



To:
Mr Bolt
40-42 North Street
Emsworth
Hants
PO10 7DG

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

Application Number: APP/10/00884

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

Proposal: Change of use of small external store from B1 to micro-brewery (sui generis).

Further to your application received on 12 November 2010 which was valid from 07 February 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 your application.
- (ii) The following conditions:

Conditions:

- 1 This permission shall be for a limited period of 2 years from the commencement of use hereby approved, on or before which date the use of the building for a brewery shall be discontinued permanently and the site shall be restored to B1 use unless the prior consent of the Local Planning Authority has been obtained in writing for a further period. Prior to commencement of use the applicant shall advise the Local Planning Authority in writing of the intended date of the commencement of use, which shall not be later than 12 months from the date of this notice of permission.
Reason: To enable the Local Planning Authority to assess the impact of the proposed use and having due regard to policy CS16 of Havant Borough Core Strategy 2011.
- 2 The use shall not commence until a minimum of 2 parking spaces (P1c and P1d as shown on drawing received 15th December 2010 and titled 'Site Plan Notes') have been provided within the curtilage of the site and thereafter those spaces 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 Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Guidance 13.

- 3 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 Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 23.
- 4 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 regard to policy DM10 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Guidance 23.
- 5 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 Core Strategy 2011, which forms part of the Havant Borough Local Development Framework.
- 6 The use hereby permitted shall not be commenced until the equipment detailed in the supporting information to the application (Vent Axia TX9WW Axial 85w, and the external condenser, or similar as shall first be approved in writing by the LPA), to discharge odours and fumes from the brewing process shall have been installed 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 Core Strategy 2011, which forms part of the Local Development Framework.
- 7 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 and noise 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 Core Strategy 2011, which forms part of the Local Development Framework.
- 8 Notwithstanding any information contained in the current 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 Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Guidance 23.
- 9 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.

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
TC1 (Hierarchy of Centres)

Havant Borough Core Strategy 2011

CS12	Chichester Harbour Area of Outstanding Natural Beauty (AONB)
CS16	High Quality Design
CS2	Employment
CS4	
DM10	Pollution
DM14	Car and Cycle Parking on Development (excluding residential)
DM5	Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses

National Policies

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

The Council considers, having regard to the objectives of these policies and proposals, 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 upon the streetscene, the effect upon the amenities of the neighbouring properties, parking and pedestrian movements, deliveries and odor. 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) The applicant will be required to register with Environmental Health as a food business 28 days prior to opening.

for *Stweaver*

Julia Potter
Executive Head of Planning and Built
Environment

04 April 2011