH COUNCIL
13 MAY 2011
RECEIVED

6th May 2011

Our Ref: JBC/L02

MEMBERS OF

Royal Institute of Chartered Surveyors

Association of Building Engineers

Chartered Institute of Building

VAT Registration No.
833 2782 25

Company Registration No.
5071502

Dear Mr. Dawes and Mr Eaves

REF: 626 Cars, 1B Brockhampton Road Havant Hants PO9 1LU

Further to your recent correspondence please find enclosed details in support of my clients application for change of use to retain the premises for use as an office to support their taxi business.

It is my understanding that the premises were previously used by Leigh Cars as a taxi business and an application for change of use was refused under reference 09/57906/001. The previous application was withdrawn to allow the applicant time to secure written confirmation of their current and future parking provision from the Ex Servicemens Club and their landlords.

The reasons for the earlier refusal have been overcome by my clients by changing the way in which the business is run and providing up to five (5) additional car parking spaces in the adjacent Ex Servicemens Club car park for a minimum period of five years.

The principle change is the way the business is operated (see documents '626 BL (1) and 626 BL (2)). There is no picking up or dropping off of customers at the business premises. There are no taxi's held at the premises. All taxi's are on the road and only visit the office to drop off monies and pick up wages (usually on a Monday). There is no advertising of the business premises on the building or in local papers.

The two parking spaces associated with the office use are retained and an additional five parking spaces have been allocated within the adjacent Ex Servicemens Club Car park (see document 'BL 1')

The company have been operating the business from the office for a period of at least eight months and have gathered a petition of support from surrounding businesses and local residents (see document '626 P').

There have been no complaints (apart from those thought to have been made by competitors) over the last three months of operation.

Northern Office: JBC (Northern)
15A Front Street
Hetton-Le-Hole
Tyne and Wear, DH5 9PF

Tel: 0191 5265333
Fax: 0191 5265551
Email: jbcnorthern@jbcltd.org.uk

RICS



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The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

Metres
0 10 20 30 40 50

1:1250

Supplied by: **Stanfords**
Reference: OI213023
Centre coordinates: 471486 106259

N

1B
BROCKHAMPTON LANE
HAVANT
PO9 1LU

SP.

HAVANT BOROUGH COUNCIL
13 MAY 2011
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Metres
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Reference: OI213023
Centre coordinates: 471486 106259

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1B
BROCKHAMPTON LANE
HAVANT
PO9 1LU

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HAVANT BOROUGH COUNCIL
13 MAY 2011
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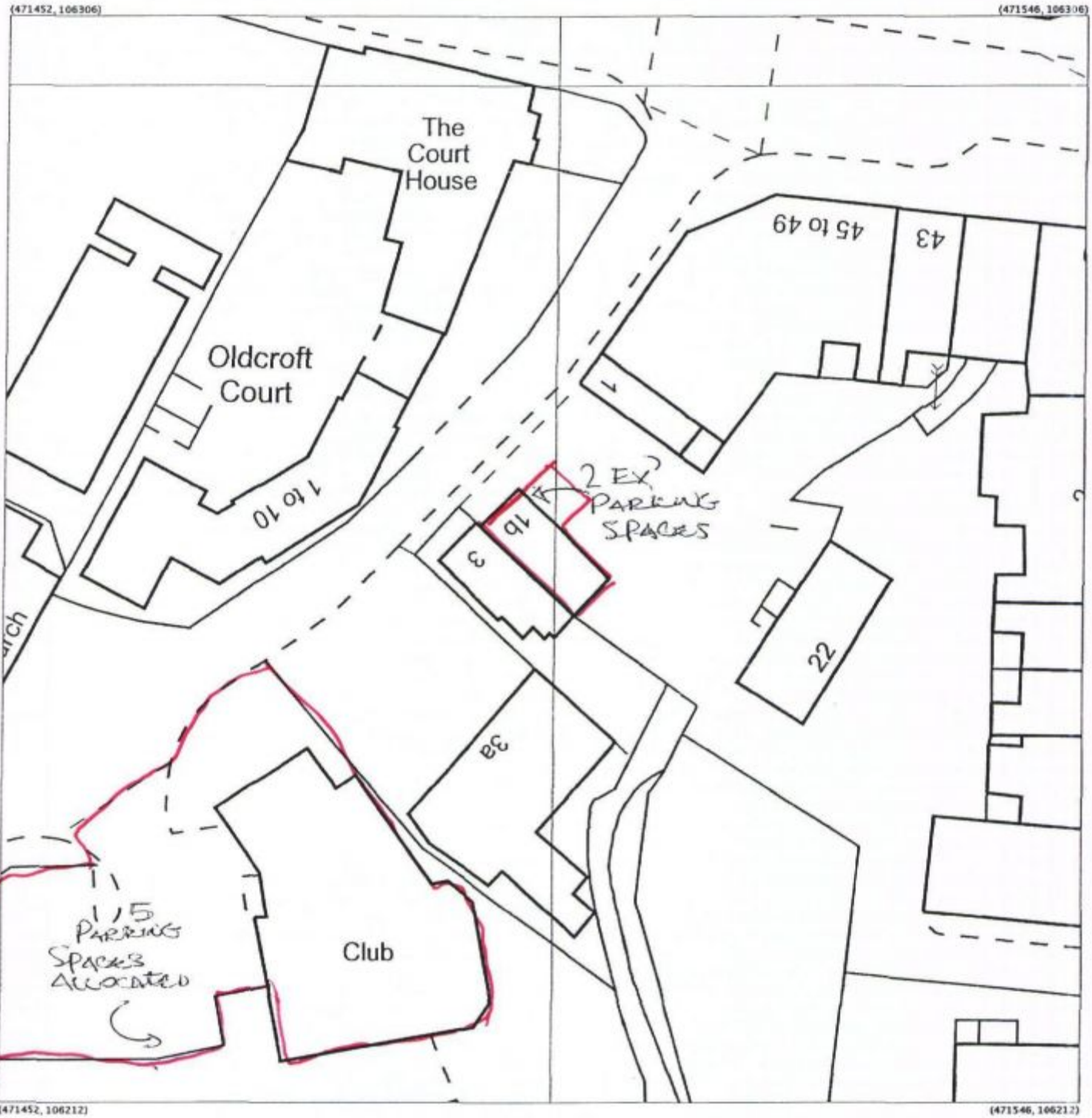

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Metres
0 4 8 12 16 20

1:500

Supplied by: Stanfords
Reference: OI213022
Centre coordinates: 471499 106259

1B
BROCKHAMPTON LANE
HAVANT
PO9 1LU

JBC BP

HAVANT BOROUGH COUNCIL
13 MAY 2011
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Version 1.0 11757MS PDF

626 BL (.1)

[redacted]

626 Cars
1b Brockhampton Lane
Havant
Hampshire
PO9 1LU

Dear Sir/Madam,

Planning is being applied for, for the above address.
Under no circumstances will there be any door trade taken, unless an emergency arises.
We have taken it upon ourselves to draft a petition for local residents and businesses to sign.
As you can see, we have a good working relationship with the local residents and businesses, which are happy for us to reside here a business.

The building is not signed hence customers do not know where the premises is. Also there is no advertising carried out at this premises.

We have permission for two parking spaces outside the building. These are not used at night, as we have permission to use two spaces at the British Legion, Brockhampton Lane. This has been arranged in consideration for the local residents.

Drivers are not permitted to be in the building. The only time they are allowed is on a Monday to make their pay in. This is done individually to prevent a build up of vehicles at any one time.

Yours Sincerely,

P White
Company Director

[redacted]

HAVANT BOROUGH COUNCIL
13 MAY 2011
RECEIVED

626 BL (2)

626 CARS

[redacted]

626 Cars
1b Brockhampton Lane
Havant
Hampshire
PO9 1LU

Dear Mr Eaves

Further to your correspondence on the 14TH February (ref APP/10?00801), we would like to continue with the application for planning permission at 1B Brockhampton Lane, Havant for change of use from office to private car hire operation.

We would like to be taken into account the following;

Although we are now operating and have been for the last 8 months, there has been little or no effect to the surrounding properties. We have five available parking spaces at the Ex Service Mans Club for five years,(please see enclosed letter to confirm this) which are hardly in use, plus two outside our office.

As you are aware we operate a no trade no advertising from the door policy so apart from on a Monday morning when drivers have to bring their pay inns to the office there are very few occasions when they come to the building.

After six o'clock in the evening there is only one driver that has access to the building he does not park outside so as not to disturb the adjacent flats the door is at opened at all times by key and closed with due care and attention, all phones are turned down and we close the office at midnight during the week. As I'm sure you will appreciate this means that there is very little if any noise or traffic caused by our presence.

We ourselves have noticed there is a lot of heavy goods vehicles that travel through early in the morning, and there is a large volume of traffic during the night, we would like to take this opportunity to stress that this is in no way connected to our business.

We are a local company that provides a cheap reliable service for the community, and have at present created twenty four jobs, we feel that if planning is declined we would have great difficulty in finding alternative premises and meeting the expense which would result in yet another small business closing and in those employed losing their jobs,

Yours Sincerely

Mr Paul White and Mr Stephen Esley

HAVANT BOROUGH COUNCIL
13 MAY 2011
RECEIVED

BL(1)

[redacted]

SUPERSEDED

HAVANT BOROUGH COUNCIL
13 MAY 2011
RECEIVED

626 CARS

023 92472472
023 92451451

626 P

HAVANT BOROUGH COUNCIL
27 OCT 2010
RECEIVED

626 Cars
1b Brockhampton Lane
Havant
Hampshire
PO9 1LU

APP/10/0801

As a collective we support the above company, in a bid for their planning permission, for the above property.
We feel that the premises being used as a private hire office will not affect or disturb us in anyway.

ADDRESS	NAME	SIGNITURE	DATE
3brockenhampton	[illegible]	[redacted]	17/10/10
3brockenhampton	Lauren T		17/10/10
" " B/L	Gladys DALBY		17/10/10
1A Brockhampton	A. STEVENSON		18/10/10
Speedy Hire	D Lennon		18/10/10
3A Brockhampton	[illegible] CJH		18/10/10
4 Oldcroft Court	MEGAN DYNG		18/10/10

HAVANT BOROUGH COUNCIL
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