



Havant
BOROUGH COUNCIL

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Mr Bolt
The Emsworth Brewery
40-42 North Street
Emsworth
PO10 7DG

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

Application Number: APP/13/01209

Site Address: 16-18 West Street, Emsworth, PO10 7DY

Proposal: Change of use of small external store from B1 to micro-brewery (sui generis).
(Renewal of Planning Permission APP/10/00884).

Further to your application received on 02 December 2013, 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 2 parking spaces (P2 as shown on drawing received 2nd December 2013 and titled 'Site Plan Notes') provided within the curtilage of the site shall be kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 2 Deliveries shall only be taken and/or dispatched from the site between the hours of 09.00 and 19.00 Monday to Friday and 09.00 and 17.00 on Saturdays and not at all on Sundays and recognised Bank Holidays, and this condition shall apply notwithstanding any information contained in the current application.
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 2012.
- 3 The premises hereby permitted shall not be used for the purposes of brewing before 09.00 hours or after 19.00 hours on Mondays to Fridays nor before 09.00 or after 17.00 on Saturdays nor before 10.00 or after 16.00 Sundays and any recognised Public Holidays, and this condition shall apply notwithstanding any information contained in the current application.
Reason: To protect the amenities of nearby residential properties and having due

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regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

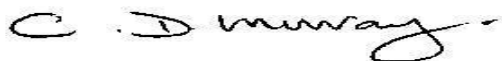
- 4 Brewing days (as described in the applicants additional information as when the wort is being boiled) shall be limited to a Monday to Saturday and not at all on Sundays or Bank Holidays and shall be limited to a maximum of 2 batches per week (as described in the applicants additional information as when the wort is being boiled).
Reason: In the interests of the occupiers of neighbouring dwellings and having due regard to Policy CS16 of Havant Borough Local Plan (Core Strategy) 2011, which forms part of the Havant Borough Local Development Framework and the National Planning Policy Framework 2012.
- 5 The use hereby permitted shall not continue unless equipment detailed in the supporting information with application APP/10/00884 (Vent Axia TX9WW Axial 85w, and the external condenser, or similar) required to discharge odours and fumes from the brewing process is installed and retained to the satisfaction of the Local Planning Authority.
Reason: To ensure that the use does not result in unsatisfactory cooking odours outside the premises in the interests of the amenity of occupiers of nearby properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The extraction equipment installed in pursuance to Condition 6 above shall be regularly maintained to ensure its continued satisfactory operation. The brewing process shall be ceased if at any time the extraction equipment ceases to function, until it is repaired and is operative to the satisfaction of the Local Planning Authority.
Reason: To ensure that the use does not result in excessive cooking odours outside the premises in the interests of the amenity of occupiers of nearby 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.
- 7 Notwithstanding any information contained within the application, no equipment, storage container or shed, raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be located or stored on the site at any time except within the buildings hereby authorised for the micro-brewery use, unless details of this have otherwise been approved in writing by the Local Planning Authority for that express purpose.
Reason: In the interest of the appearance of the site and the visual amenities of the surrounding 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.
- 8 Unless otherwise agreed in writing by the Local Planning Authority, the casks to be used for the dispatching of beer from the site shall be plastic only.
Reason: In order to protect the amenities of neighbouring residents from noise and having due regard to Policies CS16 of Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework and the National Planning Policy Framework 2012.
- 9 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan received by the Council 2nd December 2013
Floor layout received by the Council 2nd December 2013
Parking detailing labelled as Site plan notes received by the Council 2nd December 2013

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 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.



Mr Chris Murray
Service Manager (Planning Development)

27 January 2014