



Havant
BOROUGH COUNCIL

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

Application Number: APP/16/00205

Site Address: Havant Railway Car Park, Leigh Road, Havant

Proposal: Application for Prior Approval under Part 18 of the Town and Country Planning (General Permitted Development) Order 2015 - Construction of a 192 space single deck car park.

Further to your application received on 19 February 2016, Havant Borough Council, as Local Planning Authority **Grants Prior Approval** for the above proposal subject to compliance with the following conditions:

Conditions:

- 1 No development shall take place with regard to the construction and installation of the staircase to the east of the car deck, as shown on submitted Ground Floor Position Plan, until an updated Arboricultural Impact Assessment and Method Statement have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the continued health and presence of such existing trees and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan prepared by Martin Dobson Associates dated 17 February 2016 ref E02

Email from Harry Watkin dated 17 March 2016 stating that the steel stair case would not be constructed as a free standing structure

Summary of works document received 19 February 2016

Covering letter dated 19 February 2016

Proposed Upper Level Plan drwg.no 0102 received 19 February 2016

Proposed Ground Level Plan drwg.no 0101 received 19 February 2016

Proposed Sections drwg.no 200 received 19 February 2016

Proposed Elevations received 19 February 2016

Reason: - To ensure provision of a satisfactory development.

Our Ref: APP/16/00205

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.
- (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.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

15 April 2016