

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/19/02447	Your Ref:	APP/19/01117
EH Case Officer Extn:	44 6666	Date:	06 December 2019
DC Case Officer:	Lewis Oliver		
DC Case Officer Extn:	44 6263		
Application Number:	APP/19/01117		
Site Address:	23 Belmont Grove, Havant, PO9 3PT		
Proposed Development:	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. I attach a copy of the above application that has been received under the Town and Country Planning Acts. Any views you should wish to make should be returned to me no later than 09/12/2019		

Observations / Comments:

I have no objection in principle to the operation of a cafe / coffee shop at the above premises.

I note there are residential flats above these shops and other residential receptors within 25 metres of these premises.

The agent has advised that the hot food preparation will be minimal, and that a wall mounted air filtering unit will be installed in the servery area.

I would therefore ask that should this application be approved, that conditions be applied that restricts the hot food preparation to an agreed menu, and that any A3 approval falls away with any onward sale of the business i.e the A3 permission is relevant only to this applicant, and would need to be re-applied for in the event of the business being sold on.

Condition 1: No development hereby permitted shall commence until the scheme for filtration and extraction of fumes generated by cooking processes at the premises, as outlined in the details to be supplied by the applicant, 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. The range of food to be cooked at the premises shall be in accordance with the details to be provided by the applicant, and no variation to that range shall be made without the prior written approval of the Local Planning Authority.

Reason: To safeguard the amenities of the nearby residential receptors.

Condition 2: Any Class A3 approval shall only remain applicable to the current applicant.

Reason: To safeguard the amenities of the nearby residential receptors.

Please do not hesitate to contact me should you require clarification of any of the above.

Mr. Mark Moss
Regulatory Officer, Environmental Health