



Havant
BOROUGH COUNCIL

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Mr N Pugsley
Alleyn House
23-27 Carlton Crescent
Southampton
SO15 2EU

For: Post Office Ltd

**The Town and Country Planning (Development Management Procedure) (England) Order
2010**
Grant of Planning Permission for a Limited Period

Application Number: APP/13/00126

Site Address: Community Centre, 10 Maurepas Way, Waterlooville, PO7 7AY

Proposal: **Siting of temporary building for use as a Post Office.**

Further to your application received on 06 February 2013, which was valid from 12 February 2013, Havant Borough Council, as Local Planning Authority, **Grants Planning Permission for a limited period expiring 30 September 2013** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 This permission shall be for a limited period expiring on 30 September 2013, on or before which date the building shall be permanently removed from the site and the land shall be restored to a car parking area, unless the prior written consent of the Local Planning Authority has been obtained in writing for a further period.
Reason: The building is of a type not considered suitable for permanent retention, and in the interests of the amenities of the area, having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 2 The building shall be used only for the purpose of a Post Office, and (with the exception of an incidental degree of retail sales) for no other purpose whatsoever including any other purpose in Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
Reason: The building provides a specific short-term continuation of an important vital community facility and is not of a type or in a location where an open retail use would be considered appropriate, and having due regard to policy DM2 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Other Important Information:

In reaching its decision the Council has had regard to the relevant policies of the Havant Borough Local Plan And Other Planning Policy Documents including the National Planning Policy Framework 2012.

Havant Borough Core Strategy 2011

CS16 High Quality Design

CS4

DM2 Protection of Existing Community Facilities and Shops

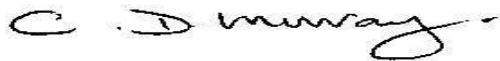
The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the effect on visual and neighbouring amenity; and loss of parking. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

- (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 Town and Country Planning Act, 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 6573.
- (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 Civic Offices or by telephoning 023 9244 6015.
- (4) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) take a positive and proactive approach to development proposals focused on solutions. HBC work with applicants and agents in a positive and proactive manner 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 sought and were provided with pre-application advice,
 - Your application was acceptable as submitted and no further assistance was required.
- (5) Southern Water records show a public surface water sewer in the vicinity of the site. The exact position of the public sewers must be determined on site by the applicant. No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works. No new soak aways should be located within 5 metres of a public sewer.

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Consent may be required from Southern Water to build in the vicinity of a public sewer. If you are in any doubt or need further information about obtaining this consent, you should contact Southern Water on 0845 2780845.

- (6) To provide for the safety of the post office, the Crime Prevention Design Advisor recommends: The installation of a monitored intruder alarm; a smoke discharge device should be coupled with the activation of the alarm; the installation of a Closed Circuit Television (CCTV) system, with internal and external cameras; any safe within the temporary post office should be securely fixed to the car park itself using an approved fixing method; skirts should be fitted to the temporary post office so as to prevent access to the space beneath the structure. Please call 02392 891831 for further advice.

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)

03 April 2013