Havant BOROUGH COUNCIL

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Mr D Harris
45 Langley Grove
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For: Heidi's Swiss Patisserie

The Town and Country Planning (Development Management Procedure) (England) Order 2010
Grant of Planning Permission

Application Number: APP/12/00025
Site Address: 67 London Road, Cowplain, Waterlooville, PO8 8UJ
Proposal: Change of use from A1 to a mixed use of A1/A3.

Further to your application received on 09 January 2012, 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 hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 No use which comes under that falling within Use Class A3 shall take place within the premises outside the hours of 09:00 to 17:00 Monday to Friday, 09:00 to 16:00 Saturday or at any time on Sunday or any recognised Public Holiday.
Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

3 No cooking of food/produce, other than warming or re-heating of pre-prepared food/produce shall take place within the premises.
Reason: In order that the use hereby permitted takes place in accordance with the information supplied within the accompanying planning application and to ensure that no loss of amenity occurs, in accordance with Policy CS16 of the Havant Borough Core Strategy 2011.

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

Site Plan
1157/02

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework: and Planning Policy Statements/Guidance -

Havant Borough District Wide Local Plan 1996-2011
TC6 (Changes of Use Primary Frontages)

Havant Borough Core Strategy 2011
CS16 High Quality Design
DM10 Pollution

The Council considers, having regard to the objectives of these policies, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the effect on vitality and viability of the shopping frontage and the impact on amenity. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

(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 6573.

(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 Civic Offices or by telephoning 023 9244 6015.

C. D Murray

Mr Chris Murray
Service Manager (Planning Development)

29 March 2012

Our Ref: APP/12/00025