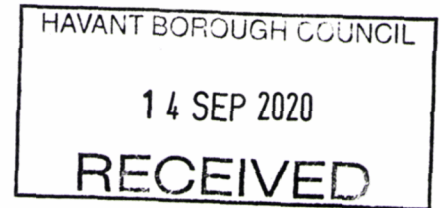


Havant Borough Council

Planning Dept

Re OBJECTION TO APP/20/00692

11 Sept 2020



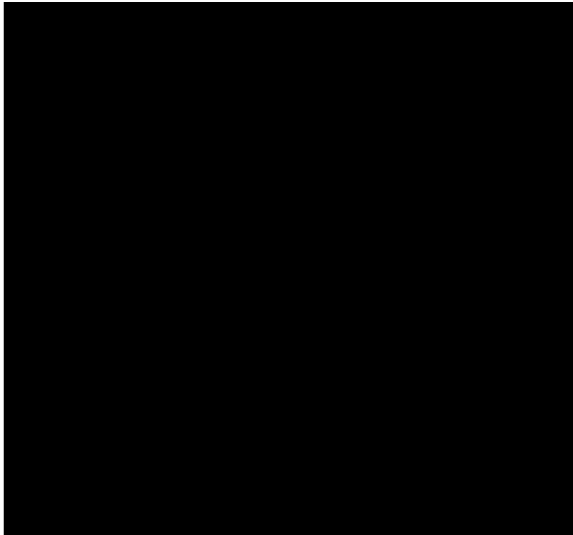
Dear Sirs

Please find enclosed an objection letter against the above application.

It was more than the 5000 characters permitted on your on line comments page.

Thank you

Kind regards



2A Seagull Lane, Emsworth PO10 7QH

In addition to the previously raised (2/9/2020) inaccuracies and false statements in the planning application document I also have concerns regarding the following aspects of the proposed building.

LOCATION

The site is situated in what used to be an area of general Industrial units. The adjoining site to the west used to be a pub and has been developed into a residential development of 2 storey flats. The old Tealwood site in Seagull Lane has recently been developed into 4 residential houses with private parking bays onto Seagull Lane.

Seagull Lane now only has 2 commercial businesses, namely Artec at the bottom of the cul de sac and Marston and Langer who own 4 Seagull Lane and who have recently acquired 2 Seagull Lane from Mr Oxley (the Applicant who proposes a Boxing Gym on the vacant site 2A)

Seagull Lane is now a narrow mostly residential cul de sac providing rear vehicular access to homes in Sultan Road and Malvern Mews. There existing are parking restrictions with double yellow lines along the entire length of Seagull Lane on both sides of the lane. There are 28 garages and/or hardstandings or vehicle access for residents onto Seagull Lane.

PARKING ISSUES

The Application is to build a Boxing Gym, open 7 days a week (0800 to 2200 Monday to Friday and 0900 to 1700 on Saturdays and Sundays) The Gym is for up to 30 users.

Hampshire County Council Economy, Transport and Environmental Department have written

"The design and access statement notes that the site currently has one parking space, but the gym can accommodate between 20 - 30 users at any given time. It is currently unclear therefore how the parking requirements for the site will be met which could result in overspill parking on the highway. A parking plan should therefore be submitted which confirms the location of onsite parking spaces serving the new boxing gym. Whilst the Highway Authority are currently seeking further details with regards to the parking arrangement, Havant Borough Council in their capacity as parking authority should decide confirm whether the proposed level of parking meets adopted parking standards. Until further clarification has been provided regarding the on-site parking arrangements, the Highway Authority is unable to recommend approval for the proposed application."

My concerns are that there is absolutely no provision for parking, dropping off, deliveries etc in a narrow lane with double yellow lines on both sides. The entire north side of Seagull Lane is given over to residents of Sultan Road garages, dropped kerbs and hardstandings, as is the south side of Seagull Lane west of No 2.

The Applicant's architects state that there is Pay and Display Parking available in both Palmers Road and Bridge Road public car parks but both of these car parks are a quarter of a mile away. Whilst it is possible that some parents may park their cars in those car parks and then walk their kids a quarter of a mile on a dark, wet winter evening to their boxing gym I would say that the chances are slim or non existent. As an example the Tesco Express in North Street has a car park in Palmers Road only 100m away but most customers pull up on double yellow lines outside Tesco, or Mother Kellys or the kebab shop to do their shopping. IT'S HUMAN NATURE,

It would be inevitable that users of the Boxing Gym will be parking or waiting in Seagull Lane on double yellow lines in breach of Parking Regulations and at the same time parking across private drives, private parking bays and garage entrances. The Applicant during his time as owner of the anodising business at 2 Seagull Lane regularly parked vehicles across the entrances to the garages for Seagull Court and Sultan Road showing little regard for regulations or consideration for neighbours.

If the Council gives permission for this development with no provision whatsoever for parking/drop off/ deliveries it will effectively be condoning and endorsing unauthorised parking/waiting on double yellow lines.

THE BUILDING

The old building which has been demolished was essentially a single storey building with a series of flat roofs and was hardly visible behind the Seagull Court garages. The new building if the plans and drawings are accurate will be significantly higher than the original building with a gable end facing Seagull Lane.

In the Design and Access Statement, the architect states that "Set back behind the existing 5 garages, the gym will be mainly hidden to views from Seagull Lane.....and improve the visual aspect of this element to the lane" A look at the 6 vertical girders that have already been installed and a look at the drawings will show that the garages will be dwarfed by the roof on the proposed new building which will be almost as high as No 2 Seagull Lane.

Despite a Planning Application not being submitted to Havant BC, the Applicant has already proceeded to erect 6 large vertical metal girders on the site. (Another example of his disregard for following correct procedures)

EFFECT ON NEIGHBOUR'S 'QUIET ENJOYMENT' OF THEIR HOMES

The proposed building will have windows to aid ventilation to the gym. Open windows will lead to noise issues for the residents in Seagull Court flats and gardens. An increased level of vehicle traffic for deliveries/contractors over the narrow access along the south side of Seagull Court flats will also inconvenience the flat occupiers.

It is also likely that there will be gatherings of youngsters by the narrow gym entrance in Seagull Lane along with the associated noise and litter issues. With the boxing gym open until 10pm most days this will cause a nuisance to neighbours.

CONCLUSION

Whilst providing leisure facilities for youngsters is an admirable quality, the building of a boxing gym open 8am to 10pm most days next to a development of residential flats with predominantly elderly occupants is completely unsuitable.

In addition to the false statements in the planning application, the increase in size and visual impact of the new building on neighbours is unsatisfactory and the lack of any parking provision whatsoever for up to 30 users of the gym makes this a wholly unsuitable proposition for the location. The applicant's previous lack of consideration for neighbours of his 2 Seagull Lane premises coupled with disregard for correct planning procedures worries me that any conditions attached to any planning permission would not be complied with.

I urge the Council to refuse permission for this development.