Havant BOROUGH COUNCIL

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For: Acres Developments Ltd

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

Application Number: APP/11/01445
Site Address: 64-66 Hazleton Way, Waterlooville, PO8 9BT
Proposal: Change of use of ground floor from public house to day nursery and installation of new front entrance doors and partial infill of rear shutter opening with 2No. single leaf doors, window and brickwork infill.

Further to your application received on 16 September 2011, which was valid from 23 September 2011, 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 day nursery hereby permitted shall not open to the public before 07:30 hours or remain so open after 18:00 hours on Monday to Friday. It shall not be open at all on Saturdays, Sundays or on public holidays.
Reason: To protect the amenities of nearby residential properties and having due regard to policies DM10 and CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework, Planning Policy Statement 1 and Planning Policy Guidance 23.

3 The nursery hereby approved shall not accommodate more than 50 children at any one time.
Reason: To maintain a level of control over the intensity of the use in the interests of the amenities of neighbouring residents numbers and in the interests of highway safety and having due regard to policies DM12, DM14 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1 and Planning Policy Guidance 13.

4 The use of the ground floor level of the premises hereby approved shall be used only as a day nursery, and (with the exception of a museum, library or art gallery use) shall not be used for any other purpose whatsoever including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
Reason: In the interests of neighbouring amenities, traffic parking and to order to maintain a community facility that is a beneficial use and having due regard to policies DM2 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework, and Planning Policy Statements 1 and 4.

5 The development shall not be brought into use until a minimum of 14 vehicle parking spaces and 5 long stay and 5 short space cycle parking stands have been provided within the curtilage of the site. Details of the cycle parking shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the use hereby approved. The vehicle parking spaces and cycle stands shall thereafter be kept available for parking at all times.
Reason: In the interests of highway safety and having due regard to policies DM13, DM14 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework, Planning Policy Statement 1 and Planning Policy Guidance 13.

6 No development shall be brought into use until a full Travel Plan has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied for a period of more than 3 months until the approved Travel Plan has been implemented.
Reason: In the interests of highway safety and having due regard to policies DM13, DM14 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework, Planning Policy Statement 1 and Planning Policy Guidance 13.

7 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies DM8 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

8 No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the use hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

9 No fixed or non-portable play equipment (such as climbing frames, swings or similar) shall be installed in areas outside the building unless details have first been submitted to and approved in writing by the Local Planning Authority.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

10 The development hereby permitted shall be carried out in accordance with the following approved plans:
D1A - Location Plan at scale 1:1250
D3A - Site Plan
D4A - Ground Floor as Proposed
D5A - First Floor as Existing
D6A - West Elevation as Proposed
D7A - East Elevation as Proposed
Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework: and Planning Policy Statements/Guidance -

Havant Borough District Wide Local Plan 1996-2011

CS1	(Community Buildings)
CS2	(Community Health Facilities)

Havant Borough Core Strategy 2011

CS16	High Quality Design
CS17	Concentration and Distribution of Development within the Urban Areas
CS21	Developer Requirements
CS9	Housing
DM10	Pollution
DM12	Mitigating the Impacts of Travel
DM13	Car and Cycle Parking on Residential Development
DM13	Car and Cycle Parking on Residential Development
DM14	Car and Cycle Parking on Development (excluding residential)
DM2	Protection of Existing Community Facilities and Shops
DM8	Conservation, Protection and Enhancement of Existing Natural Features

National Policies

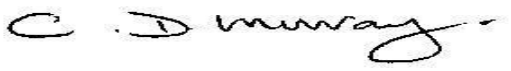
PPG13 (Transport)
PPS 1 (Delivering Sustainable Development)
PPS 3 (Housing)
PPS 4 (Planning for Sustainable Economic Growth)
PPS23 (Planning and Pollution Control)

The Council considers, having regard to the objectives of these policies, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the loss of the community building, the effect on the character and appearance of the area, the effect on neighbouring properties, adequacy of parking and highway implications. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

(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 Civic Offices or by telephoning 023 9244 6015.



Mr Chris Murray
Service Manager (Planning Development)

23 December 2011