

11/00598/FUL  
24 OCT 2011

THE ROCHFORD DISTRICT COUNCIL  
Town and Country Planning Act 1971.  
Town and Country Planning Development Orders  
NOTICE OF ~~(OUTLINE)~~ PLANNING DECISION

APPLICATION NO.  
ROC/574/83  
RDC/574/83

PARISH  
RAYLEIGH

PROPOSAL

Change use of first floor from storage  
space to pool hall with ancillary  
licensed bar facilities.

SITE LOCATION

106-108 High Street,  
Rayleigh, Essex.

APPLICANT

Mr. G. Hemmings, c/o John Cotton,  
185 London Road, Southend on Sea,  
Essex.

In pursuance of the powers exercised by them as district planning authority this Council, having considered your application to carry out the above development in accordance with the plans accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for the [said development]

subject to compliance with the following conditions:-

See attached

The reasons for the foregoing conditions are as follows:-

See attached

Directorate of Town Planning  
Rochford District Council  
Council Offices  
Rochford, Essex.

Signed.....  
Director of Town Planning  
7th October 1983  
Date of issue.....

RDC4

IMPORTANT - Attention is drawn to the notes overleaf  
PSL 1625

Conditions

1. The development hereby permitted shall be begun not later than the expiration of five years beginning with the date of this permission.
2. This permission shall endure for the sole benefit of the applicant Mr. G.J. Hemmings for the use of the premises as a pool hall with ancillary licensed bar facilities. The premises shall not be occupied by any other business undertaking or used for any other purposes without the prior written consent of the local planning authority.
3. The hours of business shall be limited to the hours of 10 a.m. and 11 p.m. and at no other time without the prior approval in writing of the local planning authority.
4. The disposition of the pool tables and floor layout shall be in strict accordance with plan No. 332.1 hereby approved. Furthermore, the licensed bar and seating area as shown on drawing No. 332.1 is ancillary to the use of the pool tables and premises for the playing of pool and must not be extended or used in connection with any other function or activity without the prior approval in writing of the local planning authority.
5. Notwithstanding Part III of the Town and Country Planning (Control of Advertisements) Regulations 1969 no advertising material or other lettering shall be displayed on or from any part of the premises (including windows) without prior written consent from the local planning authority.
6. All necessary structural or other alterations which affect the external appearance of the building shall be submitted for approval by the local planning authority prior to the commencement of works.

Reasons

1. The particulars submitted are insufficient for consideration of the details mentioned and also pursuant to Section 42 of the Town and Country Planning Act 1971.
2. The site lies within the Rayleigh Conservation Area and the local planning authority wish to be able to reconsider the position before any change of occupancy or use takes place in the interests of the character and appearance of the Rayleigh Conservation Area.
- 3 & 4. To ensure that the use operates in a reasonable and satisfactory way.
- 5 & 6. In the interests of the character and appearance of the building and street scene within the Rayleigh Conservation Area.

Signed.....

Director of Town Planning  
7th October 1983

Date of issue.....

