



Havant
BOROUGH COUNCIL

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Mr Millett
Walsingham Planning
Bourne House
Cores End Road
Bourne End
SL8 5AR

For: N/A
Premier Coffee Ltd

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

Application Number: APP/16/00679

Site Address: 27 London Road, Cowplain, Waterlooville, PO8 8DF

Proposal: Change of use from Class D2 gym to mixed Class A1/A3 Costa Coffee shop, raised decked outside seating area with fixed barriers, new front entrance door, new rear access door and two replacement air conditioning units.

Further to your application received on 29 June 2016 which was valid from 18 July 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 premises shall only be open for trade or business between the hours of:

07.00 hours to 18.00 hours Monday to Saturday,

08.00 hours to 17.00 hours on Sundays

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.
- 3 Servicing and deliveries to or from the premises shall only take place between the hours of 08.00 hours to 18.00 hours Monday to Saturday, and 10.00 hours to 16.00

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hours on a Sunday of Public Holiday.

Reason: In the interests 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.

- 4 No new or replacement extract or plant equipment other than that hereby approved shall be installed without the prior written approval of the Local Planning Authority. Any such extract or plant equipment shall be subsequently installed and maintained in accordance with the approved details.

Reason: In the interests of the amenity of the locality and having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The proposed 2 No. AC condensers to the north west elevation shall not be in operation excepting during the opening hours of the premises for trade or business as set out in condition No.2.

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.

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

Planning, Design & Access Statement June 2016

Location Plan Licence No. 100022432

Site Plan Licence No. 100022432

Existing and Proposed Ground Floor Plans Drawing No. A687016/01 Rev C

Existing and Proposed South East and North West Elevations Drawing No.

A687016/02 Rev B

Proposed Signage Drawing No. A687016/03 Rev A

Existing and Proposed South West Elevations Drawing No. A687016/08

External Furniture 4.35 December 2015

External Accessories -External Barriers 4.26 December 2015

Air Conditioning detail PLA-RP100BA

Email dated 2nd September 2016 from Walsingham Planning

Reason: - To ensure provision of a satisfactory development.

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

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- (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.

- (5) The applicant is advised that the installation of heat pump air conditioner equipment which when operated externally is audible from outside the curtilage of the premises, may detriment local amenity and could cause nuisance to neighbouring residential premises, for which the occupier, operator or person in control of the site would be liable. The granting of this planning consent does not implicitly permit the emission of noise from the site, nor does it supersede the general requirement of the Environmental Protection Act 1990 (as amended) not to cause statutory, public or private nuisance.

- (6) The applicant is advised that nothing in this permission shall authorise the display of advertisements which are subject to a separate application for advertisement consent Ref: APP/16/00680.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

12 September 2016