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The Planning Inspectorate

Room 3P

Temple Quay House

2, The Square

Bristol

BS1 6PN.

27th. May 2016.

For the attention of Neale Oliver.

Dear Mr. Oliver,

Re: APP/X1735/W/16/3144066. Appeal By J. Jarnet.

44, Warfield Crescent, Waterlooville, Hampshire, PO7 7JP.



Thank you for your letter and attachments dated the 20th. May 2016. I would take this opportunity to respond to the points raised as follows:

- Comments by Miss Clare Bridger. Firstly I would refer to previous documentation within the Appeal that qualified the fact that this person actually thought that the business had ceased to operate.
Having now acknowledged that the business is still in operation she has made certain comments that require specifically responding to.
There are no commercial trucks present and the old trailer is being replaced with a more modern unit that incorporates a lifting facility. Therefore only one trailer is relevant.
The provision of a substantial fence above the existing low level wall has never been an issue and was offered by the Applicant.
The suggestion that letters of support are from residents that do not have full visibility of the daily activities is considered to be somewhat exaggerated. It will be noted that the residents directly opposite the site have given their support. From a visual point of view they are obviously more aware of the situation than any resident that lives on the same side of the road.
This lady [and Havant Borough Council] states that three residents officially objected but, the Applicant is only aware of one resident expressing 'some concern'.



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Donald J. Boddy ACIOB FFB MRSH • Mobile: 07 888 67 63 65 • Email: tpsp@hotmail.co.uk

Architectural Consultant

Phil Sibley BA(Arch) • Mobile: 07914 915226 • Email: phil@sibleyba.co.uk

- Comments by Havant Borough Council.

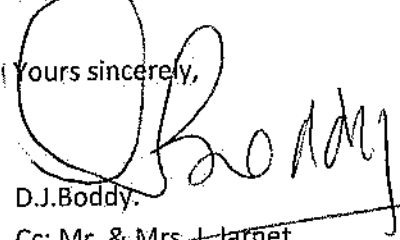
As certain items are mentioned on a number of occasions the following responses do not necessarily follow the same pattern as that outlined within their statement:

- a. Lack of boundary screening on the south boundary. This issue has already been covered.
- b. High Quality Design and Pollution. The existing front courtyard area would not be any different irrespective of the use. As previously pointed out, commercial vehicles are not present and, as such, those used by the applicant are similar to those commonly used by a typical large family.
- c. 3 Objections. Previously covered.
- d. Fork lift truck. Subsequently dispensed with as new trailer has a lifting facility and original small forklift not therefore required.
- e. The business has not become busier in the last year [as qualified by the reduced number of deliveries]. The applicant takes exception to the suggestion that the business operates during evenings, weekends and bank holidays. This statement is totally untrue and without any foundation. The previously stated average deliveries of 0.41 per week is correct and has been qualified with accurate data. It will be noted by the Inspector that the Planning Application had a specific time scale. This was due to the applicants deteriorating health and the desire to retire. The Councils concern 'should the appeal proposal be allowed to continue and potentially grow' is not therefore considered to be a valid argument.
- f. Certificate of Lawful Use. The Council specifically advised that due to the actual time that the business was in operation a Certificate could not be applied for.
- g. Road Sign in Hulbert Road. Whilst it is obviously accepted that this sign is in place it is pointed out that, like the majority of similar signage, it is not policed in any way. Also, the suggestion that heavy vehicle lorries on this road is not common is refuted. Although specific evidence is not to hand it is known that it is a common occurrence for heavy vehicles, [such as those from B&Q, Wickes and other builders merchants] to deliver to properties in the road - all taking no notice of the road sign. This is further qualified by the fact that, apart from numerous building operations within the road that did not require Planning Approval, there have been larger scale projects on a regular basis, namely:
 2013. App./13/00033. 42, Warfield Crescent.
 2014. App./14/01170. 30, Warfield Crescent.
 2015. App./15/00525. 14, Warfield Crescent.
 Obviously, with projects such as the above, the Councils suggestion that the heavy duty lorry deliveries would be 'one off' is not correct.

h. The Council have suggested that other such businesses referred to in the Appeal are not considered relevant. It is respectfully pointed out that one of the addresses has commercial vehicles parked in the front courtyard over a 24 hour period whilst the other has heavy duty mechanical plant as well as commercial vehicles present.

In conclusion I would refer to the Suggested Conditions as laid out by Havant Borough Council. It is felt that these would be more than reasonable, reflect the fact that the business would cease when Mr. Jarnet retired [timing previously specifically qualified] and do actually suggest specify hours of deliveries which basically match those already adhered to.

Yours sincerely,


D.J. Boddy.

Cc: Mr. & Mrs. J. Jarnet.