

16 JAN 2018

RECEIVED

Design and Access Statement for Retrospective Planning Application to front Forecourt at:**The Railway Inn, 95 North Street Emsworth. PO10 7PQ****1.0 The Property**

The property is located on North Street, leading away from the village centre and occupies a corner site with Sultan Road. Diagonally opposite is the entrance to Emsworth Railway Station. The property is a privately owned public house with additional Bed and Breakfast rooms provided to the rear ground and main first floor areas. The original building has been operating as a pub since 1891 and is located in an original and established part of Emsworth. A small bedsit flat also existing to the rear of the site at first floor level for exclusive use of the owner, in his role as Pub Manager.

2.0 The Proposal

Following a letter received from Havant Borough Council Planning Department dated 24th October, 2017 (Ref. DC/PW/00141/CMP) it was advised that various fittings and fixtures provided to the front (west) forecourt area were currently unauthorised use under Planning Regulations. A subsequent retrospective application is now submitted to Regularise the following matters:

- A) Awning to external south wall of front entrance lobby.
- B) Screen enclosure to refuse bins.
- C) External lightning.
- D) CCTV Camera.
- E) External electric wall heaters.

2.0 (A) Awning to external south wall of front entrance lobby.

This awning replicates one already located to the north wall of the front entrance lobby (which was approved under Planning Ref:09/63424/003). The purpose of the awning is to provide weather protection to customers using the pub, and wishing to sit in the forecourt area, particularly used by smokers.

The awning is identical to the one located on the north side of the forecourt in style and colour (grey).

2.0 (B) Screen enclosure to refuse bins

Refuse bins (Wheelie style) were originally located to the front forecourt area in August 2015. It should be noted that all nearby properties in North Street also have their bins sited to the front forecourt areas. Five bins are located to the area (as detailed on drawing ref.01/18) and are regularly emptied by the Local Authority. Glass recycling is paid for by the owner in conjunction with the pub.

In August 2016 the owner provided the existing timber screen/doors to enclose the bins. The enclosure is 2.4m high with no roof so as to allow open ventilation. The height of the

enclosure matches an existing boundary hedge to No.93 North Street forming a natural rear screen. The owner has left the timber undecorated at this stage, however it is proposed to apply 'Sadolins' Mahogany Wood stain to all timber surfaces. This will match the finish applied to all bench furniture provided to the forecourt area.

2.0(C) External Lighting

The external walls to the pub have or mental carriage style lights fitted as indicated on the drawing ref.01/18. It is understood these lights have been in-site since pre-1980 and were installed by previous owners.

2.0(D) CCTV Camera

A CCTV camera is located on the wall to the front south west corner of the entrance lobby to the pub (as shown on drawing 01/18). The provision of the CCTV is a requirement of the licence for the pub and has been used by the Police on occasions to identify persons under the 'Pub Watch' scheme of which the owner is the local chairman.

The provision of CCTV is to safe guard the public and considered an essential requirement on public establishments.

2.0(E) External Electric Wall Heaters

There are 3 No. wall mounted electric bar heaters fixed to the external walls of the pub providing heat to the users of the front forecourt area. Heaters are positioned as indicated on drawing 01/18. These heaters are operated as required for the comfort of customers using the forecourt area and are regulated by a timer for five minutes.

3.0 CONCLUSION

Until the receipt of the letter from Havant Borough Council as detailed in item 2, no complaints or issues had been identified or received by the Owner regarding these matters. Bins in particular are emptied regularly by Havant Borough Council and private bodies, none of which have any issues with current arrangements.

A number of letters of support with regards to the current arrangements being considered under this application have been obtained and are attached to this statement. Therefore in light of no other known objections or issues with the current arrangements it is considered these matters should be retrospectively approved as presented in the application and as currently provided on site.

M. C. Singleton
(on Behalf of Mr D. Lucas)
MCS/01/18

13 January 2018



Brian C. Wareham
27 Kay Crescent
Headley Down
Bordon
Hants
GU35 8AH

8th January 2018

Railway Inn
95 North Street
Emsworth
Hants
PO10 7PQ

Dear Dusty

Re: Lights outside Railway Inn

It was nice hearing from you yesterday I hope you have a Happy New Year.

With regards to the lights outside the pub. I am confident that the first lights were installed by Johnny Miller back in the mid 1970s when J. M. Inns purchased the place and set about converting it, building the restaurant on top of what used to be a small car park and repositioning the front door to its present position..

There were certainly lights all around the pub when I took over it in October 1987, I changed the old J.M.Inns coach lights into the plastic more weatherproof ones you see today in about 1990.

Hope this answers your question, please contact me if you need any further information.

With kindest regards

Brian C. Wareham



M C W GLADDIS
BUILDING CONTRACTOR
19 COLDHARBOUR FARIM ROAD
EMSWORTH
PO107XA

25/10/2017

Dear Sir/Madam

I have lived in Emsworth since 1996 and used the public houses in emsworth on a regular basis and several years prior to locating myself here in Emsworth.

Myself and all customers have always used the front right side of the railway inn as viewed from the street to sit and smoke and leave my bicycle in the wooden safe store area provided.

I also use all of the public houses in the village and all smoking customers regularly smoke and sit outside the front of all of the various inns

I hope these facts will be of assistance to yourselves.

M GLADDIS



THE COAL EXCHANGE (EMSWORTH)LTD

21 SOUTH STREET

EMSWORTH

HAMPSHIRE

PO10 7EG

25 October 2017

TO WHOM IT MAY CONCERN

I AM WRITING TO YOURSELVES TODAY IN REGARD TO THE RAILWAY PUBLIC HOUSE. THERE HAS BEEN BOTH A SEATING AREA, TABLE AND SHELTER SINCE THE CURRENT LANDLORD TOOK OVER 9 YEARS AGO, ON THE OUTSIDE FRONT RIGHT AREA, AS THEY HAVE NO REAR GARDEN.

Sincerely,

DAWN SWIFT

PETER MCINTYRE

DIRECTORS



Miss Rebecca Hayden

86 North Street

Emsworth

PO10 7PN

To Whom It May Concern,

I have worked for Mr David Lucas at The Railway Inn for 9 years, I have also been a resident of the above address for 8 years (which is directly opposite The Railway Inn.)

I can confirm that there has always been a smoking area with seating and shelter in front of the Pub premises on both sides of the property for the duration of the time stated above.

Please contact me for more information if required, I am happy to discuss this matter directly with you.

Yours Faithfully,



Miss Rebecca Hayden



MRS. JULIE PARHAM.

50, WOOLMER ST

EMSWORTH

HANTS

PO10 7XG.

10/ Whom it may concern,

I am writing to confirm that since Mr. DAVID LUCAS took over the RAILWAY INN over 9 years ago there has always been seating area on both sides of the COURT YARD out the front of the pub, and for as long as I've been legally allowed to drink (20 many year) since 1985. Hope this helps to clear things up.

Yours
sincerely



Mr, xur longe 1100000
Emsworth House Close,
Emsworth,

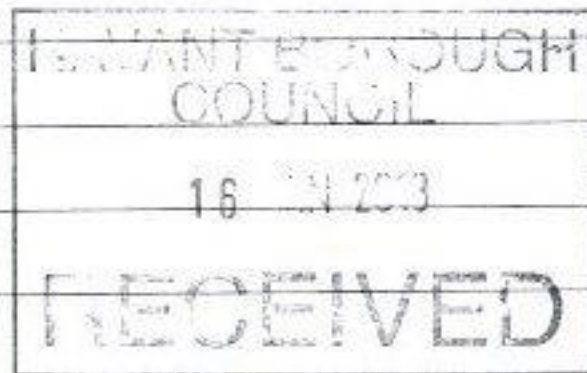
HANTS.

PO10 7JR
2.11.17

To whom it may concern,
My wife
and I have been regular
customers at the Railway Inn,
Emsworth. Since moving to
this area in 1986

There has always been
seating areas outside of the
Railway Inn and they have
been smoking areas since
the smoking ban in pubs
came in force in 2007.

Yours sincerely



Mrs E. Edwards
4 Sollen Road
Emsworth
Hants
PO10 7JR.

50TH OCTOBER 2017

Dear Sir/Madam,

I am writing in
reference to the Outside Smoking Area
to the Front Right hand side of the Pub
Front door of the Railway Inn in Emsworth.

I started working in
the Railway in 2008 for Mr. D Lucas
and the Smoking Area was situated
on the Front Right hand side of the Pub
Front door then.

If you need anymore
information please do not hesitate to
contact me.

Many Thanks