



Havant
BOROUGH COUNCIL

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Graham Ash Architects
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For: Auto-Play Ltd

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

Application Number: APP/12/00590

Site Address: 2 Queens Parade, 121-123 London Road, Waterlooville, PO7 7EB

Proposal: Change of use from existing A1 (Retail) to Adult Gaming Centre (Sui Generis).

Further to your application received on 08 June 2012, 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 development hereby permitted shall be carried out in accordance with the following approved plans:
12:024:01; 12:024:02 Rev A; and Design, Planning and Access Statement
All received on 8 June 2012.
Reason: - To ensure provision of a satisfactory development.
- 3 The development hereby approved shall not be brought into use until the buildings, structure and plant have been insulated against the emission of noise in accordance with a scheme submitted to and approved by the Local Planning Authority. Such noise insulation shall be thereafter maintained and operated in accordance with the agreed scheme. Any new plant installed subsequent to the approval shall not increase background levels of noise as measured at the boundaries of the site without the approval of the Local Planning Authority in writing.
Reason: To ensure that the buildings, structures and plant are adequately sound proofed in the interests of the amenities of the occupants of nearby premises and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework, March 2012.

Our Ref: APP/12/00590

- 4 The former shop window shall at all times be retained and incorporate a window display maintained, with regular periodic changes, to the satisfaction of the Local Planning Authority.
Reason: In the interests of visual amenity and to ensure the continuity of the shopping facade and having due regard to Saved Policy TC7 of the Havant Borough Local Plan 1996 - 2011 and Policies CS4 and CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework, March 2012.
- 5 The use of the premises hereby granted shall not be operated on a membership or other private basis and shall be open to public access to the satisfaction of the Local Planning Authority.
Reason: To ensure the use remains compatible with the Town Centre and having due regard to Saved Policy TC7 of the Havant Borough Local Plan 1996 - 2011 and Policies CS4 and CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework, March 2012.
- 6 The premises shall not open to the public before 09:30 hours or remain so open after 23:00 hours on Monday to Saturday and shall not open to the public before 10:00 hours or remain so open after 18:00 hours on Sunday or any recognised Public Holiday.
Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

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 The National Planning Policy Framework, March 2012.

Havant Borough District Wide Local Plan 1996-2011
TC7 (Changes of Use Secondary Frontage)

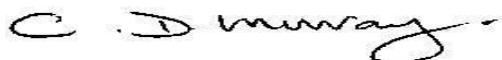
Havant Borough Core Strategy 2011
CS16 High Quality Design
CS4
DM10 Pollution

The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, 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 impact on neighbouring amenities. 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.
- (1) In order to reduce opportunity for crime, Hampshire Constabulary recommended the following measures:
1. Installation of a Closed Circuit TeleVision (CCTV) system with cameras sited to cover: both doors, the counter area and the gaming areas. The images provided should be of a quality that will allow for the identification of a person.
 2. The rear door of the unit be improved to a door certificated to LPS1175 level 2.
 3. A monitored intruder detector alarm should be installed.
 4. If a safe is to be located within the shop an alarm sensor should be installed within the room in which the safe is located.
 5. A panic button should be provided for activation by the staff.
 6. Access to the counter area appears to be by lifting part of the counter. As a result a member of staff may become trapped in a place that cannot be made secure. Consideration should be given as to how to provide for the protection of staff.

For any further advice on this matter please contact the Crime Prevention Design Officer at Hampshire Constabulary Tel: 02392 891831



Mr Chris Murray
Service Manager (Planning Development)

03 August 2012