Havant
BOROUGH COUNCIL

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To:
Mr A Witcomb
RJD
The Stansted Centre Parsonage Road
Takeley
Essex
CM22 6PU

For: J D Wetherspoon Plc

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

**Application Number:** APP/11/01016
**Site Address:** 8-9 Queens Parade, 121-123 London Road, Waterlooville, PO7 7EB
**Proposal: Change of use of highway to mixed used as highway and pavement cafe including seating area, operating hours to be 0800-1800 Monday to Saturday and 1000-1600 on Sunday and recognised public holidays**

Further to your application received on 12 May 2011, which was valid from 01 August 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 regards 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 seating area hereby permitted shall not be used outside the hours of 08:00-18:00 on Monday to Saturday and 10:00-16:00 Sundays and authorised Public/Bank Holidays.
**Reason:** To protect the amenities of nearby residential properties 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 Guidance 23.

3 All tables/chairs/parasols and any associated fittings shall be removed from the public highway outside of the approved hours of use as set out within Condition 2 above.
**Reason:** To ensure that the terms of the use hereby permitted are complied with in full, and in the interests of the streetscene, in accordance with of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

Our Ref: APP/11/01016

4 Prior to the development being brought into use, CCTV equipment shall be installed within the premises in accordance with a scheme, the detailed plans and particulars for which shall have first been submitted to, and approved in writing by, the Local Planning Authority. The approved CCTV equipment scheme shall be installed and be in full working order to the satisfaction of the Local Planning Authority prior to the commencement of the use hereby approved, and all components of the approved scheme shall remain in full working order so long as the use continues.
**Reason:** To ensure the safety and security of staff and customers and safeguard the amenities of the locality and having due regard to saved Policy CS6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

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

09058-001
09058-002
09058-003
09058/115 B

**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 Core Strategy 2011

| | |
|---|---|
| CS16 | High Quality Design |
| CS4 | Town, District and Local Centres |
| CS6 | Regeneration of the Borough |

National Policies

| | |
|---|---|
| PPS 1 | (Delivering Sustainable Development) |

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 regeneration, impact on amenities of neighbours and highway isues and other matters. 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.

(4) This notice relates only to approval under Planning Legislation. The applicant will also require a licence under Highway legislation and should therefore contact the Councils legal officers on 02392 446216.

Julia Potter
Executive Head of Planning and Built Environment

28 September 2011

Our Ref: APP/11/01016