



HART DISTRICT COUNCIL
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Our Ref: 15/00810/PRIOR
Case Officer: Mr Chris French
(Tel. No.: 01252 774481
2nd June 2015

Mr Donncha Murphy
Stonegate Homes
17 High Street
Great Bookham
Surrey
KT23 4AA

Dear Sir/Madam,

**Proposal: Prior Notification for the change of use from use class B1(a) offices to use class C3 residential to form 28 x 1 bedroom units and 5 x 2 bedroom units under part 4, class J, of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 (Statutory Instrument 2013 No. 1101)
Site Address: Pioneer House Unit 2 Fleetwood Park Barley Way Fleet Hampshire**

I am pleased to enclose the Notice of the Council's formal decision in relation to the above application. If you are acting as an Agent please ensure that a copy is given to the applicant. **Before proceeding please read the following important information which affects this Notice.**



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TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995

Case No.: 15/00810/PRIOR

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Site Address: Pioneer House Unit 2 Fleetwood Park Barley Way Fleet Hampshire

DETERMINATION OF PRIOR APPROVAL – APPROVED

in accordance with your application which was registered on 10 April 2015 and the plans submitted therewith, Hart District Council as Local Planning Authority hereby determines that further prior approval is **not required and that the development is approved.**

You are reminded that this approval is subject to the following conditions:

- 1 Prior to first occupation of the building for residential purposes, a revised emergency flood plan shall be submitted to and approved by the Local Planning Authority. This shall include a safe method of evacuating the site in the event of a flood. Once approved provisions set out in the emergency plan shall remain in place at all times.

Reason: to ensure that the development does not give rise to increased flood risk

INFORMATIVE NOTES

These are advice notes to the applicant and are not part of the planning conditions

- 1 Please note the comments of Natural England in their consultation response and the potential impact on the SSSI. Please ensure that this is addressed.
- 2 Please note the comments of the Council's Environmental Health Team with regards to the impact of noise on the development.
- 3 Please note that to comply with the GPDO you are required to "substantially" complete each of the units hereby consented by the 30th of May 2016. Any units not created by then will not be lawful, and if the applicant feels that they will not be able to achieve this then they should make a "conventional" application for planning permission.

2 June 2015

NOTIFICATION

Notification on refusal of grant of permission further to conditions.

Appeals to the Secretary of State

1. If this decision or any of the conditions imposed aggrieves you then you can appeal to the Secretary of State for the Environment under section 78 (1) of the Town & Country Planning Act 1990.
2. If you want to appeal, then you must do so within **12 weeks of the date of the decision notice**. You must use a Householder Planning Appeal Form, which can be obtained from The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. **Please note, only the applicant possesses the right of appeal.**
3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances.
4. The Secretary of State need not consider an appeal if he feels that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.
5. In practise, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.