Havant BOROUGH COUNCIL

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To:
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Axis Architecture Ltd
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For: Mrs Lamburne

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: APP/10/00265
Site Address: The Hub, Greywell Heights, 39 Park Parade, Havant
Proposal: Change of use from A3 (food and drink) to Part A3 and Part D1 (a Day Centre run by a group of charities) plus alterations to fenestration approved under Planning Permission 06/53366/009.

Further to your application received on 10 June 2010, which was valid from 18 June 2010, 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 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 hereby permitted A3 use at the premises shall only be open to the public between the hours of 09:00 to 21:00.
Reason: In the interests of the amenities of occupiers of the nearby residential properties and having due regard to saved policies TC10 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

3 Notwithstanding the provisions of any Town and Country Planning General Development or Use Classes Order, the ground floor commercial use hereby permitted, shall only be used for purposes falling within the scope of Class A3 and Class D1 in the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended in 2005, and no ancillary takeaway uses are permitted unless

otherwise agreed in writing by the Local Planning Authority.
Reason: To enable the Local Planning Authority to consider the acceptability of alternative use and having due regard to saved policies D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

4 Detailed plans showing the design and external appearance of the signage for the commercial use hereby permitted including fascias shall be approved in writing by the Local Planning Authority before work on the commercial front commences.
Reason: In the interests of visual amenity and having due regard to saved policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

5 No development hereby permitted shall commence until a detailed scheme for filtration and extraction of fumes generated (by cooking processes) at the premises has been submitted to and approved in writing by the Local Planning Authority. The Class A3 bar/restaurant use hereby permitted shall not be brought into use until the implementation of such approved filtration and extraction scheme has been completed in full accordance with all detailed components of such scheme. At all times thereafter, all elements of that scheme shall be maintained in a wholly efficient and effective working order.
Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring property and having due regard to saved policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

6 Notwithstanding the approved plans, no tables, chairs, structures, furniture or any other object shall be placed on the external seating area (as marked on the proposed ground floor plans) until details of what shall be placed in that area and for how long have been agreed in writing by the Local Planning Authority. Thereafter, only items that have been agreed shall be placed in that area and under no circumstances shall anything else be placed in that area, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of visual amenity and safety and have due regard to saved policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

Other Important Information:

In reaching its decision the Council has had regard to the saved policies of the Havant Borough District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development Framework:-

Havant Borough District Wide Local Plan 1996-2011

D1	(High Quality Design)
PC1	(Control of Potentially Polluting Uses)
T9	(Provision of Vehicle Parking and Turning Facilities)
TC10	(Control of Class A3, A4 and A5 Food and Drink Uses - Local Centres and Other Areas)
TC9	(Control of Class A3, A4 and A5 Food and Drink Uses - Town Centres and District Centres)

National Policies

PPS 1	(Delivering Sustainable Development)
PPS 4	(Planning for Sustainable Economic Growth)

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 effect on the residential amenity and highways 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.

Mrs J A Batchelor
Head of Development & Technical Services

13 August 2010

Our Ref: APP/10/00265