

CHICHESTER DISTRICT COUNCIL

A. J. HOWES BA DIP LP MRTPI

DIRECTOR OF PLANNING AND STRATEGIC SERVICES



Subject EXISTING LAWFUL DEVELOPMENT PLAN

Location The Pasta Emporium, Basement of 3, Little London Chichester.

File Reference
CC/98/00354/ELD

Scale 1 : 500

Date 28th April 98.

O.S. Plan Reference SU 8604

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Chichester District Council
Rear Pallant House
Chichester, West Sussex, PO19 1TY
Licence No. LA077 530

Recommendation Preview

#1.

Steve pl sign off asap.

NG has promised a quick decision

Application: CC/98/00354/ELD

Recommendation: PERMIT

Decision Type: Delegated Decision

1) The use has existed for in excess of 10 years before the date of the application for the Certificate.

FIRST SCHEDULE.

1. EXTENT OF USE.

(1) The use of the basement as a restaurant and beer cellar within the terms of Class A3 of the Town and Country Planning (use Classes) Order 1987.

(2) The use of the site shall allow for the playing of pre-recorded music.

SECOND SCHEDULE.

2. EXTENT OF THE SITE.

The basement of the building known as The Pasta Emporium (formally Jacksons Cellar), Little London, Chichester, as defined on the attached Chichester District ~~Local~~ Plan No. CC/98/00354/ELD dated 28th April 1998.

X

CHICHESTER DISTRICT COUNCIL
DISTRICT PLANNING OFFICE
Case Officer's Sheet

1. SITE VISIT

Note: Describe the site and any uses and/or buildings on it. Note materials used, the presence of any trees, and what forms the boundaries of the site. Note the position of any windows and the relationship to the neighbours. Note any changes in levels, and describe access/visibility and parking.

existing restaurant / cellar -
within Little London

- basement only -

Note any relevant conversation with applicant on site.

2. PLANNING ISSUES

Relevant policies:

Summary of issues:

Matters to be negotiated:

Your conclusions:

Recommended approval. The evidence submitted
supports confirms the use of this site as a
restaurant / beer cellar.

Initials: B

Date of visit: -

NOTE FOR GENERAL PUBLIC : The observations expressed on this sheet are the personal views of the Case Officer concerned and are in no way binding on either the Council or its senior officers when making a decision on the application.



For Office use only

Application No. CP9100354/120
 Date received 25.2.98

Handled 19 FEB 1998
 Ack Sent File

CHICHESTER DISTRICT COUNCIL

Town and Country Planning Act 1990: section 191,
 as amended by section 10 of the Planning and Compensation Act 1991

Town and Country Planning (General Development Procedure) Order 1995.

APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR AN *EXISTING* USE OR OPERATION OR ACTIVITY IN BREACH OF A PLANNING CONDITION

1. Applicant (in block capitals)
 Name: ROGER. BERNABD. JACKSON.
 Address: The Bull's Head and Sussex Barn
Fishbourne
Chichester
 Post Code: PO19 3JP
 Tel. No.:

2. Agent (if any)
 Name: Dyer Burdett & Co.
 Address: 64 West Street
Havant
Hampshire
 Post Code: PO9 1PA
 Tel. No.: 01705 492472

3. (1) Nature of applicant's interest in the land, eg owner, lessee, occupier: LESSEE
 (2) If you do not have an interest:-
 (a) give names(s) and address(es) of anyone you know who has an interest in the land;

 (b) state the nature of their interest (if known);
 (c) state whether they have been informed about this application. YES/NO

4. Address or exact location of the land to which this application relates:
 Basement Premises
 3 Little London
 Chichester
 West Sussex

Describe here and enclose 4 copies of an OS-based plan showing the boundary of the land edged in red.
 We assume this is not necessary but please advise if you require one.

5. This application is for:
- an existing use;
 - an existing operation;
 - an existing use, operation or activity in breach of a condition;
- being a use, operation or activity subsisting on the date of this application.
(Tick whichever box is applicable)

6. Full description of the existing use, operation or activity to which the application relates:
- Continued use of premises as Restaurant and Beer-Cellar (with pre-recorded music)

7. If there is more than one subsisting use of, or operation or activity on, the land at the date of this application, describe fully each of them and, where appropriate, show to which part of the land each use, operation or activity relates.

N/A

8. If the application relates to an existing use which you consider to be within one of the "Use Classes" in the Schedule to the current Town and Country Planning (Use Classes) Order, state which one:

9. When was the use or activity begun, or the operation substantially completed ?

Since at least approximately 1982

10. Under what grounds is the certificate sought ?
(Delete those which are not applicable)

- (1) The use began more than ten years before the date of this application; or
- (2) The use, operation or activity in breach of condition began more than ten years before the date of this application; or
- (3) The use began within the last ten years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last ten years; or
- (4) The operations were substantially completed more than four years before the date of this application; or
- (5) The use as a single dwellinghouse began more than four years before the date of this application.
- (6) Other - specify (this might include claims that the change of use or operation was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

11. If the certificate is sought for a use, operation or activity in breach of a condition or limitation, specify the condition or limitation which has not been complied with, and attach a copy of the relevant planning permission.

Copy Planning Consent CO/313/79LB attached

12. Give any additional information you consider necessary to substantiate your claim.

Statutory Declarations duly sworn by the Applicant and Landlord respectively, enclosed herewith.

(Continue on a separate sheet if necessary).

13. List here all the documents, drawings or plans which accompany this application.

1. Sworn Statutory Declaration of Peter John Dunnaway
2. Sworn Statutory Declaration of Roger Bernard Jackson
3. Copy Planning Consent CO/313/79LB dated 5th February 1980

I/We hereby apply for a lawful use or development certificate under section 191 of the 1990 Act in respect of the existing use, operations or activity described in this application and the documents, drawings and plans which accompany it. I/We enclose the appropriate fee of £190.00.....

Signed: Dyer Burdett & Co.

Date: 18th February 1998

On behalf of . Roger. Bernard. Jackson
(insert name of applicant if signed by an agent)

Warning: The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the Council to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.

CHICHESTER DISTRICT COUNCIL

PLANNING APPLICATION FORM PART 2

Additional Information required in respect of Applications for Industrial, Office, Warehousing, Storage, Shopping, Commercial Purposes or Places of Public Assembly.

N.B. Please ensure that the unit of measurement used for floor areas is clearly indicated and use GROSS figures only (external measurement).

(4 copies of this form should be submitted)

FOR OFFICIAL USE ONLY

Application

No: CC198100354/EU

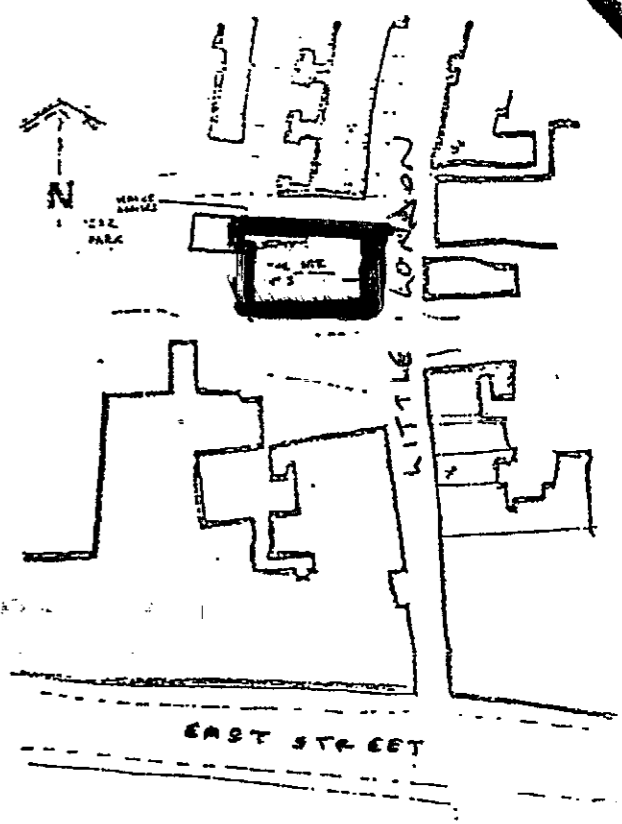
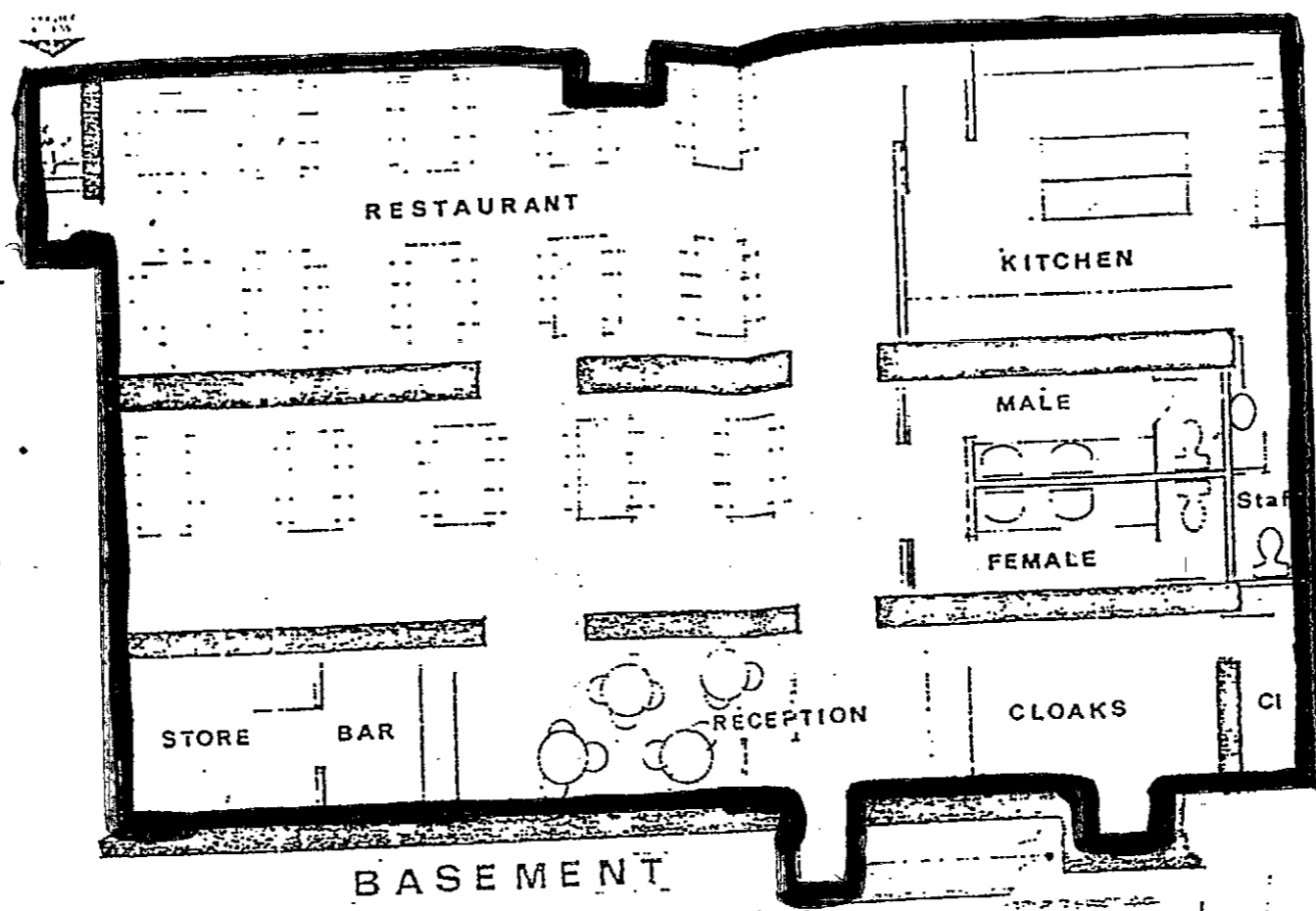


<p>1. In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed.</p>	<p>N/A</p>																																		
<p>2. Name and present address of proposed occupier.</p>	<p>ROGER BERNARD JACKSON and JULIE ANNE JACKSON both of The Bull's Head and Sussex Barn Fishbourne Chichester PO19 3JP</p>																																		
<p>3. Is the proposal related to an existing use on or near the site? If so, please explain the relationship.</p>	<p>State Yes or No</p> <p style="text-align: center;"><input checked="" type="checkbox"/> YES</p> <p>Continuance of existing use of premises as Restaurant and Beer Cellar with pre-recorded music</p>																																		
<p>4. Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.</p>	<p>State Yes or No</p> <p style="text-align: center;"><input type="checkbox"/> NO</p>																																		
<p>5. Details of floor areas and uses (Note: m² = square metres)</p> <p>(a) What is the amount of industrial floor space?</p> <p>(b) What is the amount of office floor space?</p> <p>(c) What is the amount of retail floor space?</p> <p>(d) What is the amount of storage or warehousing floor space?</p> <p>(e) Other uses (please specify)..... Restaurant and Beer Cellar.....</p> <p style="text-align: right;">TOTALS</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:33%;">Existing Floor Space or use (if any)</th> <th style="width:33%;">Proposed New Floor Space or use</th> <th style="width:33%;">Total Floor Space (allow for any space lost)</th> </tr> </thead> <tbody> <tr> <td>(a)m²</td> <td>.....m²</td> <td>.....m²</td> </tr> <tr> <td>(b)m²</td> <td>.....m²</td> <td>.....m²</td> </tr> <tr> <td>(c) 140.....m²</td> <td>.....m²</td> <td>.....m²</td> </tr> <tr> <td>(d) 58.....m²</td> <td>.....m²</td> <td>.....m²</td> </tr> <tr> <td>(e)m²</td> <td>.....m²</td> <td>.....m²</td> </tr> <tr> <td>.....m²</td> <td>.....m²</td> <td>.....m²</td> </tr> <tr> <td style="text-align: center;">198</td> <td></td> <td></td> </tr> </tbody> </table>	Existing Floor Space or use (if any)	Proposed New Floor Space or use	Total Floor Space (allow for any space lost)	(a)m ²m ²m ²	(b)m ²m ²m ²	(c) 140.....m ²m ²m ²	(d) 58.....m ²m ²m ²	(e)m ²m ²m ²m ²m ²m ²	198												
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<p>6. Staff</p> <p>(a) Number of staff in existing premises on the site</p> <p>(b) How many new staff will be employed on the site as a result of the development?</p> <p>(c) If you propose to transfer staff from other premises, please give details of the numbers involved and of the premises affected.</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2"></th> <th colspan="2" style="text-align: center;">Office</th> <th colspan="2" style="text-align: center;">Industrial</th> <th colspan="2" style="text-align: center;">Other Staff</th> </tr> <tr> <th style="text-align: center;">Male</th> <th style="text-align: center;">Female</th> <th style="text-align: center;">Male</th> <th style="text-align: center;">Female</th> <th style="text-align: center;">Male</th> <th style="text-align: center;">Female</th> </tr> </thead> <tbody> <tr> <td>(a) Number of staff in existing premises on the site</td> <td style="text-align: center;">1</td> <td style="text-align: center;">2</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>(b) How many new staff will be employed on the site as a result of the development?</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>(c) If you propose to transfer staff from other premises, please give details of the numbers involved and of the premises affected.</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Office		Industrial		Other Staff		Male	Female	Male	Female	Male	Female	(a) Number of staff in existing premises on the site	1	2					(b) How many new staff will be employed on the site as a result of the development?							(c) If you propose to transfer staff from other premises, please give details of the numbers involved and of the premises affected.						
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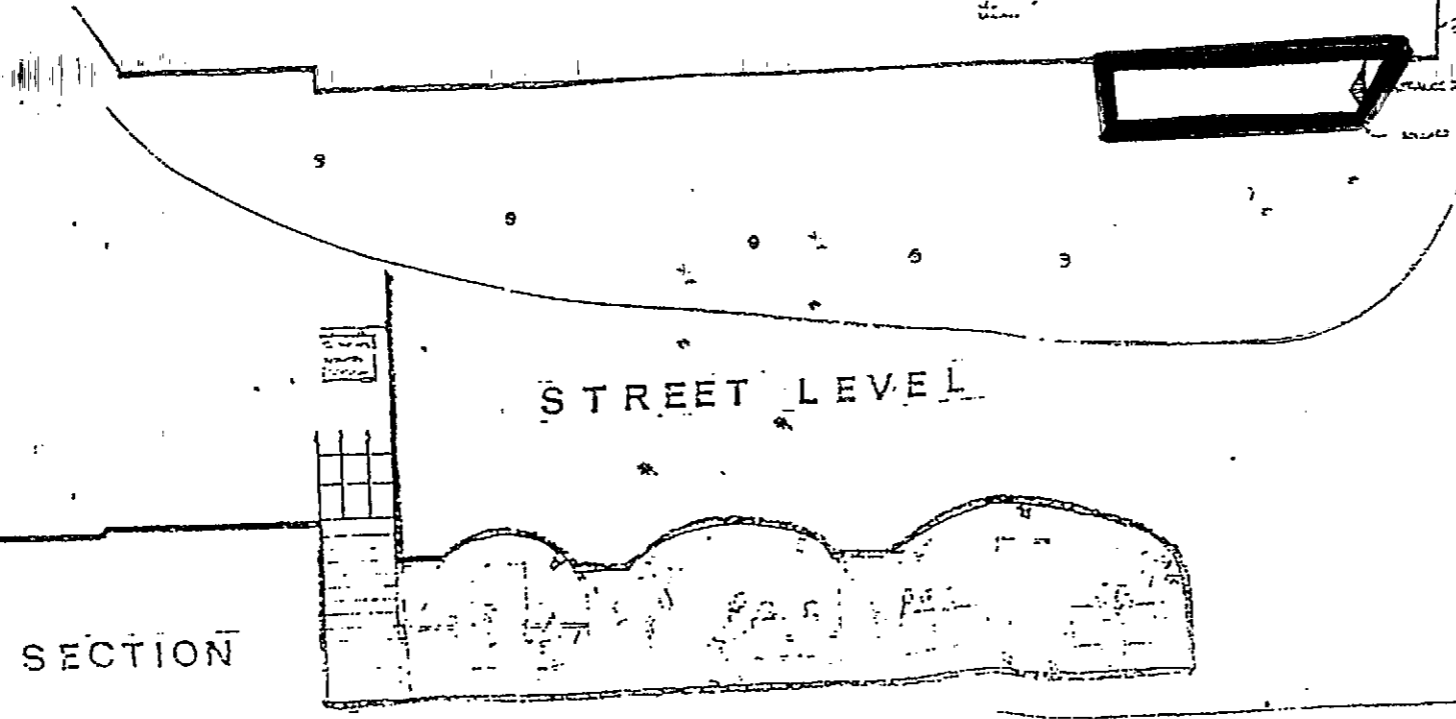
P.T.O.

<p>7. Places of Public Assembly</p> <p>In the case of restaurants, hotels, public houses, theatres, cinemas, meeting halls, etc. please specify</p> <p>(a) seating capacity (b) bar floor area (c) bedrooms as appropriate</p>	<p>(a) 75 (approx. in restaurant)</p> <p>(b) 40 (bar only).....m²</p> <p>(c) Nil.....</p>
<p>8. What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between the parking for operational needs and other purposes)</p>	<p>N/A</p>
<p>9. What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)</p>	<p>N/A</p>
<p>10. What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?</p>	<p>Trade effluent (kitchen and WC) main sewer</p> <p>Trade refuse collected daily by private Contractor</p>
<p>11. Will the proposed use involve the use or storage of any hazardous materials of type and quantity mentioned in Planning Legislation? If "Yes" state materials and approximate quantities.</p> <p>N.B. If in doubt the Planning Department should be consulted.</p>	<p>State Yes or No</p> <p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>

- Plan No 2



1:500 LOCATION PLAN



CHESTER ENGINEERING
 PLANNING & SURVEYING
 PLAN REFERENCE NO. 100354/ELD
 25 FEB 1998
 THE DISTRICT COUNCIL ACCEPTS
 RESPONSIBILITY FOR THE ACCURACY OF
 THESE PLANS