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

Application Number: APP/14/00995

Site Address: West Street Precinct, Havant

Proposal: **Renewal of Planning Permission 09/57719/021 for street market to operate on Tuesdays and Saturdays in West Street, Havant precinct, and on Tuesdays only outside St. Faiths Church, and for occasional use of specialist markets on other days.**

Further to your application received on 24 September 2014, which was valid from 29 September 2014, 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 This permission shall be for a limited period expiring on 31 December 2019 on or before which date the use of the land for a weekly Tuesday Market and Specialist Markets as set out in the applicant's specification received 24 September 2014 and a weekly Saturday Market as set out in the applicant's specification received 24 September 2014 shall be discontinued permanently and the site shall be restored to public highway unless the prior consent of the Local Planning Authority has been obtained in writing for a further period.
Reason: To allow the parking arrangements associated with the market use to be reviewed and having due regard to policies CS16, CS4, CS11 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 2 Notwithstanding the details shown on the approved plan, no goods or equipment associated with the market use hereby approved shall be sold, displayed or stored within the following areas:-
 - (i) a distance of 3m from any shop front on West Street with the exception of No's 20-32 and boundary wall of St Faith's church where the distance shall be 2m;
 - (ii) the defined "emergency vehicle access" shown on the approved plan.

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- Reason:** To secure well planned development in the interests of the amenities of the area and having due regard to policies CS16, CS4, CS11 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 No sound amplifying equipment associated with the market use hereby approved shall be operated outside of approved trading hours (0900-1700).
Reason: In the interests of the amenity of the area and having due regard to policies CS16, CS4, CS11 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 All litter arising from the market shall be removed from the site on the evening following the close of the market to the satisfaction of the Local Planning Authority.
Reason: In the interests of the amenities of the area and having due regard to policies CS16, CS4, CS11 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 Fire exit routes from adjacent premises and access to services such as Fire Hydrants and shut off points for gas electric and water services shall not be obstructed.
Reason: In the interests of public safety 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 The applicant shall make arrangements to meet the post office collection vehicle at the required times on Tuesdays and walk the vehicle through the market along the emergency access route to and from the post box.
Reason: To enable access through the market for mail collection for the benefit of the wider community and having due regard to policies CS16, CS4, and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 No vehicle being used for the purposes of or otherwise in connection with the markets hereby permitted shall be brought onto the pedestrianised area between 0900 and 1600 hours, and no persons, vehicles, materials or equipment associated with the market hereby permitted shall arrive at the site prior to 0600 hours.
Reason: To protect the amenities of occupiers of nearby residential properties and having due regard to policies CS16, CS4, and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 The temporary refuse containers shall be sited only within the area shown on the approved plan and all containers shall be removed from the site on the evening following the close of the market.
Reason: In the interests of the amenities of the area and having due regard to policies CS16, CS4, CS11 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 9 At least two access points (a minimum of 1m wide) between stalls shall be provided between No's 20 and 26 West Street.
Reason: To secure a well planned development in the interests of the amenities of the area and having due regard to policies CS16, CS4, CS11 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Havant Market West Street Precinct Havant drwg.no PC49-006 received 24 September 2014

Schedule One, Operational Details of Havant Market received 24 September 2014
Site Location Plan drwg.no V/1920 received 24 September 2014

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/pes.
- (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:
 - Your application was acceptable as submitted and no further assistance was required.
- (5) The access for fire appliances should be in accordance with Approved Document B5 of the current Building Regulations.



Mr Chris Murray
Service Manager (Planning Development)

21 November 2014