



Havant
BOROUGH COUNCIL

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Mr R Lilley
Lilley Architecture
232 Southwood Road
Hayling Island
PO11 9QQ

For: Mrs Sandra Craciun and Mr W Moffat
Konsept Services Limited

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

Application Number: APP/15/00828

Site Address: First Floor, 10 Mengham Road, Hayling Island, PO11 9BL

Proposal: Change of use from former Private Snooker Club (D2) to Fitness Centre (D2).

Further to your application received on 24 July 2015, 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 This permission shall enure solely for the benefit of Konsept Services Ltd for use as a fitness centre and gym only and for no other purpose whatsoever including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended, and shall not enure for the benefit of the land, and the use hereby permitted shall be discontinued on the date when Konsept Services Ltd cease(s) to occupy the land.
Reason: To safeguard the amenities of the occupiers of nearby property and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The premises shall only be open between 0600 hours and 2200 hours.
Reason: To protect the amenities of nearby residential properties and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The first floor windows in the building shall be kept closed at all times whilst music is playing inside the building.

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Reason: To protect the amenity of the neighbouring properties and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (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 policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 Details of any further proposals relating to the installation of any additional noise making equipment (i.e. refrigeration units, extract ventilation equipment, heat pumps), shall be submitted to and agreed in writing by the Local Planning Authority prior to their installation. The equipment shall thereafter be installed and maintained in full accordance with the approved details.

Reason: To protect the occupants of nearby residential properties from noise, vibration and/or odour nuisance and having due regard to Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Design and Access Statement

Location and Site Plan Drawing Ref 351 PL01 Rev 00

Entrance (ground floor) plan: Existing Drawing Ref 351 PL02 Rev 00

First floor plan: Existing Drawing Ref 351 PL03 Rev 00

Roof plan: Existing Drawing Ref 351 PL04 Rev 00

Entrance (ground floor) plan: Proposed Drawing Ref 351 PL05 Rev 00

First floor plan: Proposed Drawing Ref 351 PL06 Rev 00

Roof plan: Proposed Drawing Ref 351 PL07 Rev 00

Elevations (Sheet 1): Existing Drawing Ref 351 PL08 Rev 00

Elevations (Sheet 2): Existing Drawing Ref 351 PL09 Rev 00

Elevations (Sheet 1): Proposed Drawing Ref 351 PL10 Rev 00

Elevations (Sheet 2): Proposed Drawing Ref 351 PL11 Rev 00

Proposed gym and roof HVAC layouts Drawing Number DN02333 rev A and associated information regarding air conditioning unit received 01/09/2015

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)

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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) With respect to the sink discussed with Environmental Health you are reminded that the installation of such will need to comply with Building Regulations and Health and Food Safety Regulations.

(5) 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,
- Your application was acceptable as submitted and no further assistance was required.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

16 September 2015