

DELEGATED OFFICER REPORT

PROPOSAL	Change of Use from Use Class E to Sui Generis for use as a Public House (Pub/Tavern).
LOCATION:	5 West Street, Havant, PO9 1EJ
REFERENCE NO:	APP/26/00497
APPLICANT:	Mr Samuel Martin - SMM Production LTD
APPLICATION TYPE:	Full planning permission
CONSULTATION EXPIRY DATE:	08/10/2026
APPLICATION EXPIRY DATE:	06/10/2026
WARD:	St Faiths
SUMMARY RECOMMENDATION:	Approve with conditions

1. Site Description

This application site comprises the ground and first floor of a commercial unit at 5 West Street, Havant. It is sited on the south side of West Street, within the St Faith's Conservation Area. To the rear is parking space, with access on to Bulbeck Road.

The site is in a central location within the pedestrianised West Street shopping area in the town centre of Havant. The unit is sited opposite the Boots Pharmacy and across from the entrance to the Meridian Centre indoor precinct. It forms part of a row of 5 commercial units and is one of the wider plots within this row.

This end of West Street is primarily made up of buildings of both two and three storey, with retail use units at ground floor level and office and residential uses for the levels above.

The site is located within the St Faith's Conservation Area.

2. Planning History

APP/20/00230 Change of use from A2 (Estate Agent) to A1 (Hairdresser Salon).
PERM

3. Proposal

Change of Use from Use Class E to Sui Generis for use as a Public House (Pub/Tavern).

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

National Planning Policy Framework 2026

Section 20. Conserving and enhancing the historic environment
Section 8. Ensuring the vitality of town centres

Havant Borough Local Plan (Core Strategy) March 2011

CS4 Town, District and Local Centres
CS6 Regeneration of the Borough
CS16 High Quality Design
DM5 Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses
DM10 Pollution

Havant Borough Local Plan (Allocations) July 2014

AL3 Town, District and Local Centres
AL8 Local Green Spaces
DM21 (Shopfronts, Signs, Security Shutters and Advertisements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5. Statutory and Non Statutory Consultations

Environment Agency

No response received

Conservation Officer

Assessment

Significance

The application building derives significance from its architectural presence within the streetscene and its contribution to the historic commercial character of West Street. Whilst the modern ground floor shopfront is of limited heritage significance, the upper floors retain notable Victorian architectural detailing and make a positive contribution to the significance of the conservation area.

The significance of this part of the conservation area is also derived from the continued active use of ground floor commercial premises which maintain the vitality, viability and historic function of the town centre.

Impact of the proposal

The proposal seeks the change of use of the existing ground floor unit from Class E to a small public house/tap room (sui generis), together with minor external works including refurbishment of the existing shopfront and replacement signage within the existing fascia. No alterations are proposed to the building's form, upper elevations or roofscape.

The proposed use would maintain an active ground floor frontage within a prominent town centre location and would ensure the continued occupation of the premises. The change of use would not affect the architectural significance of the building or its contribution to the character and appearance of the conservation area.

The proposed external alterations are limited in scope and comprise the restoration and redecoration of the existing shopfront together with replacement signage within the existing fascia. The works would retain the established proportions of the shopfront and preserve the visual prominence of the historic upper floors within the streetscene.

Having regard to Policy HE9 of the National Planning Policy Framework (2026), the proposal is considered to have no harmful effect on the significance of the St Faith's Conservation Area and would preserve its character and appearance.

Conclusion

The proposal would secure the continued active use of a prominent commercial unit and involves only minor alterations to the existing shopfront and signage. The development would preserve the character and appearance of the St Faith's Conservation Area and maintain the positive contribution made by the building to the historic streetscape of West Street.

Having regard to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy HE9 of the National Planning Policy Framework (2026) and the relevant policies within the Havant Borough Local Plan, the proposal is considered acceptable from a heritage perspective.

However, the application refers to replacement signage; however, no details have been provided for assessment. Therefore, no consideration has been given to the acceptability of any proposed signage as part of this application. Any signage requiring advertisement consent should be the subject of a separate application.

NO OBJECTION

Archaeologist (Surrey CC)

Please note that my response relates solely to the buried archaeological heritage and not to the historic built environment, which is a matter for your Conservation Officer. There are no groundworks proposed to facilitate these proposals and as such there are no as-yet unknown heritage assets in the form of archaeological resource at risk by these proposals and therefore there are no archaeological concerns. I trust this is satisfactory, but if you have any concerns or, queries, please don't hesitate to contact me.

Cllr Phil Munday

No comment received

Cllr Gillian Harris

No comment received

Daniel Berwick

No comment received

Regeneration Team

Economic Development supports this application as it will add to the emerging visitor economy for Havant and possibly create more jobs.

Environmental Health.

The above application and supporting documents have been reviewed by Environmental Health (pollution) with regards to noise considerations.

An online mapping review confirms that the development site lies within a predominantly commercial area in a high street location. The proposals do not include the installation of any external plant however it is noted that a cold store appears on both the existing and proposed plans. It is unclear whether external plant shall be required for cold drinks storage room / beer cellar.

The plans show a garden area or car park to the rear. Whilst patron use of a garden area to the rear has potential to introduce a noise source, given the separation distance to residents on Homewell and with the expectation of good management, a beer garden at the proposed location is not expected to result in significant adverse noise impact to residents.

It is anticipated that there are no adjoining residential units on the first floor of neighbouring premises, on this basis there would be no concerns for noise transfer from the proposed use.

On balance, given the scale of the proposals, the character of the area, and the separation distance to noise-sensitive residential dwellings on Homewell, Environmental Health (pollution) has no objection based on noise grounds to the above proposals providing the Local Planning Authority are satisfied that there are no adjoining residential units.

Should permission be granted, the following conditions are recommended requiring submission of noise information for any new external plant that may be installed and the restriction of delivery hours.

External plant

Prior to the installation of any new external plant at the premises, plant details including noise information shall be submitted in writing to the Local Planning Authority for approval. The rating level of noise from external plant shall not exceed the typical representative background level when measured or assessed by a competent person at the nearest noise-sensitive premises in accordance with BS4142:2014+A1:2019. The approved plant shall be installed in accordance with the approved details and shall be maintained thereafter.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

Delivery times

There shall be no arrival, departure, loading or unloading of goods vehicles between the hours of 20:00 and 08:00 on any day.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

Case officer comment: Further comment following confirmation of rear garden area

The use of the rear as a beer garden was referenced. I have checked online maps again and it appears that the closest residents appear to be on Homewell, some 20m away and screened by intervening buildings.

Whilst regular incidents of raised voices may result in adverse noise impacts, it is also considered that patrons could be managed to control noise.

I also reasoned that the Robin Hood is closer to dwellings and has a beer garden.

The proposed hours and use of the outside seating area are acceptable.

Planning Policy

Development Plan

The Local Plan (Core Strategy) and the Local Plan (Allocations), together with the Hampshire Minerals and Waste Plan, provide the development plan for the Borough.

Emerging Development Plan and updated Evidence Base

Public consultation on the Publication (Reg19) Local Plan concluded on 9 September 2026. The Plan can only be afforded limited weight at this stage.

Principle of development

The site lies within the built-up urban area as defined by Policies CS17 and AL2 of the Adopted Local Plan, and so Policy S4 (1) of the 2026 NPPF applies. The NPPF Policies S3 (Presumption in favour of sustainable development) and S4 (Principle of development within settlements) establish that proposals within settlements should be approved unless the benefits would be substantially outweighed by adverse effects.

As such, there is a presumption in favour of sustainable development, subject to other material considerations.

Town Centre and Loss of Local Shop

The site is located within Havant Town Centre within the primary frontage as defined by Policies CS4 and AL3. Policy CS4 (Town, District and Local Centres) supports development proposals that would enhance the evening economy of the town and district centres and encourages small and independent businesses.

The previous objection, (which may be found on the Council's website), arose from Policy DM2 (Protection of Existing Community Facilities and Shops), as no marketing exercise had been undertaken for the existing retail use. Although DM2 remains a relevant development plan policy, it is considered that the revised NPPF (August 2026) is now a material consideration.

NPPF Policy TC2 (Development in town centres) additionally requires substantial weight to be given to the benefits of supporting town-centre vitality and viability, including through diversification of uses. NPPF Policy HC6 (Retention of key community facilities and public service infrastructure) identifies both local shops and public houses as key community facilities. NPPF HC6 provides alternative routes by which the loss of such a facility may be acceptable, including where the decision maker is satisfied that there is sufficient alternative provision of the type of use concerned in the local area so that its loss would not diminish access to key community facilities in accordance with Policy HC6(1)(c). It is also noted that the proposal would introduce another use expressly recognised by the NPPF as a community facility and main town centre use.

DM2 requires both a marketing exercise and the community-facility test to be satisfied, which is inconsistent with the approach now established by HC61 which indicates that either a marketing exercise should be undertaken in accordance with HC6(1)(a) or there is sufficient alternative provision as set out above in line with Policy HC6(1)(c). In this particular town-centre context where there are a number of alternative retail units, the absence of a marketing exercise is therefore not considered sufficient, on its own, to sustain a policy objection.

It is also noted that Environmental Health raises no objection, the site is in a highly accessible and sustainable town-centre location, and the existing frontage is to be retained. Subject to other detailed matters regarding the requirements of the Development Plan being fulfilled including Policies DM5 (Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses), DM10 (amenity and pollution), DM14 (parking), CS11 and DM20 (heritage), and the frontage requirements of AL3, Planning Policy raises no objection in principle to the proposed change of use, subject to other material considerations.

County Highways Team

. This application seeks approval for the change of use of a Class E to Sui Generis pub/tavern. The Highway Authority wishes to make the following comments. This site is located along West Street in Havant, subsequently only featuring a pedestrian access and no customer parking. A pub/tavern use would also be unlikely to increase vehicular journeys due to legal restrictions on drivers' alcohol consumption, and as there are several existing pubs throughout the surrounding area, it is not considered likely that this site will result in a significant intensification of vehicular journeys in the area. To the rear of the building there is an existing vehicular parking area, able to hold 2 vehicles, accounting for the proposed two members of staff. This quantum does not raise any concerns. Whilst the Highway Authority does not raise any inherent concerns with the proposal in principle, it is noted that the change of use to a Sui Generis use class could result in potential issues in future planning applications if left unrestricted, as Sui Generis covers a wide range of uses with highly differing highway safety impacts. Given the above, the Highway Authority request that the LPA implements a condition which ensures this change of use class is restricted to use as solely a pub/tavern.

Recommendation These proposals have been considered and in review are not anticipated to result in a significant impact to the safety or operation of the local highway network. Therefore, the Highway Authority have no objection to the proposals subject to the implementation of a suitable condition to restrict the Sui

Generis use to a pub/tavern and for no other purpose including any other use falling within a sui generis classification.

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Press Advert	CA advert for Newspaper	15/07/2026	14/08/2026	Is in conservation area
Site Notice	1st site notice	16/07/2026	07/08/2026	Is in conservation area

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 21

Number of representations received: 0

Material planning considerations are addressed in Section 7.

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area and the Conservation Area
- (iii) Impact on residential amenity
- (iv) Highways and car parking
- (v) Human Rights Act
- (vi) Equalities and Diversities

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to relevant development management considerations, as set out below.

7.3 The site falls within the defined Town Centre of Havant set out in Policy CS4 and AL3 of the Core Strategy.

7.4 Policy CS4 supports development proposals that would enhance the evening economy of the town and district centres, as well as supporting small and independent businesses. The NPPF states that bars and public houses are considered main town centre uses and therefore this proposal is supported by Policy AL3.1

in which main town centre uses are to be provided within the town centre boundaries.

7.5 Policy CS6 supports development which positively contributes to the social, economic and physical regeneration of the whole borough, particularly in Havant Town Centre. The proposal seeks to bring an existing vacant building back into use, and in principle, this would be supported.

7.6 The proposal looks to occupy a currently vacant building and in principle a sui-generis use within the designated town centre boundary is supported and considered acceptable, subject to detailed amenity considerations as outlined in the report below.

(ii) Impact upon the character and appearance of the area and the Conservation Area

7.7 This proposal would allow for the continued use of this prominent, town centre unit which is located within the main high street as well as within the St Faith's Conservation Area. Regard must therefore be had to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

7.8 The proposal comprises the change of use from Class E to Sui Generis use as a pub/tavern. This change would not result in any external changes to the building, and it is understood that any advertising/signage would be applied for via a separate planning consent. The internal changes would result in a bar / seating area at ground floor level and an event space at first floor level.

7.9 The operations of the site include opening hours of Monday Sunday 10:00- 23:00. The space to the rear would be used as a beer garden with drinks not to be consumed outside after 22:00 hours.

7.10 The proposed use is judged to be acceptable within a town centre as is specified in the National Planning Policy Framework 2026 (page 108). There are similar establishments also located off the main high street which operate in a similar manner to this proposed.

7.11 The Planning Policy Team have been consulted in relation to this proposal and have confirmed support for the proposal in step with the revised NPPF 2026. Initially concerns were raised in relation to the lack of marketing at the site however the balance of allowing for a continuing community use has now taken precedent.

7.12 The previous objection arose from Policy DM2 (Protection of Existing Community Facilities and Shops), as no marketing exercise had been undertaken for the existing retail use. Although DM2 remains a relevant development plan policy, it is considered that the revised NPPF (August 2026) is now a material consideration.

7.13 NPPF Policy TC2 (Development in town centres) additionally requires substantial weight to be given to the benefits of supporting town-centre vitality and viability, including through diversification of uses. NPPF Policy HC6 (Retention of key community facilities and public service infrastructure) identifies both local shops and public houses as key community facilities. NPPF HC6 provides alternative routes by which the loss of such a facility may be acceptable, including where the decision maker is satisfied that there is sufficient alternative provision of the type of use concerned in the local area so that its loss would not diminish access to key community facilities in accordance with Policy

HC6(1)(c). It is also noted that the proposal would introduce another use expressly recognised by the NPPF as a community facility and main town centre use.

7.14 As stated above the site is located within the St Faiths Conservation Area and therefore Havant's Heritage Officer has been consulted in regard to this proposal. They have no objection to make stating the following:

7.15 The proposal would secure the continued active use of a prominent commercial unit and involves only minor alterations to the existing shopfront and signage. The development would preserve the character and appearance of the St Faith's Conservation Area and maintain the positive contribution made by the building to the historic streetscape of West Street.

Having regard to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy HE9 of the National Planning Policy Framework (2026) and the relevant policies within the Havant Borough Local Plan, the proposal is considered acceptable from a heritage perspective.

However, the application refers to replacement signage; however, no details have been provided for assessment. Therefore, no consideration has been given to the acceptability of any proposed signage as part of this application. Any signage requiring advertisement consent should be the subject of a separate application.

7.16 Policy AL3 advises that development proposals should contribute to the vitality and viability of the district centre, promote and enhance the shopping areas, retain at least 25% of the units in an unbroken run of secondary frontage in retail (A1) use and generate pedestrian activity within the shopping area by being open during the day to visiting members of the public. The proposed use of the unit for a tavern/ pub (sui generis use) will attract footfall and promote vitality and viability of this section of the district centre. It is considered that the proposal would accord with the criteria of Policy AL3. It is preferable that this building be in use as an active unit within the town centre.

(iii) Impact on residential amenity

7.17 The proposal would incorporate both floors of the application property. To the west no 7 incorporates ancillary retail use at first floor level as does the first floor of no 3a to the east of the application site. There are residential properties to the east along Homewell as well as flats to the west and properties to the south however there is a reasonable separation distance between these and the application site which is nestled within commercial properties.

7.18 This proposal has been reviewed by Havant's Environmental Health Officer who has confirmed that the proposal as well as opening hours and use of the proposed beer garden would be acceptable pending conditions limiting deliveries and external plant. Such conditions would be applied to any permission granted.

7.19 It also noted that a Licensing application has also been submitted and approved. The Licensing application has been approved subject to conditions which, amongst other things, ensure that:

1. Outdoor recorded music

No recorded music, amplified music, loudspeakers, subwoofers or relay speakers shall be operated in any external area of the premises, including the rear garden/yard and any front seating area, after 23:00.

Between 21:00 and 23:00, recorded music volumes in any external area shall be reduced to a level agreed in writing with Environmental Protection and the Designated Premises Supervisor and shall thereafter be maintained at or below that agreed level.

2. Outdoor films

No film sound or film-related amplified sound shall be played in any external area after 22:00.

Outdoor film screenings shall be limited to the rear garden only and shall be conducted through the premises' approved sound system only. No additional portable speakers or temporary sound equipment shall be used for outdoor film screenings unless agreed in writing with Environmental Protection.

3. External seating and garden hours

The rear garden/yard and any front external seating area shall not be used by customers after 22:00 Sunday to Thursday and after 22:30 Friday and Saturday, except for use of the designated smoking area in accordance with Condition 4 Smoking area below.

4. Smoking area

After 22:00, no more than 18 customers shall be permitted in the designated smoking area at any one time.

No drinks shall be taken into the smoking area after 22:00.

The designated smoking area shall be monitored by staff at regular intervals and customers shall be required to keep noise to a minimum.

5. Doors and windows

All external doors and windows shall be kept closed during regulated entertainment after 21:00, except for immediate access and egress.

Doors and windows shall not be propped open for ventilation during regulated entertainment where noise is audible outside the premises.

6. Noise Management Plan

Before licensable activities commence, the premises licence holder shall submit a written Noise Management Plan to the Licensing Authority, in consultation with Environmental Protection.

The Noise Management Plan shall include arrangements for sound system control, speaker location, external area management, outdoor films, complaints, monitoring, staff responsibilities and review arrangements.

The Noise Management Plan shall be agreed and approved in writing by Environmental Protection prior to commencement of the relevant licensable activities.

Where any change to the business operation has the potential to affect the effectiveness of the approved Noise Management Plan, the plan shall be reviewed, updated and resubmitted to Environmental Protection. The revised plan shall not be implemented until it has been approved in writing by Environmental Protection.

The premises shall operate at all times in accordance with the approved Noise Management Plan.

7. Dispersal Policy

Before licensable activities commence, the premises licence holder shall submit a written Dispersal Policy to Environmental Protection.

The Dispersal Policy shall include staff supervision at closing, management of taxis/private hire pick-ups, prevention of customers congregating outside, quiet-leaving signage and procedures for clearing external areas.

The Dispersal Policy shall be agreed and approved in writing by Environmental Protection prior to commencement of the relevant licensable activities.

Where any change to the business operation has the potential to affect the effectiveness of the approved Dispersal Policy, the policy shall be reviewed, updated and re-submitted to Environmental Protection. The revised policy shall not be implemented until it has been approved in writing by Environmental Protection.

The premises shall operate at all times in accordance with the approved Dispersal Policy.

8. Complaints log

A complaints log shall be kept at the premises recording the date and time of each complaint, complainant details where provided, the nature of the complaint, action taken and outcome.

The complaints log shall be retained for at least 12 months and made available to authorised officers on request.

9. External waste and litter

External areas shall be checked and cleared of litter, glasses and smoking waste at the end of each trading day and at intervals during use.

Bottle disposal and external waste movement shall not take place after 22:00 or before 08:00.

10. Ventilation and food odour

No change from reheating/light pizza provision to higher-odour cooking processes, including frying, grilling or extraction-intensive cooking, shall take place unless Environmental Protection has first been consulted in writing on potential odour and noise implications.

PROTECTION OF CHILDREN FROM HARM

A 'Challenge 25' proof of age policy shall be in place. The premises licence holder shall ensure that a system is in place to ensure that every individual who appears to be under 25 years of age seeking to purchase alcohol, receive delivery of alcohol or be supplied with alcohol at or from the premises, shall produce acceptable means of identification and age confirmation. Acceptable identification shall be as per the latest Home Office guidance. If the person is unable to produce acceptable means of identification, no sale, delivery or supply of alcohol will be made to or for that person.

Children to be accompanied by responsible adults

Age rated movies only taking place in 18+ areas/times

7.20 With the above considered, this proposal is not judged to result in any harm to neighbouring amenity in accordance with Policy CS16.

(iv) Highways and car parking

7.21 There would be two parking spaces allocated to the rear of the site which would allow for the parking of staff vehicles for the 2 proposed staff members. The site is located in a highly sustainable location with Havant train station and bus station within a short walking distance of the application site and therefore the 2 parking spaces provided is considered to be an acceptable amount. There are also several public car parks within close proximity of the site.

7.22 Highways have been consulted in relation to this proposal and have no objection to raise, however they have requested a condition controlling the use to limit any future changes of use that may take place.

(v) Human Rights Act

7.23 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests, the Development Plan and Central Government Guidance.

(vi) Equalities and Diversities

7.24 This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and it has been concluded that the application does not cause discrimination on the grounds of gender, race and disability.

8 Conclusions

8.1 The application site is located within the urban area where development is considered acceptable in principle. The site is also located within the Havant town centre boundary where relevant policies support development which improves the vitality and viability of the centre. The proposed use is classed as a main town centre use and therefore would be in keeping with the local context.

8.2 Overall, it is considered that the proposal for a change of use would result in several positive benefits to the district centre and complies with all the relevant local and national planning policies. Therefore, the application is recommended for approval.

9. RECOMMENDATION:

That the **Head of Planning and Growth** be authorised to **Approve with conditions** for application APP/26/00497

Conditions:

1	<p>The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.</p> <p>Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Parking plan uploaded 13.10.2026</p> <p>Amended location plan uploaded 12.08.2026</p> <p>Design and Access Statement uploaded 12.07.2026</p> <p>Proposed floor plan uploaded 13.07.2026</p> <p>Proposed elevations uploaded 09.07.2026</p> <p>Reason: - To ensure provision of a satisfactory development.</p>
3	<p>The premises shall only be open for trade or business between the hours of 10:00-2300 (Monday - Sunday) .</p> <p>Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>

4	<p>External plant</p> <p>Prior to the installation of any new external plant at the premises, plant details including noise information shall be submitted in writing to the Local Planning Authority for approval. The rating level of noise from external plant shall not exceed the typical representative background level when measured or assessed by a competent person at the nearest noise-sensitive premises in accordance with BS4142:2014+A1:2019. The approved plant shall be installed in accordance with the approved details and shall be maintained thereafter.</p> <p>Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected ,having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework</p>
5	<p>Delivery times</p> <p>There shall be no arrival, departure, loading or unloading of goods vehicles between the hours of 20:00 and 08:00 on any day.</p> <p>Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected,having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
6	<p>Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), or any Order revoking and re-enacting that Order, and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking and re-enacting that Order, the premises shall be used only as a public house/tavern and for no other purpose within the sui generis use class.</p> <p>Reason: In the interests of amenity and highways and having due regard to Policies DM5 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
7	<p>Prior to the use hereby approved being first implemented the parking arrangements as shown in the approved parking plan shall be implemented and kept in use for that purpose thereafter.</p> <p>Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework</p>

8	<p>The outdoor seating area located to the rear of the site shall close at 2200 hours Monday- Sunday except for use as a designated smoking area between the hours of 2200 and 2300, where no drinking shall take place during this hour.</p> <p>Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework</p>
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Informatives:

In accordance with Policy DM3 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

Offering a pre-application advice service, and

Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

Your application was acceptable as submitted and no further assistance was required.