

Mr E Caush
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11 Southdown Road
Cosham
Portsmouth
PO6 2BB

For: Mr P Carvalho

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Grant of Planning Permission**

Application Number: APP/19/01117

Site Address: 23 Belmont Grove, Havant, PO9 3PT

Proposal: Prior notification for change of use from a retail use (class A1/A2), betting office, pay day loan shop or casino to A3 restaurant/cafe use, subject to prior approval covering noise impacts, odour impacts, waste handling, opening hours, transport and highways impacts; and whether the change of use is desirable in terms of its impact on services or key shopping areas; additionally any operational development necessary for conversion is subject to prior approval of ventilation and extraction and storage of waste.

Further to your application received on 12 November 2019 (which was valid from 14 November 2019) 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 must be begun not later than three years beginning with the date of this prior approval.
Reason: To comply with the requirements of Schedule 2, Part 3, Class C of the Town and Country Planning (General Permitted Development) Order 2015 as amended.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan Drawing Number: 18:2083L(2-) 001 02
Ground floor as proposed: 18:2083L(2-) 001 04

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Reason: - To ensure provision of a satisfactory development.

- 3 The restaurant/cafe use hereby permitted shall not commence until:
- (i) the following matters have been submitted to and approved in writing by the Local Planning Authority:
 - (a) the range of food to be cooked at the premises; and
 - (b) the scheme for filtration and extraction of fumes generated by cooking processes at the premises;
 - and
 - (ii) the approved scheme for filtration and extraction of fumes generated by cooking processes at the premises has been implemented in full accordance with all detailed components of that scheme.

At all times thereafter, all elements of that scheme shall be maintained in a wholly efficient and effective working order, and the range of food to be cooked at the premises shall be in accordance with the details approved in writing by the Local Planning Authority. At no time shall the range of food cooked on the site vary from the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the nearby residential receptors in accordance with policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

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 6571.
- (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) In accordance with paragraphs 38-50 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:

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- You were updated about issues after the initial site visit, regarding comments from the Environmental Health Officer.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

23 December 2019