

HAVANT BOROUGH COUNCIL

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPEAL BY Mr James Pike AGAINST REFUSAL of Retrospective use of barn as mixed use tea room and education/exhibition space, change of use of Agricultural Land to extend existing car park, amendment to existing seating arrangements with increase in covers from 80 to 100.

AT Northney Farm, St Peters Road, Hayling Island, Hampshire, PO11 0RX

Planning Inspectorate Reference: APP/X1735/W/23/3335266

LPA Ref: APP/23/00102

List of Suggested Conditions:

1. The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by 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:
Location and Block Plan – Drawing Number 17077-110 Rev 0
Proposed Site Plan –
Drawing Number 17077 – 120 Rev E
Noise Impact Assessment by Impact Acoustics ref IMP7385-1
Design, Access and Heritage Statement V4 issued September 2023

Reason: - To ensure provision of a satisfactory development.
3. The amount of covers served at the team room shall not exceed 100 in total and be provided in the Seating Zones shown on Drawing Number 17077 – 120 Rev E only, with a maximum of 26 covers in Seating Zone 3, and a maximum of 74 covers in Seating Zone 4.
Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 and National Planning Policy Framework.
4. Other than as permitted under condition 5 below the tearoom hereby permitted shall not be open to the public before 10.00 hours or remain open after 17.00 hours on Monday to Sunday.
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 the National Planning Policy Framework.
5. The tearoom may open to the public between the hours of 10.00 and 23:00 hours on Monday to Saturday on a maximum of three days in any week.
Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.
6. Any use of the tearoom after 18.00 hours shall be restricted to use within the building only, and no activities or catering shall take place outside the building.
Reason: To protect the amenities of nearby residential properties and having due

regard to policy DM10 of the Havant Borough Core Strategy and the National Planning Policy Framework.

7. No sound amplifying equipment shall be installed in the premises, which when operated is audible outside the premises, without the consent of the Local Planning Authority in writing.

Reason: To protect the amenities of the area and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 and National Planning Policy Framework.

8. The range of food sold at the premises shall be in accordance with the previously approved written details in the Design and Access Statement paragraph 4.3 under application 09/74191/000 and there shall be no change in the range of food sold unless otherwise agreed in writing by the Local Planning Authority.

Reason: To accord with the terms of the application and to protect the amenities of occupiers of adjoining properties and having due regard to policy DM10 of the Havant Borough Core Strategy and National Planning Policy Framework.

9. The boundary fencing and hedge planting shown on Drawing Number 17077 – 120 Rev E shall be provided and planted within 3 months of the date of this permission, in accordance with the approved details. Any plants that are removed, uprooted, destroyed or die or become severely damaged or diseased within 5 years of planting shall be replaced within the next planting season by similar plants.

Reason: To ensure adequate screening of the car park in this rural area, having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.