



Havant
BOROUGH COUNCIL

Head of Planning and Development
Derek Kingaby ARICS Dip.TP MRTPI

Planning and
Development
Civic Offices
Havant
Hampshire PO9 2AX
Tel 01705 474174

Box: 124

TOWN AND COUNTRY PLANNING ACT 1990

To:
Mr B Easton
182 Five Heads Road
Catherington
Hants
PO8 9NJ

Ref No: 95/59718

HAVANT BOROUGH COUNCIL
ADMINISTRATIVE & LEGAL DEPARTMENT
22 FEB 1996
RECEIVED IN
LAND CHARGES SECTION

GRANT PLANNING PERMISSION

Site Address : Fairfield Public House, New Brighton Road, Emsworth

Proposed Development : Change of use to day care nursery with staff accommodation at first floor and additional car parking provision to rear

In pursuance of its powers under the above mentioned Act the Council, as the Local Planning Authority, hereby **GRANT PLANNING PERMISSION** for the above development, in accordance with your application received on 14th December 1995 (as amended by plans received on 29th January 1996 and 5th February 1996) (and as supplemented by additional information received 29th January 1996) and the plans and particulars submitted in connection therewith and subject also to due compliance with the following conditions:-

- (1) The development hereby permitted shall be begun before the expiration of 5 years from the date on which this planning permission was granted.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
- (2) The development shall not be brought into use until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.
Reason: In the interests of highway safety.
- (3) The day care nursery use hereby permitted shall only operate between the hours of 0800 - 1800 hours Monday - Friday, and shall not operate at all at weekends or on Bank or Public Holidays.
Reason: To protect the amenities of local residents.

Contd/....

- (4) The number of children attending the day care nursery at any one time shall not exceed 50, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To protect the amenities of local residents, and in the interests of highway safety.
- (5) Outside children's play shall only take place between the hours of 1000 - 1200 hours and 1300 - 1500 hours Monday - Friday, and shall only take place within the area marked "Childrens Play Area", as since cross-hatched **black**, on the plans hereby approved.
Reason: To protect the amenities of local residents.
- (6) The number of children participating in outside play at any one time shall not exceed 15, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To protect the amenities of local residents.
- (7) The first floor of the premises shall be used only as residential accommodation by members of staff employed at the day care nursery, and for no other purposes unless otherwise agreed in writing by the Local Planning Authority.
Reason: To avoid an over-intensive use of the property
- (8) All existing trees and shrubs adjoining the eastern, southern and western boundaries of the site, as since hatched green on the plans hereby approved, shall be retained and subsequently maintained and reinforced where necessary to achieve a minimum height of 5 metres in the case of trees and 2.5 metres in the case of shrubs, and to a standard consistent with good arboricultural practice.
Reason: To ensure the maintenance of screening to the site and to protect the appearance and character of the area.

NOTES:

- (1) This permission is granted for the purposes of the Town and Country Planning Acts on the basis of the submitted plans and documents forming part of the application. It does not include any permission or **approval** that may be required under the **Building Regulations** or for any other purpose where the Council's approval may be needed.
- (2) This approval does not include any consent which may be needed from Southern Water Services Ltd to build in the vicinity of a public sewer. You can inspect the Map of Public Sewers held in the Technical Services Department of the Civic Offices to determine the proximity of any public sewer to the proposed development.

Ref No: 95/59718

It is unlikely that you will obtain approval under the Building Regulations if your proposal conflicts with the need to safeguard a public sewer. If in doubt please seek advice from the Development Control Manager, Southern Water Services Ltd, Hampshire Division, Southern House, Sparrowgrove, Otterbourne, Winchester SO21 2SW (telephone number 01962 714585).

A.P. Jernard
for

Head of Planning and Development

Date: 15th February 1996