



Havant
BOROUGH COUNCIL

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Mr J Brewer
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For: Mrs Cloutman
Commercial Portfolio Manager, PCC

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

Application Number: APP/13/01249

Site Address: 37-39 Sharps Road, Havant, PO9 5QJ

Proposal: Change of use of ground floor from A1 (retail) to D1 (community centre).

Further to your application received on 13 December 2013, which was valid from 07 January 2014, Havant Borough Council as Local Planning Authority **Grants Planning Permission** 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 The development hereby permitted shall be begun before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Notwithstanding the provisions of any Town and Country Planning General Development or Use Classes Order, the ground floor of the site shall only be used as a Community Centre as a Resident Participation Centre for local clubs and meetings and not for any other use falling within Class D1 in the Schedule to the Town and Country Planning (Use Classes) Order 1987, as now amended, such as medical health centre or clinic, creche or day nursery, museum, public library or public place of worship.
Reason: To maintain control over future uses of the site, in the interests of adequate on site car parking, highway safety and residential amenity, having due regard to policies CS1, CS16 and DM14 of the Havant Borough Core Strategy, 2011.

- 3 The use hereby approved shall not be brought into use until the car parking layout as approved under APP/12/00585 has been completed in full. The approved parking layout shall be marked up and thereafter shall be retained and used solely for those purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Amended Site Location Plan, 1:1250

Amended Site Plan, 1:500

Drawing Nos: SR/CS/01 - Existing Drawings

Drawing Nos: SR/CS/02 - Proposed Drawings

Parking Layout as approved under application APP/12/00585

Reason: - To ensure provision of a satisfactory development.

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 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 Plaza or by telephoning 023 9244 6015.
- (4) A public sewer runs across or close to part of the application site. The exact position of the sewer must be determined on site by the applicant. No development should be located within 3.5 metres either side of the public sewer and all existing infrastructure should be protected during the course of construction works. You are advised that consent may be required from Southern Water to build in the vicinity of the public sewer. If you are in any doubt or need further information about obtaining this consent, you should contact Southern Water on 0845 2780845.
- (5) The Havant Area Disability Access Group has recommended that the extent of dropped kerb be increased beyond that indicated on the proposed car parking layout plan, in order to allow access to the adjoining paved area for users of wheelchairs, mobility scooters, pushchairs and similar. Such works would not require planning permission but would be supported in principle by the Local Planning Authority, subject to their causing no negative impact on highway safety and all works being carried out to an acceptable highways standard.

- (6) Before undertaking any work which effects a public highway (including a footpath) you must obtain specific written approval from the Highways Manager, Hampshire County Council Highways (Havant) at the Public Service Plaza, Civic Centre Road, Havant, PO9 2AX.
- (7) To improve Highway Safety it is recommended that signage be erected that advises drivers to reverse into the parking spaces and also advises that the spaces are for visitors of the hereby approved Community Centre only.
- (8) You are advised that this permission relates to the change of use only and does not purport to grant permission for any external alterations that materially affect the external appearance of the building or the indicated alterations to the shop front. A subsequent planning application will be necessary for the proposed shop front.
- (9) 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



Mr Chris Murray
Service Manager (Planning Development)

21 March 2014