

Michelle Houghton

From: Daphney Haywood
Sent: 03 July 2015 15:49
To: bst shared
Subject: FW: Prior notification applications -Greywell

Additional info for Meridio and web pl save to APP/15/00438, 439, 517, 518, 519, 520, and 521.

Thanks

Daphney Haywood
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Please note my usual work days are Monday, Wednesday and Thursday

From: Ian Knight [mailto:ian@k-a-d.co.uk]
Sent: 03 July 2015 14:05
To: Daphney Haywood
Cc: David; Nigel Watson <nigel@sinclairclark.co.uk> (nigel@sinclairclark.co.uk)
Subject: RE: Prior notification applications -Greywell

Hi Daphney,

In light of my conversation with Mark Moss and the EHO emails – we will agree to using triple glazed windows with no openers, but to supplement fresh air by using heat exchangers for flats 10 & 12 over 69-77 (facing Tesco's). Also, to reassure EHO, our raising of the floors (for drainage runs) and perimeter wall dry lining – will acoustically provide resilience in the design that will also address their concerns regarding transmission noise from roller shutters/deliveries etc. We also will be employing the usual robust detailing to satisfy part E of the approved documents (overseen within our building regulations package). I trust this can be used as the statement on behalf of the applicant to allow processing of the Prior Notification?

With reference to today's SPA request, can we assume that the present signed statement(s) [note – 3 versions signed] can be used. Again, we understand that the £20 monitoring fee had not been included within the £3268 my clients had paid – and that a final balance will need clearing to resolve this matter (looking at all three applications as a whole).

Kind Regards

Ian Knight

T: 01489 660194
M: 07801 346479
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From: Daphney Haywood [<mailto:Daphney.Haywood@havant.gov.uk>]
Sent: 03 July 2015 09:20
To: Ian Knight
Subject: RE: Prior notification applications -Greywell

Ian

Thanks you for the update.

Regarding flats 10 and 12 do you wish to proceed with these PN applications and if so can you include a statement in the submission regarding noise?

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From: Ian Knight [<mailto:ian@k-a-d.co.uk>]
Sent: 01 July 2015 17:08
To: Daphney Haywood
Subject: RE: Prior notification applications -Greywell

Flats 10 & 12 are the two that look towards Tesco. We haven't altered the areas schedule, so they still full within the PN criteria – and although we understand that EHO is stretching their remit a bit.. they were the two we suggested could be removed if the deal breaker.
However, Jonathan Driver suggested removal wasn't essential if we had noise mitigation (sealed units & fresh air ventilation system our suggestion) – and the old Tesco plant in question is looking highly likely to be removed along with the obsolete structures – to free up the entire space now.

The new space that we might be acquiring is over unit 67-69 and this we know would be subject to full planning consent. That was the space we were contemplating requesting PN for if flats 10 & 12 (just under 100m2) had to move.

Confusing isn't it ;-p
Call me if you wanted to chat through....

Kind Regards

Ian Knight

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From: Daphney Haywood [<mailto:Daphney.Haywood@havant.gov.uk>]

Sent: 01 July 2015 16:32

To: Ian Knight

Subject: RE: Prior notification applications -Greywell

Ian

So which are the flats above Tesco that you might withdraw, and also has the floorspace schedule changed?

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From: Ian Knight [<mailto:ian@k-a-d.co.uk>]

Sent: 01 July 2015 16:13

To: Daphney Haywood

Cc: Nigel Watson <nigel@sinclairclark.co.uk> (nigel@sinclairclark.co.uk)

Subject: RE: Prior notification applications -Greywell

Hi Daphney,

Here is the plan showing flats 9 through to 20 in the 69-77 run.

I've not heard yet from your EHO chap to discuss noise disturbance counter-measures though? However, there is a possibility that the Tesco plan in the zone between former Woolworths and Tesco (1st floor) might be about to be removed... so things are getting better!

We realise that the monitoring fee element wasn't included in the 19xSPA paid previously – so please let me know the sum you seek and I'll get the client to settle this to avoid any delay....

Kind Regards

Ian Knight

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From: Daphney Haywood [<mailto:Daphney.Haywood@havant.gov.uk>]
Sent: 01 July 2015 16:01
To: Ian Knight
Subject: RE: Prior notification applications -Greywell

Ian

I have done my reports for 35 and 37 and they should be signed off this week – but I will let you know if there are any problems – not expecting there to be so.

Regarding the other applications when we last spoke you indicated that I did not have the right/current layout- I have KAD10 AEX is this right, and if so which flats go with which units – I need this for the Ecology agreement – once I have clarification on this I can send out the agreements for signing.

If this is sorted by Friday noon, I should be able to get my reports (expect for those adjacent the Tesco vents) done before I go on leave for 2 weeks.

Best regards

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Please note my usual work days are Monday, Wednesday and Thursday

From: Ian Knight [<mailto:ian@k-a-d.co.uk>]
Sent: 29 June 2015 17:45
To: Daphney Haywood
Cc: Nigel Watson <nigel@sinclairclark.co.uk> (nigel@sinclairclark.co.uk); David
Subject: RE: Prior notification applications -Greywell

Hi Daphney,

I wasn't too sure what Jonathan was suggesting? If he felt that specifying triple glazing with no openers (combined I'm sure with a heat exchange ventilation system) for the two flats that faced Tesco – we'd be fine with that. Perhaps Mark could call?

This would I guess retain the PN procedure in place and although it isn't perhaps an EHO matter, we'd be happy to include this in our specification to maintain the bonhomie...

As mentioned, we have a couple of potential wind-fall units with a tenant vacating upper parts – so we'll likely be submitting for full planning consent with these (we've nearly exceeded PN allowance) but should have word any day now. If it also helps then, we will be specifying more bin & bike elements that PN requires to cover these units and also providing for 65 & 69-75 within the foyer that served the former Woolworths loading bay (existing doorway).

Were you able to sign off the 35-37 element now, as the window insertion and internal enabling works will be starting next week?

Did you manage to make sense of the SPA monies and did you need anything further from us to allow the 35-37 element to proceed?

If there is anything you need from us – please don't hesitate to get in touch and thanks again....

Kind Regards

Ian Knight

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From: Daphney Haywood [<mailto:Daphney.Haywood@havant.gov.uk>]
Sent: 29 June 2015 13:45
To: Ian Knight
Subject: FW: Prior notification applications -Greywell

Ian

Please see below.

Any comments please?

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From: Jonathan Driver
Sent: 29 June 2015 13:22
To: Daphney Haywood
Cc: Mark Moss
Subject: RE: Prior notification applications -Greywell

Daphney,

I think that there may have been, largely that located in very close proximity to busy delivery areas. It is the type of issue that needs to be looked at spatially – probably on site, as mapping doesn't show the three-dimensional features that can have a significant impact on noise exposure. Noise is not my forte, and I would be reliant on either Laurent or Mark to provide technical advice on glazing specification & window locations.

I'm not sure of the relevance of the reference to 'part of a dwelling' with respect to this part of the GPDO – my aim was simply to highlight something which may not have been considered, to afford opportunity for the noise-/nuisance- focussed officers to provide input on anticipated issues. I appreciate that the compliance of proposals with the PN provisions has been considered (& accepted), and that EH therefore has no option to formally object. Having a record of these concerns being raised through these consultations is useful for consistency, in the event that enforceable nuisance issues arise upon occupation of proposed units.

The applicant's offer to withdraw the flats adjacent to the roof mounted equipment is welcome (though it is possible that omission of the window openings would be sufficient, e.g. with alternative provision for natural light), as these were seen as being particularly likely to lead to persistent complaints. I am sure that one of our officers will be happy to discuss the proposals directly with the applicant with a view to mitigating anticipated noise issues & avoid significant issues arising, as far as is possible. Mark has already been to site for a recce, so I would suggest that he is the most appropriate contact. I would also be happy to speak with the applicant directly, but I would not be able to provide an equivalent level of technical advice on the technical features of acoustic ventilation & glazing solutions that might be particularly relevant for this site (i.e. for specific units). I've copied Mark in for info.

Best Regards,

Jon

Jonathan Driver
Environmental Control Officer

Environmental Health, Public Service Plaza, Civic Centre Road, Havant, Hants PO9 2AX
Email: jonathan.driver@havant.gov.uk

From: Daphney Haywood
Sent: 29 June 2015 10:51
To: Jonathan Driver
Subject: Prior notification applications -Greywell

Jon

Your consultee responses raise concerns regarding the adequacy of the proposed flats and questioned whether in fact some of the units need planning permission because the floor space of the building exceeds 150 sq. m, however the GDO legislation refers to part of a dwelling, and prior to submission of the applications the matter was discussed between Stephen Cantwell and Steve weaves who concluded that the Prior Notification procedure was correct – However, the agent has offered to withdraw those flats facing the extraction/ equipment on the roof of Tesco – are there any other flats which raise particular concerns.

Also would you be willing to speak direct to the agent regarding any specification for the windows that you consider would be of assistance.

Best regards

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