Havant BOROUGH COUNCIL

Civic Offices
Havant
Hampshire PO9 2AX
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Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Robert | Surname: Lowe

Company name: Optivet Referrals

Street address: Southleigh Farm, Southleigh Road

Town/City: Havant

County: Hampshire

Country: United Kingdom

Postcode: PO9 2NX

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Paul | Surname: Emmerson

Company name: Agora Management Ltd

Street address: 12 Kings Court, Willie Snaith Road

Town/City: Newmarket

County: Suffolk

Country: United Kingdom

Postcode: CB8 7SG

	Country Code	National Number	Extension Number
Telephone number:	[redacted]		
Mobile number:			
Fax number:			

Email address: [redacted]

3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of use from gas networks depot (designated Sui Generis use class via pre application discussions) into a referrals veterinary clinic. Construction of entrance lobby extension, new internal fit-out and associated alterations to various windows and door openings to suit. New external works layout including introduction of soft landscaping and 10no. kennels for staff dogs.

Has the building, work or change of use already started? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 3 Suffix:

House name:

Street address: DOWNLEY ROAD

Town/City: HAVANT

County: HAMPSHIRE

Postcode: PO9 2NJ

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 472701

Northing: 107580

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Ms First name: Heather Surname: Lealan

Reference: 3 Downley Road

Date (DD/MM/YYYY): 30/03/2010 (Must be pre-application submission)

Details of the pre-application advice received:

Initial meeting held identifying planning issues. Subsequent exchange of emails during April/May 2010 to confirm Sui Generis planning use designation of the existing site and scope of information required for change of use application with inclusion of entrance lobby extension. Informal comments recieved from the case officer during this advice period indicated that in principle an application for a referral veterinary would satisfy planning requirements, including those for a viable and sustainable economic use.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ( ) Yes (•) No

Is a new or altered pedestrian access proposed to or from the public highway? ( ) Yes (•) No

Are there any new public roads to be provided within the site? ( ) Yes (•) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (•) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? (•) Yes ( ) No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Two rights of access exist for the specific benefit of Southern Gas Networks PLC and National Grid Gas PLC for maintanance purposes only. The existing routes are shown on drawing number 0308/A/P/02 and these have been realigned as demonstrated on drawing number 0308/A/P/03, and include a turning circle.

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (•) Yes ( ) No

If Yes, please provide details:

1.8m high close boarded fenced bin store enclosure to be situated to rear of existing building to house separate bins for clinical waste (yellow), general waste and recyclable (general office paper) waste.

Have arrangements been made for the separate storage and collection of recyclable waste? (•) Yes ( ) No

If Yes, please provide details:

The bin store enclosure is sized to permit the use of segregated bins.

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ( ) Yes (•) No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Facing brickwork

Description of *proposed* materials and finishes:

Facing brickwork to match where existing openings altered.

Roof - description:

Description of *existing* materials and finishes:

Profiled metal roof with matching gutters and fascias. Colour mid blue-grey.

Description of *proposed* materials and finishes:

Existing roof, fascias and guttering retained. Single ply membrane to proposed entrance lobby extension.

Windows - description:

Description of *existing* materials and finishes:

Polyester powder coated aluminium framed windows, colour mid/dark brown.

Description of *proposed* materials and finishes:

New windows to existing building where new or altered openings all to match existing. Proposed entrance lobby extension to comprise double glazed aluminium full height glazing and sliding double doors with deep fascia over to recieve signage. Colour TBA.

Doors - description:

Description of *existing* materials and finishes:

Painted timber.

Description of *proposed* materials and finishes:

New doors to new/altered openings in existing building all to match existing, with double glazed vision panels or louvres where required. New double glazed automatic sliding polyester powder coated aluminium framed double doors to proposed entrance lobby extension.

Boundary treatments - description:

Description of *existing* materials and finishes:

Chainlink fencing on precast concrete posts with straining wires over. Sliding galvanised gate to Downley Road entrance, swing gates to New Lane entrance.

Description of *proposed* materials and finishes:

Existing fencing/gates to be retained. New chainlink fencing to match where shown on proposed site drawing with close boarded timber fences to bin store and kennels enclosure.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Tarmacadam generally to both vehicular accesses and site-wide hardstanding. Gravel strip to southern boundary. Grassed aprons and tree belt to eastern boundary.

Description of *proposed* materials and finishes:

Existing tarmacadam to vehicular accesses and (re-lined) car parking to be maintained with new block paving to front entrance. New grassed areas (replacing some hardstanding) and concrete grasscrete to turning circle. Gravel strip and grassed aprons/trees to be retained.

Lighting - add description

Description of *existing* materials and finishes:

Pole mounted floodlights with building mounted ameniety lights to walls and entrance soffits.

Description of *proposed* materials and finishes:

Existing lighting to be retained with building mounted lights relocated to suit revised entrance locations. 2no. wall mounted lights to be installed to front entrance.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Drawings: 0308/A/P/01 Location plan, 02 Existing Site Plan, 03 Proposed Site Plan, 04 Proposed and Existing Floor Plan & Elevations.
Optivet Referrals Design & Access Statement.
Optivet Referrals Local Validation Statements.

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	32	35	3
Light goods vehicles/public carrier vehicles	12	0	-12
Motorcycles	0	0	0
Disability spaces	0	1	1
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☒	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐		

Other

Are you proposing to connect to the existing drainage system? ◉ Yes ○ No ○ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Existing site plan 0308/A/P/02
Proposed site plan 0308/A/P/03

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system	☒ Main sewer	☐ Pond/lake
☐ Soakaway	☐ Existing watercourse	

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

14. Existing Use

Please describe the current use of the site:

Vacant Southern Gas Networks Depot. Following Pre Application advice with Planning Officer Heather Lealan the site has been determined as Sui Generis planning use class due to the nature of uses that the previous occupier has put the building to since construction in the early 1980's.

Is the site currently vacant? ◉ Yes ○ No

If Yes, please describe the last use of the site:

Gas networks depot.

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ◉ Yes ○ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current "BS5837: Trees in relation to construction - Recommendations".

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? (•) Yes ( ) No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

Clinical (animal) waste resultant from surgical proceedures. Small quantities only - to be bagged and placed in single yellow clinical waste bin to be held on site in bin store, to be collected regularly under contract by specialist.

17. Residential Units

Does your proposal include the gain or loss of residential units? ( ) Yes (•) No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? (•) Yes ( ) No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	523.7	523.7
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	514.0	514.0	0.0	-514.0
	Total	514.0	514.0	523.7	9.7

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	10	5	12

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
D1	08:30:00	17:30:00					☐

21. Site Area

What is the site area? 00.49 hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Opthalmic veterinary referral clinic

Is the proposal for a waste management development? ○ Yes ◉ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◉ The agent ○ The applicant ○ Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Notice recipient		Date notice served
Name	Mr P. Hazeldene, National Grid Property Ltd.	28/05/2010
Number:	Suffix:	
Street:	St. Catherine's Lodge,	
Locality:	Bearswood Lodge,	
Town:	Sindlesham, Nr. Wokingham	
Postcode:	RG41 5BN	
Name	Mr A. Fraser, Southern Gas Networks Ltd.	28/05/2010
Number:	Suffix:	
Street:	St. Lawrence House,	
Locality:	Station Approach,	
Town:	Horley, Surrey	
Postcode:	RH6 9HJ	

Title: Mr First name: Paul Surname: Emmerson

Person role: Agent Declaration date: 28/05/2010 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: Paul Surname: Emmerson

Person role: Agent Declaration date: 28/05/2010 ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 28/05/2010