



Havant
BOROUGH COUNCIL

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Mr Bailey
Orme Ltd
2 Farm Road
Street
Somerset
BA16 0BJ

For: Mr Kettlewell
Wm Morrison Supermarkets PLC

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

Application Number: APP/14/00340

Site Address: The Leopard Public House, 31 London Road, Purbrook, Waterloooville, PO7 5LG

Proposal: Works to include the installation of an external, acoustically treated plant compound, externally accessed ATM, 2no. wall mounted satellites, automatically operated glazed entrance door and external roller shutter, dwarf wall and graded area to provide level access to be undertaken in order to produce a unit suitable for use for a national fresh produce retailer.

Further to your application received on 27 March 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 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 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.

- 3 Prior to the first operation of the development, hereby approved, the noise mitigation measures, as detailed in the submitted Plant Noise impact Assessment, dated 16 December 2013, prepared by Christy Ponsford and the accompanying plan Drawing RF 84678 SK001A shall be fully constructed. Once implemented the applicant shall submit to the local planning authority evidence that the noise mitigation measures accord with accepted standards.

Reason: In the interests of neighbour amenity and to accord with policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

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

Drawing 635/101

Drawing 635/102 (AS AMENDED) received 02/06/2014

Drawing 635/108

Drawing RF 84678 SK001A

Drawing SP01 Rev B

Environmental Noise Survey and Plant Noise Impact Assessment, dated 16/12/2013, prepared by Christy Ponsford

Additional updated internal layout for ground floor stamped 6th June 2014 - Drawing 373SK5/BWSL003

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 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 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
- (5) For the avoidance of doubt the development shall accord with plan 635/102, submitted 02/06/2014 and not to plan 635/102 as originally submitted showing the provision of two totem signs at the site front.
- (6) The applicant's attention is drawn to the consultation response received from the Crime Prevention Design Advisor (which can be viewed on the Council's website www.havant.gov.uk). The response includes several suggestions to reduce potential crime, particularly in respect of the ATM.



Mr Chris Murray
Service Manager (Planning Development)

13 June 2014