



Havant
BOROUGH COUNCIL

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Mr Goodrham
Giorgio's Restaurants Limited
3 Belmont Terrace
Temple Lane
East Meon
GU32 1NT

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

Application Number: APP/16/01188

Site Address: 13 The Precinct, Waterloo, PO7 7DT

Proposal: Change of use of premises from A1 to mixed A3 and A5 and a new shopfront.

Further to your application received on 16 November 2016 (which was valid from 17 November 2016) 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 permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used for the new shopfront hereby approved shall be as stated within the planning application unless the Local Planning Authority gives prior written approval for any variation.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The premises shall only be open for trade or business between the hours of 0800-2200 (Monday - Friday), 0800-2300 (Saturdays) and 0800-2000 (Sundays and Bank Holidays)
Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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- 4 Any proposal relating to the installation of noise making or smell suppression equipment (i.e.refrigeration units, air conditioning, extract ventilation equipment) schemes shall be agreed, implemented and approved in writing by the District Planning Authority prior to any development and/or operation takes place.

Reason: To protect the occupants of nearby residential properties from noise, vibration and/or odour nuisance and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 Noise resulting from the use of any/all plant, machinery or equipment shall not exceed a level of 5dB(A) below the existing background level (or 10dB(A) below if there is a particular tonal quality) when measured according to British Standard BS4142-2014 (LOEAL).

Reason: in the interests of protecting the local residents from unreasonable noise levels which would be detrimental to the residential character of the area and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 Deliveries shall only be taken and/or dispatched from the site between the hours of 0700 – 2200 Monday to Friday and 0700 – 1900 Saturdays and not at all on Sundays and recognised public Holidays.

Reason: In the interest of the amenities of occupiers of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 The range of food sold at the premises shall be in accordance with the written details received 16 November 2016 and there shall be no change in the range of food sold and there shall be no frying of food at any time unless appropriate measures are undertaken and agreed in writing by the Local Planning Authority to the extraction system approved under Condition 2 of this consent.

Reason: To protect the amenities of occupiers of adjoining properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan

Block plan

Proposed ground floor layout indicating position of ducting

Proposed front elevation

Details of cooking and ventilation equipment

Details of extraction ventilation

Written details received on 16 November 2016 advising of the range of food to be sold.

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

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- (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 186 and 187 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:

- You sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit,
- Your application was acceptable as submitted and no further assistance was required.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

12 January 2017