

[REDACTED]

From: Rob Buffham [REDACTED]
Sent: 15 March 2021 13:52
To: Wells, Lesley <Lesley.Wells@easthants.gov.uk>
Subject: RE: APP/20/00269 Asda Havant coffee drive thru

Hi Lesley,

I presume you meant 1st April, and happy to agree to this EoT.

Kind regards

Rob Buffham
Planning Manager
Property
✉ rob.buffham@eurogarages.com

Euro Garages Limited
Euro House | Waterside | Haslingden Road
Blackburn | BB1 2FA | United Kingdom



www.eurogarages.com

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[REDACTED]

Subject: RE: APP/20/00269 Asda Havant coffee drive thru

Thanks Lesley,

Please confirm when the decision will be issued.

Kind regards

Rob Buffham

Planning Manager

Property

✉ rob.buffham@eurogarages.com

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From: Wells, Lesley <Lesley.Wells@easthants.gov.uk>

Sent: 15 March 2021 13:09

To: Rob Buffham <rob.buffham@eurogarages.com>

Subject: RE: APP/20/00269 Asda Havant coffee drive thru

Hi Rob

Thank you for your email.

The recommendation will be to refuse, as Highways in particular has raised an objection, as upload on line.

Regards Lesley

From: Rob Buffham [<mailto:rob.buffham@eurogarages.com>]

Sent: 15 March 2021 09:52

To: Wells, Lesley <Lesley.Wells@easthants.gov.uk>

Subject: RE: APP/20/00269 Asda Havant coffee drive thru

Thanks Lesley,

I would suggest that this matter can be dealt by condition so no need to revise the lighting scheme at this time.

Kind regards

Rob Buffham

Planning Manager

Property

✉ rob.buffham@eurogarages.com

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From: Wells, Lesley <Lesley.Wells@easthants.gov.uk>
Sent: 15 March 2021 09:20
To: Rob Buffham <rob.buffham@eurogarages.com>
Subject: FW: APP/20/00269 Asda Havant coffee drive thru

Dear Rob

Further to my earlier email on writing up the report, I noted a response from the Ecologist was outstanding, which I have only received today. These comments are as follows:

"The resubmitted lighting strategy shows reductions in spillage to the north of the proposed drive-through. These are acceptable in reducing spillage to avoid excess illumination of adjacent woodland/scrub vegetation. However, the same area of woodland is within the 5lux spillage zone to the east, where no reduction in spillage seems to have occurred. The reasons for requesting spillage control are to avoid impacts to legally-protected species such as hazel dormice and bats. I would therefore request that further adjustments to lighting are made to avoid excess spillage onto all adjacent vegetation. Lighting should be in accordance with the [guidelines](#) set out by the Institute of Lighting Professionals and the Bat Conservation Trust."

Would you please advise if the intention is to revised the strategy or if you wish the matter to be determined as it stands?

Many thanks and your early reply would be appreciated.

Lesley

From: Rob Buffham [<mailto:rob.buffham@eurogarages.com>]
Sent: 03 February 2021 11:00
To: Wells, Lesley <Lesley.Wells@easthants.gov.uk>
Subject: RE: APP/20/00269 Asda Havant coffee drive thru

Dear Lesley,

No problem with the extension of time to 5th march.

Kind regards

Rob Buffham
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From: Wells, Lesley <Lesley.Wells@easthants.gov.uk>
Sent: 03 February 2021 10:05
To: Rob Buffham <rob.buffham@eurogarages.com>
Subject: RE: APP/20/00269 Asda Havant coffee drive thru

Dear Rob

Thanks for your prompt response.

Would you please agree an extension of time, as suggested below?

Many thank Lesley

From: Rob Buffham [<mailto:rob.buffham@eurogarages.com>]
Sent: 03 February 2021 09:52
To: Wells, Lesley <Lesley.Wells@easthants.gov.uk>
Cc: John Mutton <John.Mutton@asda.co.uk>
Subject: RE: APP/20/00269 Asda Havant coffee drive thru

Morning Lesley,

Having checked on line, the Asda store is open as follows:

Opening Hours

Monday	7:30 AM - 12:00 AM
Tuesday	Open 24 hours
WEDNESDAY	Open 24 hours
Thursday	Open 24 hours
Friday	Open 24 hours
Saturday	12:00 AM - 10:00 PM
Sunday	10:00 AM - 4:00 PM

This has been confirmed by colleagues at Asda.

Notwithstanding, we would not wish for the drive thru coffee shop to be open 24 hours, opening times are usually 7am to 11pm and we would be happy to coincide Sunday opening times. On this basis I am happy with your EH's suggestion to restrict opening to 7am-11pm Monday to Saturday, 10am-4pm Sundays and Bank Holidays.

Kind regards

Rob Buffham
Planning Manager
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From: Wells, Lesley <Lesley.Wells@easthants.gov.uk>
Sent: 03 February 2021 07:56
To: Rob Buffham <rob.buffham@eurogarages.com>
Subject: RE: APP/20/00269 Asda Havant coffee drive thru

Dear Rob

Thank for you for your email and attachment. As additional information has been provided on the lighting I have arranged for the Ecologist to be re-consulted. In view of this would you please agree a further extension of time until 5 March 2021.

As to EH's comments these are as follows:

"I have reviewed the noise report but I am unclear what are the proposed operating hours of the coffee shop will be ? Will they match the store opening hours or operate shorter hours within the framework of the store's hours ?

I am satisfied that the acoustic assessment demonstrates that the noise from the premises will not give rise to disturbance to nearby residential properties during its operation if it is only operating at the same time.

However to ensure certainty, it would be good to condition this site to operate no more than the hours discussed within this report i.e. 07:00 – 23:00 Monday to Saturday , and I would suggest that on a Sunday and Public holidays the opening hours might be no more than 10:00 – 16:00 ."

For completeness would you please advise what the intended hours are for the coffee shop, if permission is forthcoming? This is not withstanding the Highways' objection.

I look forward to receiving your reply within the next 7 days.

Regards Lesley

From: Rob Buffham [<mailto:rob.buffham@eurogarages.com>]
Sent: 26 January 2021 11:11
To: Wells, Lesley <Lesley.Wells@easthants.gov.uk>
Subject: RE: APP/20/00269 Asda Havant coffee drive thru

Dear Lesley,

Please find attached revised lighting plan in response to your ecological comments.

Kind regards

Rob Buffham
Planning Manager
Property
✉ rob.buffham@eurogarages.com

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Euro House | Waterside | Haslingden Road
Blackburn | BB1 2FA | United Kingdom



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From: Wells, Lesley <Lesley.Wells@easthants.gov.uk>
Sent: 19 January 2021 13:54
To: Rob Buffham <rob.buffham@eurogarages.com>
Subject: RE: APP/20/00269 Asda Havant coffee drive thru

Dear Rob

Thank you for your email and attachment and apologies for not remembering your earlier email. I have chased EH up for a response to the latest Acoustic Report. As to the ecology issue and lighting this has to be addressed as part of the application, not via a pre-condition, if permission was forthcoming

Regards Lesley

From: Rob Buffham [<mailto:rob.buffham@eurogarages.com>]
Sent: 19 January 2021 11:02
To: Wells, Lesley <Lesley.Wells@easthants.gov.uk>
Subject: RE: APP/20/00269 Asda Havant coffee drive thru

Dear Lesley,

Many thanks for your email, for some reason your original response of 14th January was not received.

The Councils position on highways is acknowledged.

However, with regards to noise, an Acoustic Assessment was issued to you on 15th September last year, as per attached email. The comments below infer that this has not been assessed by your EHO. In addition, I would contend that lighting can be dealt by way of pre-commencement condition, so should not form reason for refusal.

Kind regards

Rob Buffham
Planning Manager
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✉ rob.buffham@eurogarages.com

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From: Wells, Lesley <Lesley.Wells@easthants.gov.uk>
Sent: 19 January 2021 07:32
To: Rob Buffham <rob.buffham@eurogarages.com>
Subject: FW: APP/20/00269 Asda Havant coffee drive thru

Good morning Rob

Thank you for your email. The response was send last Thursday, which is below.

Regards Lesley

From: Wells, Lesley
Sent: 14 January 2021 16:04
To: Wells, Lesley <Lesley.Wells@easthants.gov.uk>
Subject: RE: APP/20/00269 Asda Havant coffee drive thru

Dear Rob

Thank you for your email and apologies for the delay in getting back to you earlier, which is down to a continuous high workload.

Please find attached the latest comments from the Highway Authority. As you will note they are objecting to the proposal.

Notwithstanding:

1. The Ecologist has found the proposed lighting unacceptable in terms of its potential impact on adjacent scrub/woodland habitat.
2. As to Environmental Health, no information has been provided to demonstrate that noise or external lighting associated with the proposed coffee shop will not adversely impact residential amenity, particularly at quieter times of the day when ambient noise levels are low (i.e. early morning, evenings, Sundays and Public Holidays).

The above two matters have not been addressed as part of the application process and the recommendation of the highway issues is fundamental. My recommendation will be to refuse the proposal. Due to other priorities you are likely to receive a decision in the latter half of February, if my recommendation is accepted. The decision will be made under the Council's Scheme of Delegation.

In the meantime, it is open to you to seek to address these issues or withdraw the application, albeit I appreciate your earlier comments on these points.

Regards Lesley

From: Wells, Lesley
Sent: 07 January 2021 15:17
To: 'Rob Buffham' <rob.buffham@eurogarages.com>
Subject: RE: APP/20/00269 Asda Havant coffee drive thru

Dear Rob

Thank you for your email, which I should respond to next week.

Regards Lesley

From: Rob Buffham [<mailto:rob.buffham@eurogarages.com>]
Sent: 06 January 2021 09:09
To: Wells, Lesley <Lesley.Wells@easthants.gov.uk>
Subject: RE: APP/20/00269 Asda Havant coffee drive thru

Dear Lesley,

Having checked your web site I note that our application still has not been determined, can you please provide an update including timescale for determination?

Kind regards

Rob Buffham
Planning Manager
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✉ rob.buffham@eurogarages.com

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Disclaimer

From: Rob Buffham
Sent: 23 October 2020 08:50
To: Wells, Lesley <Lesley.Wells@easthants.gov.uk>
Subject: RE: APP/20/00269 Asda Havant coffee drive thru

Lesley,

Can you please provide an update on our planning application? and confirm determination timescales?

Kind regards

From: Rob Buffham
Sent: 09 October 2020 13:23
To: Wells, Lesley <Lesley.Wells@easthants.gov.uk>
Subject: RE: APP/20/00269 Asda Havant coffee drive thru

Afternoon Lesley,

Are you able to provide an update on our application? when will the decision notice be released?

Kind regards

From: Rob Buffham
Sent: 30 September 2020 15:47
To: 'Wells, Lesley' <Lesley.Wells@easthants.gov.uk>
Cc: Tom Jeremiah <TomJeremiah@eurogarages.com>
Subject: RE: APP/20/00269 Asda Havant coffee drive thru

Hi Lesley,

Site notice photo attached.

Kind regards

From: Wells, Lesley [<mailto:Lesley.Wells@easthants.gov.uk>]
Sent: 22 September 2020 13:12
To: Rob Buffham <rob.buffham@eurogarages.com>
Cc: Tom Jeremiah <TomJeremiah@eurogarages.com>
Subject: RE: APP/20/00269 Asda Havant coffee drive thru

Hi Rob

Thank you for your email. I am sorry to hear of your impasse with Asda and that you want the application determined as it stands. In the circumstances, would it be more appropriate to withdraw and then if things do move forward with Asda, resubmit?

If not, would you please agree an extension of time until mid-October as Chris Hirst is away from the office until 28 September as his comments are required to determine the application, and no doubt, due to workload building up whilst away, he will not get around to replying until early October? To this end, would you please sign/date and return the attached form.

When reply would you also include a photograph of the signed/dated site notice, which according to our records has not been received, to enable the application to be determined.

I look forward to receiving your response in the next 7 days.

Regards Lesley

Lesley Wells
Principal Planning Officer
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

WORKING PATTERN – Monday, Tuesday, Wednesday, Thursday.

Advance notice. Away from office 28 September 2020 & 19 – 24 October 2020.

Direct Tel: 01730 234223 Direct Fax: 01730 234348
Email address: lesley.wells@easthants.gov.uk
General email address: planning.development@havant.gov.uk

Please note the advice contained within this email constitutes an informal officer's opinion and does not prejudice, nor is it binding upon, any further decision taken by the Local Planning Authority.

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From: Rob Buffham [<mailto:rob.buffham@eurogarages.com>]
Sent: 22 September 2020 10:45
To: Wells, Lesley <Lesley.Wells@easthants.gov.uk>
Cc: Tom Jeremiah <TomJeremiah@eurogarages.com>
Subject: RE: APP/20/00269 Asda Havant coffee drive thru

Hi Lesley,

Unfortunately we have reached an impasse with Asda regards to the highway matters, including requirement for off-site highway works. Please determine the planning application based upon the current submission.

Kind regards

Rob Buffham
Planning Manager
Property
✉ rob.buffham@eurogarages.com

Euro Garages Limited
Euro House | Waterside | Haslingden Road
Blackburn | BB1 2FA | United Kingdom



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From: Wells, Lesley [<mailto:Lesley.Wells@easthants.gov.uk>]
Sent: 15 September 2020 13:24
To: Rob Buffham <rob.buffham@eurogarages.com>
Subject: RE: APP/20/00269 Asda Havant coffee drive thru

Hi Rob

Thank you for your email and attachment, which I have arranged for Environmental Health to be consulted on.

There is little to advise on progress of the application, as the required highway information will be pivotal to its determination. Following on from the meeting with the Highway Authority when is this likely to be submitted please?

The following are the Ecologist comment:

" The application is not accompanied by any ecological information and I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and GIS mapping.

Overall I would not raise any concerns in relation to the construction of the new facility: the habitats present within the footprint are of negligible ecological value. I would however highlight that the proposed lighting is not acceptable in terms of its potential impact on adjacent scrub/woodland habitat. The submitted lighting contours show spillage of up to 5 lux into scrub habitat to the north. The local area is known to support hazel dormice and is highly likely to support foraging/commuting bat species. Spillage of artificial light on to

currently unlit vegetation is likely to affect these species. I would request that the lighting scheme is amended to either avoid entirely any new spillage onto adjacent vegetation or utilises luminaires/lamps that would be less harmful to nocturnal species."

The following are the Arboriculturalist's comments:

"The trees around the proposed development are protected by a woodland Tree Preservation Order therefore an AIA, AMS and TPP should be submitted and I am unable to comment until this is received."

As to the determination of the proposal, currently this would be under delegated powers, but the situation could change.

I look forward to hearing from you in respect of the highway, lighting and tree issue.

Regards Lesley

Lesley Wells
Principal Planning Officer
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

WORKING PATTERN – Monday, Tuesday, Wednesday, Thursday.

Advance notice. Away from office 28 September 2020 & 19 – 24 October 2020.

Direct Tel: 01730 234223 Direct Fax: 01730 234348
Email address: lesley.wells@easthants.gov.uk
General email address: planning.development@havant.gov.uk

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From: Rob Buffham [<mailto:rob.buffham@eurogarages.com>]
Sent: 15 September 2020 12:34
To: Wells, Lesley <Lesley.Wells@easthants.gov.uk>; Clark, Jacky <Jacky.Clark@havant.gov.uk>

Cc: Tom Jeremiah <TomJeremiah@eurogarages.com>
Subject: re: APP/20/00269 Asda Havant coffee drive thru

Hi Lesley,

On behalf of Tom Jeremiah, please find attached requested acoustic report.

Can you please also provide an update on our application? including determination timescales and if this will be a delegated or committee referral item?

Many thanks

Rob Buffham

Planning Manager

Property

✉ rob.buffham@eurogarages.com

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