



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

Mr Jonathan McDermott
Town Planning Experts
B14 The Sanderson Centre
Lees Lane
Gosport
PO12 3UL

For: Mr P Shirlaw
ABI Developments

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

Application Number: APP/16/00057

Site Address: Latchmore House, 99-101 London Road, Cowplain, Waterlooville, PO8 8XJ

**Proposal: Prior notification for change of use from Class B1(A) office use to C3
residential use (8No. flats) subject to prior approval covering flooding, highways and
transport issues and contamination.**

I refer to your notification on 18 January 2016, which was valid from 20 January 2016, with regard to the above proposal and write to advise you that:

PRIOR APPROVAL IS REQUIRED AND HEREBY GIVEN

You are advised that under the provisions of Part 3, Class O of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), this prior approval notice only has effect if:

(a) the development is carried out in accordance with the details hereby approved and the following conditions;

(b) the use of the building for Class C3 (dwellinghouses) use is begun on or before 30 May 2016. Should the change of use take place after that date then a separate permission will be required.

1. Car parking for 8 vehicles, turning and vehicular access arrangements shown to serve the development hereby permitted shall be made fully available within the application site, as identified by the red line, for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and The National Planning Policy Framework.

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) It is the responsibility of the developer to ensure the upon completion, development is safe & suitable for its intended future use. There remains uncertainty with respect to the commercial history of this site, and it is possible that former activities could represent potentially contaminating landuses. Contamination may become apparent during the course of development, for example during the installation of new below ground services, or when accessing enclosed service ducts or voids. In the event that any discoloured soils or groundwater, oily sheens, fuel or solvent odours, or deposits / inclusions comprising fibrous or other obvious waste materials be encountered during works, construction should cease in that area of the site until an appropriate assessment of the nature and extent of the suspected contamination has been undertaken. Building Control should be notified immediately in the event that visual or olfactory evidence of suspected contamination is identified. Environmental Health should be notified of the nature of the contamination, and how that contamination is to be dealt with.
- (5) 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:
 - Your application was acceptable as submitted and no further assistance was required.
- (6) This permission is subject to a contribution of £385.40p towards the Solent Recreation Mitigation Partnership, in accordance with Policy DM24 of the Allocations Plan. Payment should be provided prior to the commencement of work.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager
02 March 2016