

**TOWN AND COUNTRY PLANNING
ACT 1990 (AS AMENDED)**

**STATEMENT OF
HAVANT BOROUGH COUNCIL**

**Northney Farm, St Peters Road, Hayling Island,
Hampshire, PO11 0RX**

**Local Planning Authority Reference:-APP/23/00102
Planning Inspectorate Reference:-
APP/X1735/W/23/3335266**

HAVANT BOROUGH COUNCIL

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPEAL BY Mr James Pike AGAINST REFUSAL of Retrospective use of barn as mixed use tea room and education/exhibition space, change of use of Agricultural Land to extend existing car park, amendment to existing seating arrangements with increase in covers from 80 to 100.

AT Northney Farm, St Peters Road, Hayling Island, Hampshire, PO11 0RX

Planning Inspectorate Reference: APP/X1735/W/23/3335266

LPA Ref: APP/23/00102

1.0 INTRODUCTION

- 1.1 The officer's report already forwarded with the appeal questionnaire sets out the site description, planning history, policy context and relevant issues in sufficient detail to form the background of the Local Planning Authority's (LPA's) Statement of Case. This appeal statement will only highlight the pertinent issues and provide a commentary on the Appellants Statement of Case.
- 1.2 The Borough Map and 1:1250 Location Plan are provided at **APPENDIX A**.
- 1.3 The Inspector is respectfully requested to familiarise themselves with the background to the case, and in particular the planning history and the conditions of APP/17/01071 which provides the parameters under which the tearoom should currently be operating. Conditions 7 and 16 of APP/17/01071 limit the operation of the tearoom to 48 covers inside, with a further 32 outside when the weather allows, and any activities or catering after 6pm must be inside the building only. Condition 5 prevents use of any sound amplifying equipment that when operated is audible outside the premises. Conditions 3 and 4 work in tandem to allow opening hours of 10:00 until 17:00 Monday to Sundays with opening until up to 3 times a week until 23:00 Mondays to Saturdays (excluding Sundays). A copy of the decision notice and approved site plans Drawing Numbers 17077-112 Rev C and Drawing Number 17707-103 Rev B, which show the overall site and areas currently approved for seating for APP/17/01071 are included at **APPENDIX B** for reference.
- 1.4 The appeal proposal includes 3 elements of development, and the LPA does not object to them all. For clarity the proposal can be broken down to:
- Retrospective use of barn as mixed-use tearoom and education/exhibition space,
 - Change of use of Agricultural Land to extend existing car park,
 - Amendment to existing seating arrangements with increase in covers from 80 to 100.
- 1.5 In terms of the retrospective mixed use of the barn for both an education/exhibition space and tearoom, the LPA does not object to the principle of this mixed use. It is acknowledged that it would make better use of the original barn when education visits are not happening, retaining the community facility but also supporting the rural economy provided by the tearoom. The issue for consideration revolves around the precise numbers of covers and resultant noise impacts arising from the mixed use, as well as ensuring some community use continues to exist and the community aspect is not lost altogether.

- 1.6 With respect to the change of use of agricultural land to extend the car park, the LPA does not object to this. The size and siting of the car park extension is considered appropriate and acceptable, and although it has already been implemented and therefore currently unauthorised, the LPA has not taken any Enforcement action over it.
- 1.7 However the LPA do object to the amendment of the seating arrangement and increase in cover numbers. This is considered to result in an unacceptable intensification of use of the site which would have a harmful impact on both neighbouring amenity and the character of the area.
- 1.8 It should also be noted that the request to use sound amplifying equipment on 15 days per year was withdrawn from application APP/23/00102 and any continued use of amplified music in breach of condition 5 of APP/17/01071 is a matter for Enforcement, not this appeal. It is further noted that Environmental Health served a Noise Abatement Notice, under Section 79 of the Environmental Protection Act 1990, on 9th October 2023, and this was not appealed and is still effective on the site.
- 1.9 Finally it should be noted that the appeal proposal does not seek any amendment to the hours of use which would remain, with up to 3 evenings a week permitted until 11pm, but after 6pm all activities and catering must be inside the building with no activity outside.
- 1.10 The planning application the subject of this appeal was made in full and was not a Section 73 seeking variation of conditions of APP/17/01071. Therefore, should the Inspector allow the appeal, it will be important to repeat the relevant conditions of APP/17/01071 that control the use, in particular the hours and prevention of use of amplified music.

2.0 PLANNING CONSIDERATIONS

- 2.1 It is considered that the key issues in the determination of this appeal relate to the impact from the intensification of use of the site arising from the proposed increase in cover numbers, and their siting.
- 2.2 The amended site plan on which the planning decision was based, Drawing Number 17077 – 120 Rev E, identifies 4 seating zones, and is copied at **Appendix C** for reference. Zone 1 is the original indoor tearoom; zone 2 is the former exhibition space to be mixed use; zone 3 is the main outside seating area; and zone 4 is an additional area between the car park and the buildings. The appeal proposal is seeking a maximum of 100 covers, to be spread anywhere within the 4 identified zones, with the only limit being just 26 covers in zone 3.
- 2.3 Whilst the headline increase from 80 to 100 covers implies the appeal proposal would only result in an additional 20 covers, due to the existing conditions of APP/17/01071 limiting the areas and times for covers, in fact the increase would often be significantly more. At the moment there should only be 48 covers inside and 32 covers outside, so the only time 80 covers would be permitted is if all 48 inside covers and 32 outside covers occurred at the same time, i.e., during good weather in the daytime. During the evening, inside the building, there can currently only be 48 covers.
- 2.4 The appeal proposal would result in 100 covers which could be 100 in the evening inside, or 100 outside in the daytime. This would more than double that currently permitted either inside or outside, which represents a significant intensification of use. Complaints about noise from groups of patrons, their voices, clanking cutlery, children running around, dogs barking etc, already occur with the permitted 48 inside and 32 outside covers and it is considered that a doubling of the use would only intensify the harm to neighbouring amenity.

- 2.5 It is accepted that during the day all 100 covers may not be outside at the same time as some customers prefer to be seated inside. But potentially any permission would allow up to 100 covers outside at any one time, or 100 inside during the evening, and therefore that maximum impact must be considered. It must also be noted that as an attractive farm venue, the ability to have 100 covers up to 11pm at night would enable the site to host large events, including weddings, parties, wakes etc. Therefore, the determination of this appeal must consider the consequences of such events occurring at the site.
- 2.6 It should also be noted that the site already advertises as a small wedding and parties venue, and has hosted such events, with their current restriction of only 48 covers inside after 6pm. A copy of the tearoom's current webpage advertising weddings and parties is included at **Appendix D** for reference. [Weddings & Parties - Northney Farm Tea Rooms](#)
It is during these events that the most complaints are received about noise and music, with guests outside after 6pm.
- 2.7 The appeal site shares a boundary with the residential property of Meadowsweet (which is Grade II Listed) who have a sitting out area immediately adjacent the tearooms garden, i.e. zone 3. The barn in which the tea rooms are sited also forms an ancillary store within Meadowsweet's curtilage, which is separated by just an internal division. There is no doubt that there is a tight relationship between Meadowsweet and the appeal site. Some hedging and trees on the shared boundary provide screening to prevent overlooking, and some railway sleepers are in situ to act as a noise barrier, but the separation of the sitting out area and customers of the tearoom is minimal and activity at the tearoom can clearly be heard from the garden of Meadowsweet. Beyond Meadowsweet, the other residential properties on the north side of Clovelly Road also have an outlook towards the tearoom and can also hear customers and activity when trying to enjoy the peace of their garden.
- 2.8 A noise report was submitted at application stage to justify the proposal, (copy already forwarded with the appeal questionnaire), but the LPA is of the view that the noise report is incomplete in its assessment of the potential noises arising from the proposed 100 covers. Please see paragraphs 7.17 to 7.23 of the delegated report which explains that the noise report does find an Adverse Impact from 100 outside patrons and fails to predict the noise of 100 patrons being inside the building at all. Neither does the noise report take into account site specifics such as the historic nature of the building, which is not noise tight or insulated, the fact that customers have to go outside to access the toilets, the background evening noise, or ventilation to prevent 100 people inside from overheating.
- 2.9 Overall the LPA are firmly of the view that the noise report does not adequately demonstrate that there would be no adverse impact from 100 customers on site until 11pm at night. Since writing the delegated report the NPPF was updated in December 2023 and the relevant reference to noise is now found at paragraph 191 and continues to state that planning decisions should:

"ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life⁶⁹;

b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and

c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”

- 2.10 Since the site is within a tranquil rural area then particular regard to protecting the undisturbed nature of the area should be a material consideration. Furthermore, the cumulative effect of the intensification of use of the site on the health and wellbeing of all neighbours in the vicinity who would have to endure up to 100 patrons outside during the day all summer long, 7 days a week, with up to 100 covers inside up to 11pm 3 evenings week, with the associated outbreak of noises and disturbances in comings and goings to the site late at night.
- 2.11 Adopted policies DM10 (Pollution) and CS16 (High Quality Design) are consistent with the NPPF and seek to protect the amenity of nearby occupiers from pollution including noise, smell, vibration etc. As such the LPA considers the appeal proposal would be contrary to the NPPF and adopted policies DM10 and CS16.

3.0 COMMENTARY ON APPELLANTS STATEMENT OF CASE

- 3.1 The Appellant has provided a statement of case and the LPA's response, where relevant, are as below:
- 3.2 The Appellant argues that the submitted noise report '*confirms that with the small increase in patrons, the overall noise levels would continue to be below the BS8233:2014 criteria*' but, as discussed above and at paragraphs 7.17 to 7.23 of the delegated report, the LPA dispute this assertion.
- 3.3 It is the opinion of the LPA that the noise report has several omissions and does not adequately demonstrate that noise levels from the proposal would not be harmful to neighbouring amenity. And where the noise report does consider the impact of 100 patrons outside, it concludes there would be an Adverse Impact – the Inspector is respectfully pointed to para 8.3.2 of the noise report on page 24 which clearly concludes an excess of +5dB over background which equates to an Adverse Impact – this is repeated in the Conclusions section at paragraph 10.5.1. Notably the coloured noise map produced on page 23 shows the dispersion of the predicted noise, and the mid yellow of 40 – 44dB(A) extends right across Meadowsweet's garden, and to the gardens of 1 and 2 Clovelly Road. Since background noise is calculated at 38dB then anywhere coloured mid yellow, deep yellow, orange and red would suffer from noise intrusion audible above background.
- 3.4 The report only concludes that the neighbours at Meadowsweet would be unaffected by noise from 100 patrons outside when inside their property. The report does not conclude that neighbours at Meadowsweet or 1 and 2 Clovelly Road would be unaffected by noise from 100 patrons outside when using their gardens, and neither does it consider the impacts of noise from 100 patrons inside the tearoom in the evenings, when the background noise would be lower. Since the daytime use is permitted to operate 7 days a week, then it is the opinion of the LPA that the proposed potential for 100 covers outside, 7 days a week, could result in relentless increased noise levels when residents want to enjoy the peace and quiet of their gardens, which would be harmful to their amenity and contrary to paragraph 191 of the NPPF and adopted policies DM10 and CS16.

- 3.5 With respect to the Appellants comment about the use of the outside toilets, there are currently only 48 covers permitted after 6pm and only 3 times a week, so evening disturbance from access to the outside toilets is limited by permitted numbers. To increase the number of covers to 100 would double the potential for trips to the outside toilets and associated noise and disturbance from those outside trips. It is also noted that the only place to smoke would be outside and with 100 covers the likelihood of smokers gathering outside would also increase.
- 3.6 The Appellant asserts that the future conversion of the part of the barn in Meadowsweet's curtilage to a habitable room would not be possible as it would require Listed Building Consent. The section of the barn that falls within the curtilage of Meadowsweet is curtilage listed. This part of the barn is currently used for purposes incidental to the enjoyment of the dwellinghouse, i.e., a garden store. If this space was to be simply cleared and re-used as an office, study, gym or summerhouse etc, with no physical alterations to the building, then that would not require either planning permission or Listed Building Consent.
- 3.7 However as a Class E outbuilding within the curtilage of a Listed Building, then any maintenance, improvement or other alteration of the building would require planning permission. Similarly, any physical alterations to the fabric of the building, or modifications such as insulation, new windows / doors etc would require Listed Building Consent.
- 3.8 With respect to the Appellants comment about the peace and tranquillity of Northney Village, the noises and vehicular movements associated with a working farm are part of the character of a rural area. But the LPA is of the view that the additional noise and disturbance arising from 100 customers would add to the comings and goings at, and in the immediate vicinity of the site, from both customers directly throughout the day, and the associated servicing of the tea rooms. In particular the proposed evening use with up to 100 covers could mean that up until 11pm, three times a week, events for 100 covers could be held. The associated noise and disturbance of up to 100 patrons parking, including any overflow parking on Clovelly Road or the field opposite, walking from cars to the tearoom and back again, using the toilets etc, would all result in a hub of outdoor activity not traditionally found in a rural area of an evening. Staff clearing up at the end, disposing of bottles and rubbish etc and then leaving the site later, would all contribute to the noise and disturbance when the surrounding area would be very quiet.
- 3.9 It is considered that the tearooms have grown in popularity and have become an events venue and destination in their own right. The further intensification of the use of the site for up to 100 covers with associated comings and goings and noise impacts (as noted in the noise report which confirms an adverse impact) would have a harmful effect on the peace and tranquillity of the village. It is considered that the majority of the harm arises from the customers of the tearoom themselves, from their voices, chatting and clanking of crockery etc, especially when moving from their seats to their vehicles, whether they are parked in the car park, Clovelly Road or field opposite. The site would become a centre of customer activity that is uncharacteristic of the activity normally found at a farm or in a rural area. It is considered that this activity would be harmful to the peace and tranquillity of the area, contrary to paragraph 191 of the NPPF which specifically seeks to *"protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason"*.

- 3.10 The Appellant also refers to vehicle movements on Northney Road, but Hampshire Highways did not object to the trip generation increase and did not raise any objection to the impact on the highway network. It is accepted that in terms of trip generation and highway safety there is no objection to the proposal. However, as noted above, it is the general concentration of customer comings and goings at the site itself and within the immediate vicinity, and the noise of customers dining and movements to and from their cars that is considered to cause substantial harm to neighbouring amenity.
- 3.11 With respect to the Appellants comments about the third reason for refusal (i.e. the visual harm of zone 4), and permitted development rights, it is considered that the Town and Country Planning (General Permitted Development) Order, as amended, at Schedule 2, Part 2 (Minor Operations), Class G (Movable Structures for pubs, restaurants etc) would allow for a movable structure up to 3m in height located in zone 4 i.e. to the north of the barns.
- 3.12 However the siting of a movable structure under permitted development would not currently allow any use beneath it that would breach any conditions effective at the site i.e., the fact that only 32 covers are allowed outside in the area shown on the site plan as approved under APP/17/01071, which is not this zone. So, although a movable structure could be placed in this zone 4, such a structure could not currently be used for any serving of any covers by virtue of conditions 7, 9 and 2 of APP/17/01071. The marquee previously referred to was unauthorised in that it was too high to meet the permitted development criteria and was also being used for the serving of covers – but it fell down in a storm before any Enforcement action was taken and has been removed from site.
- 3.13 Therefore permitted development rights would not currently allow a moveable structure to be used as a cover for customer seating by virtue of the existing conditions, and therefore the visual impact of any such permitted development is not considered a relevant fallback position.
- 3.14 It is noteworthy that the Appellant agrees that *“the views to the east are important at this location and have protected them throughout the various changes in farming practices that have taken place”*, which is to be commended. Therefore, the introduction of up to 74 covers in this zone 4 with associated benches, sun umbrellas etc would be visually intrusive to the otherwise more open rural views noted in The Northney & Tye Village Design Statement on page 37 and harm the setting of the site, contrary to policies CS11 and CS16.
- 3.15 The Appellant also points to the NPPF’s overall planning balance and support of the rural economy, which is now in the updated NPPF at paragraph 88. This does indeed offer support for sustainable growth and expansion of businesses in rural areas and the diversification of agricultural businesses. Notably clause c) of paragraph 88 offers support for: *“sustainable rural tourism and leisure developments which respect the character of the countryside”*. Arguably the LPA has previously supported the farm diversification scheme in the previous applications and expansion of the tearoom, but now finds the currently proposed intensification of the use would not respect the character of the countryside in which it is located and be contrary to NPPF para 88 clause c) as above.
- 3.16 Paragraph 89 of the NPPF goes on to recognise that *“local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements...and...in these circumstances it will be important to ensure that development is sensitive to its surroundings...”*. The site is located immediately adjacent residential properties and as such any expansion of the rural business must be sensitive and respectful of neighbouring amenity. It is accepted that the existing tearooms is a successful farm diversification scheme that provides economic and social benefits to the area, but that success has led to environmental concerns. It has already caused noise and disturbance issues affecting neighbouring amenity and it is considered that any further intensification of the use by

increasing the number of covers to 100 would not be sensitive to neighbouring amenity or the peace and tranquillity of the area, and as such does not meet the environmental objective of the NPPF.

- 3.17 As was stated in paragraph 7.15 of the delegated report, it is considered that when the tearoom does fully comply with all their current conditions, then generally the noise and disturbance levels to neighbours is acceptable. This would imply that the correct decision was made in supporting the growth and expansion of the tea rooms in 2017 and the conditions imposed are essential to mitigate any adverse impacts of the use. Anecdotal evidence suggests that it is when the conditions are breached and the use intensified beyond that approved, that the noise nuisance occurs.
- 3.18 It is considered that the appeal proposal would intensify the use beyond the permitted 48 covers inside or 32 covers outside to 100 covers anywhere, and this intensification of use would trigger the noise and disturbance issues that have previously occurred at the site, harmful to the amenity of neighbours. Policy DM10 seeks to protect the health and safety of nearby occupiers and residents from noise, vibration, smells, light and other pollutants. Policy CS16 similarly only allows development that does not cause unacceptable harm to the amenity of neighbours from smell, privacy, outlook, noise and overlooking. It is considered that the appeal proposal, which would allow events of 100 covers to take place until 11pm, 3 times a week, would be contrary to both these policies and the NPPF.

4.0 CONCLUSIONS

- 4.1 The LPA consider their original delegated report covers all the necessary issues for the determination of this appeal. Together with this brief statement the two documents are considered sufficient to represent the LPA's statement of case.
- 4.2 The three reasons for refusal in the decision notice dated 17/11/2023 are considered to be appropriate and relevant to the identified harm that would arise from the appeal proposal. It is considered substantial harm would occur from the appeal proposal that would be contrary to the NPPF and adopted policies DM10, CS11 and CS16, which are consistent with the framework.
- 4.3 The Inspector is therefore respectfully requested to dismiss the appeal. In the event that the Appeal is allowed, a list of recommended conditions is forwarded separately.

APPENDICES

- (A) Borough Map and 1:1250 Location Plan
- (B) Copy of Decision Notice APP/17/01071 and Site Plans - Drawing Numbers 17077-112 Rev C and Drawing Number 17707-103 Rev B
- (C) Drawing Number 17077 – 120 Rev E, on which the decision was based
- (D) Copy of tearoom's current webpage advertising Weddings & Parties

Appendix A

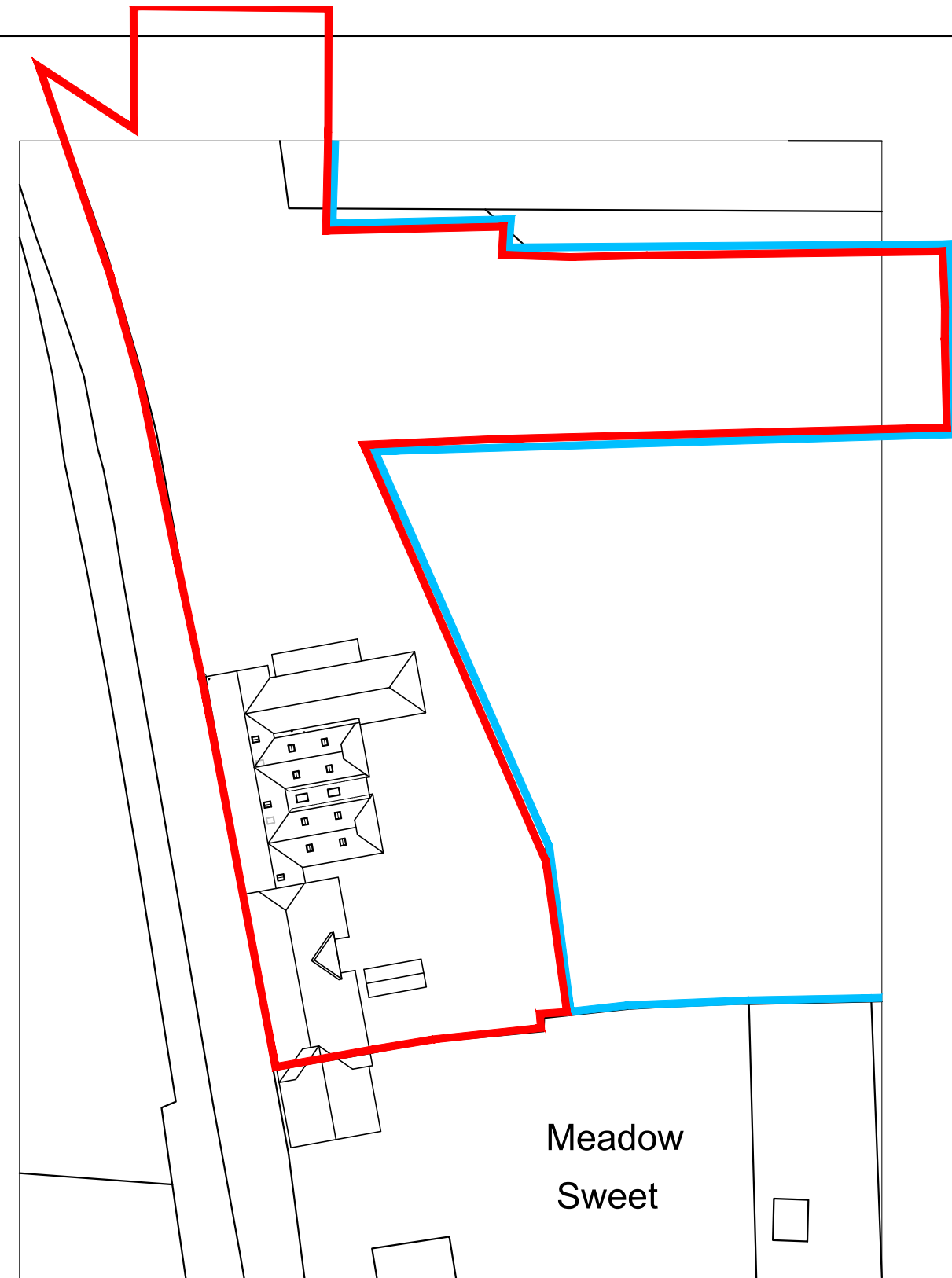
Borough of Havant



- Main Retail/Commercial/Office Areas
- Urban Areas
- Industrial Areas
- Open Space/Recreation
- Borough Boundary



Location Plan: 1:1250



Block Plan: 1:500

Northney Farm
Tea Rooms,
St Peter's Rd,
Hayling,
PO11 0RX

SITE PLANS

Revisions a) Note/Date/Initial
b)
c)

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CAAD

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The Old Brewery, 15E South Street, Havant, PO9 1BU



Scale A3 = As Shown
Drawn OS
Date 31/01/2023

17077-110⁰

0m 10m 20m 30m 40m 50m

0m 10m 20m 30m 40m 50m

Appendix B



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

Mr Critchley
Martin Critchley, Architect
The Old Brewery
15E South Street
Havant
PO9 1BU

For: Mr & Mrs Pike

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

Application Number: APP/17/01071

Site Address: Northney Farm Tea Room and Education Centre, St Peters Road, Hayling Island, PO11 0RX

Proposal: Single storey rear extension to Tea Rooms.

Further to your application received on 02 October 2017, which was valid from 16 October 2017 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 development hereby permitted shall be carried out in accordance with the following approved plans:
Tree Survey: Received Dated 16.10.17
Proposed Site Plan with Parking: Drawing Number 17077-103 B
Proposed Site Plan: Drawing No 17077-112 C
Location and Block Plan: Drawing No 17077-101 A
Proposed Floor Plan: Drawing No 17077-412 B
Proposed Roof Plan: Drawing No 17077-413
Proposed East and South Elevation Plan: Drawing No 17077- 512 B
Proposed North and West Elevation Plan: Drawing 17077- 513
Acoustic Statement: Dated 02.01.2018
Parking Statement: Dated 02.01.2018
Heritage Report: Dated 29.09.2017

Our Ref: APP/17/01071

Reason: - To ensure provision of a satisfactory development.

- 3 Other than as permitted under condition 4 below the tearoom hereby permitted shall not be open to the public before 10.00 hours or remain open after 17.00 hours on Monday to Sunday.
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 and the National Planning Policy Framework.
- 4 The tearoom may open to the public between the hours of 10.00 and 23:00 hours on Monday to Saturday on a maximum of three days in any week.
Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework 2012
- 5 No sound amplifying equipment shall be installed in the premises, which when operated is audible outside the premises, without the consent of the Local Planning Authority in writing.
Reason: To protect the amenities of the area and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 and National Planning Policy Framework 2012.
- 6 The range of food sold at the premises shall be in accordance with the previously approved written details in the Design and Access Statement paragraph 4.3 under application 09/74191/000 and there shall be no change in the range of food sold unless otherwise agreed in writing by the Local Planning Authority.
Reason: To accord with the terms of the application and to protect the amenities of occupiers of adjoining properties and having due regard to policy DM10 of the Havant Borough Core Strategy and National Planning Policy Framework 2012.
- 7 The amount of covers served at the team room shall not exceed 80 in total with only 48 served internally and 32 externally.
Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 and National Planning Policy Framework 2012
- 8 Prior to the extended tea room and kitchen facilities being first brought into use the existing extract at the building shall be fitted with a silencing module as set out in the Acoustic Statement hereby approved.
Reason: In the interests of the amenities of the area and having due regard to policy DM10 of Havant Borough Local Plan (Core Strategy) 2011.
- 9 The tearoom hereby permitted shall be limited to the area shown on drawing number 17077-112 C with any outside seating proposed restricted to an area to be defined on a plan to be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that the scale of the tearoom use is compatible with this rural location in the interests of the character and appearance of the area and sustainability having due regard to policy AL2 of the Havant Borough Allocations Plan.
- 10 The amended car parking arrangements shown on drawing number 17077-03 B shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 11 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
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.
- 12 Notwithstanding the hereby permitted development no percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) shall be undertaken during the bird overwintering period (i.e. October to March inclusive).
Reason: To provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011 and National Planning Policy Framework 2012.
- 13 No development hereby permitted shall commence unless and until a specification of an acoustic fence together with a plan has been submitted to and approved in writing by the Local Planning Authority. The fence shall be provided to the south and part east of the external seating area. The development hereby permitted shall not be brought into use until the implementation of the fence has been completed in full accordance with that specification.
Reason: In the interests of the amenities of the locality and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 14 Prior to the extended tea room being brought into use a site management plan shall be submitted to and approved in writing by the Local Planning Authority setting out measures for the management of noise from the car parking area.
Reason: In the interests of the amenities of the locality and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011.
- 15 Prior to the extended tea room being brought into use details of the location of staff parking shall be submitted to and approved in writing by the Local Planning Authority. The staff parking areas shall thereafter be retained for staff parking.
Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 16 Any use of the tearoom after 18.00 hours shall be restricted to use within the building only, and no activities or catering shall take place outside the building.
Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Core Strategy and the National Planning Policy Framework.

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 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:

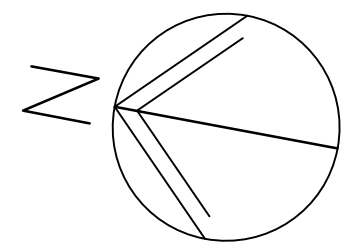
- You were updated about issues after the initial site visit,
 - Your application was acceptable as submitted and no further assistance was required.
- (5) You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times:
Monday to Friday: 08.00 - 18.00 and Saturday: 08:00 - 13.00.
Reason: This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

26 February 2018

Parking
As Approved:
APP/13/01262



Field

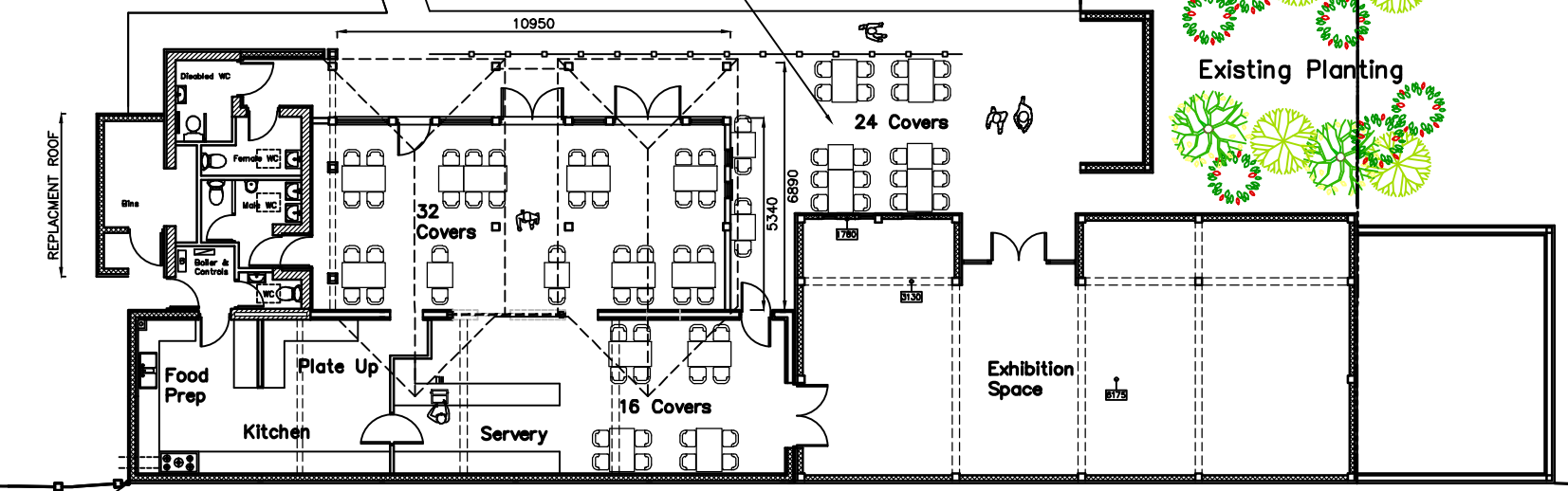
Lawn

Meadow Sweet:
Grade II Listed

Patio (Existing): Gravel

Existing Planting

Lawn



St Peter's Road

Northney Farm
Tea Rooms,
St Peter's Rd,
Hayling, PO11 0RX

PROPOSED SITE PLAN — BARN OFFSET

- Revisions
- A. Client Amendments 11/12/17
 - B. Planning Amendments 03/01/18
 - C. Seating Revisions 05/01/18
 - D.

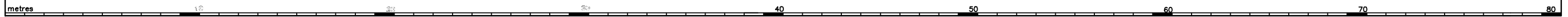


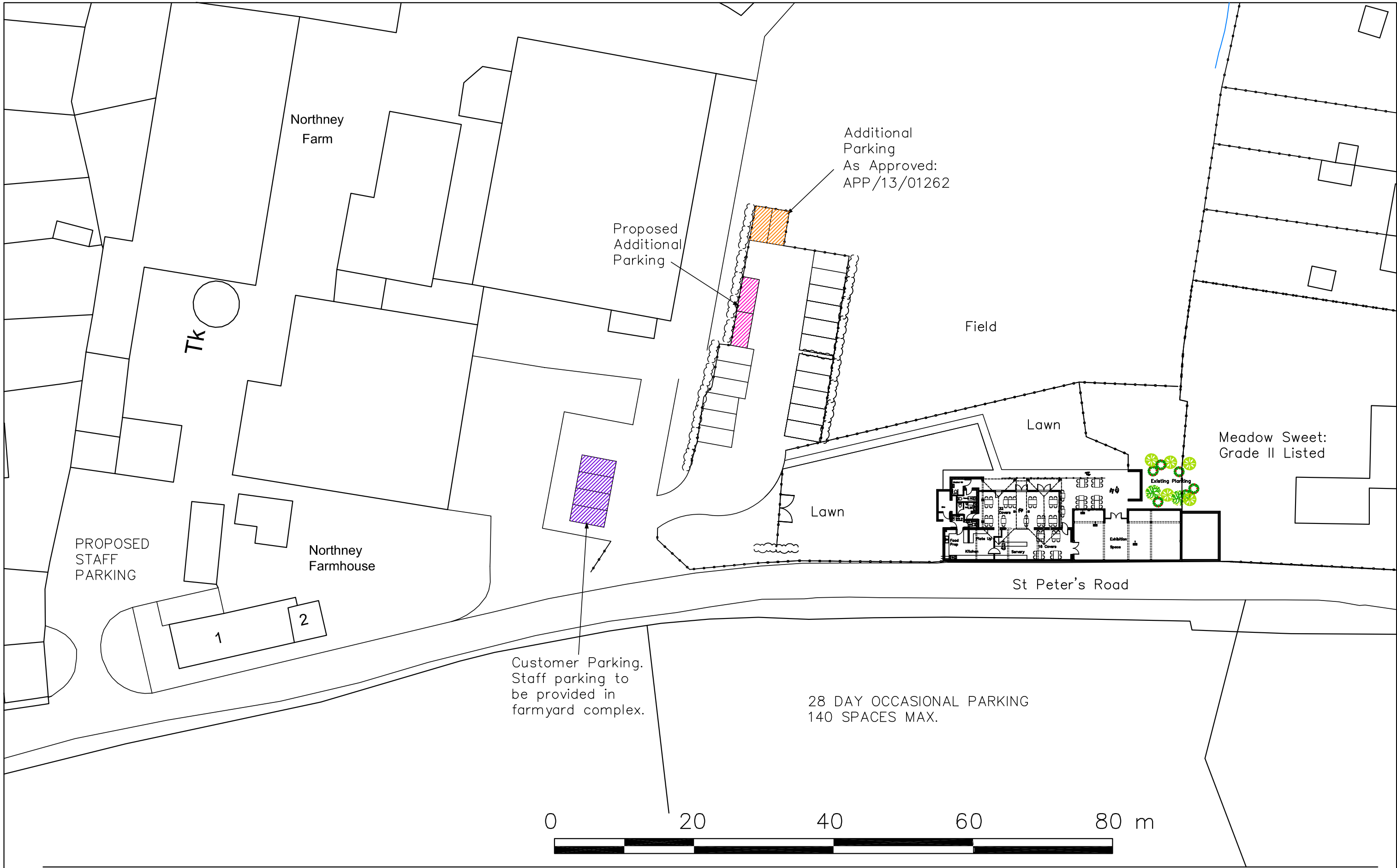
Martin Critchley
CHARTERED ARCHITECT

The Old Brewery,
15E South Street, Havant,
Hampshire, PO9 1BU
023 92 474 919
critchleyarchitect@hotmail.com

Scale A3=1:200 A1=1:100
Date 05/12/17
Drawn SAR/JHL

17077-112^C





Northney Farm
Tea Rooms,
St Peter's Rd,
Hayling, PO11 0RX

PROPOSED
SITE PLAN

Revisions
A. Survey Amendments 26/07/17
B. Planning Revisions. 21/02/18
C.



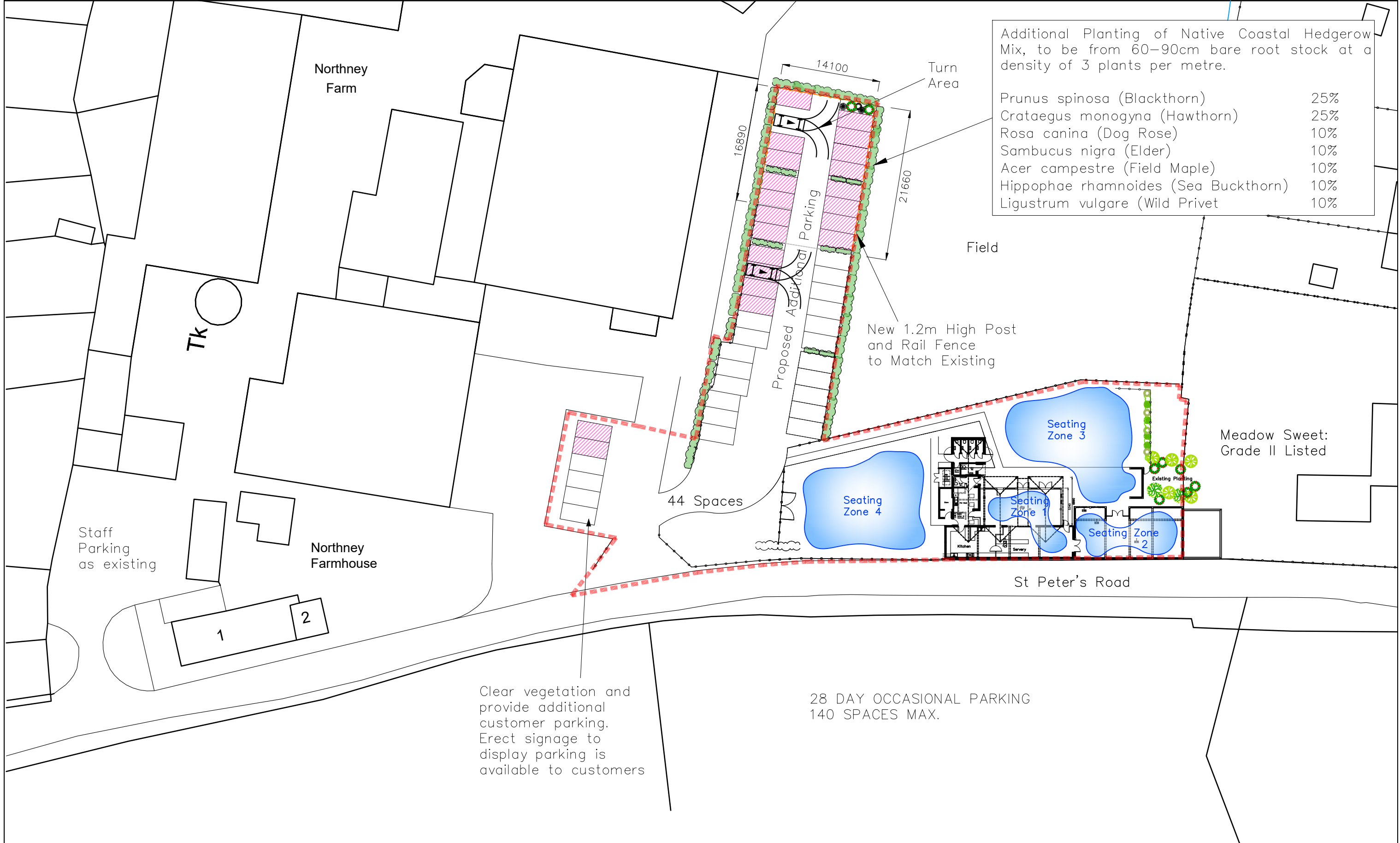
Martin Critchley
CHARTERED ARCHITECT

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023 92 474 919
critchleyarchitect@hotmail.com

Scale A3=1:500 A1=1:250
Date 20/07/17
Drawn OS/SAR

17077-103^B

Appendix C



Northney Farm
Tea Rooms,
St Peter's Rd,
Hayling, PO11 0RX

PROPOSED SITE PLAN

Revisions

- a) North Point Update/28.02.2023/SAR
- b) Parking Layout Update/16.06.2023/SAR
- c) Landscaping details added/06.07.2023/JHL
- d) Seating Zones/14.07.2023/SAR
- e) Seating Zones/31.07.2023/JHL

CAD

Critchley Architecture And Design Ltd.
Contact: 02392 474 919 | info@caad.online
The Old Brewery, 15E South Street, Havant, PO9 1BU

N

Scale A3 = 1:500
Drawn OS/SAR
Date 12/01/2022

17077-120

E

150m

100m

150m

200m

Appendix D

A Copy of the tearoom's current Webpage advertising Weddings and Parties

Weddings & Parties - Northney Farm Tea Rooms

 NORTHNEY FARM TEAROOMS

Home About Menus Weddings & Parties FAQs News Contact

023 9246 7607

Did you know that our beautiful barn is available to hire?

For birthdays, anniversaries, baby showers, christenings, weddings or any other special occasion, please speak to our dedicated events manager or email us at events@northneyfarm.com

Weddings In The Barn

We offer all-inclusive packages to suit your budget, an outside shelter also available for hire. From simple evening function to a full day of celebration. Set on the dairy farm our cows are always happy to see you.

We are a relaxed family run wedding venue set amongst the beautiful coastal farmlands on Hayling Island. Our delightful barn has stood proudly on the farm for many years with its agricultural uses, but is now available to you for your personal intimate celebration.

[Contact us for a brochure](#)



Other Special Occasions

Let Lottie and our lovely staff take the stress out of your special day.

Our team prepare all the food on-site, guaranteeing you the very best quality. To compliment the food, drinks are available, ranging from fine wines and spirits, to soft drinks, milkshakes, juices and cordials.

Here at Northney Farm Tea Rooms our Events team work closely with you to make sure your day is just as you would like. Taking you through each step of planning and preparation. We work with some amazing suppliers, from Celebrants, Venue Decorators, DJs and Florist. Speak to our event manager for details and check out our links below.

[Contact us for a brochure](#)



Partners / Suppliers

- ♥ **The Little Details Company**
Wedding venue dressing service and décor hire in Hampshire and Northamptonshire – because the little details matter.

♥ **Charles Gale Formalwear**
We offer a large range of high class clothing for every occasion. Select from suits, jackets, trousers, formal clothing, semi-formal clothing and country clothing.

♥ **Antonia Falconer Photographer**
Antoniya Falconer Photography is a newborn, children and family photographer based in Portsmouth.

♥ **Eventus Hire**
Our family run business has been providing excellent service and products across Hampshire and Dorset for over 20 years.

♥ **Florence Lane Flowers**
Florence lane Flowers has grown from a passion for unusual and beautiful, artisan flowers.
- ♥ **The Bridal Hall**
Situating in Gosport town centre. Beautiful collection of wedding gowns, Bridesmaid and Prom dresses.

♥ **Radiant Retro Rides**
Enjoy a unique cream tea experience, photo shoot or wedding transport in our classic VW campervan.

♥ **Jacqui's Special Occasions hair and makeup**
Qualified hairstylist, beautician & MUA with over 35+ years experience.

♥ **Boxed Bridal**
Boxed Bridal – your specialists in wedding dress cleaning plus so much more...

♥ **Trula Marie Little Cake Company**
Making Truly beautiful cake creations, sugar crafting & bringing client request's to life is what we love to do here at Trula Marie's Little Cake Company.

For more information please contact Lottie or James via email events@northneyfarm.com or call 023 9246 7607 between 10:30am & 5:00pm.