

Planning and Rights of Way Panel 10th December 2019
Planning Application Report of the Service Lead – Infrastructure, Planning & Development

Application address: Land to rear of The Broadway, Portswood Road, Southampton			
Proposed development: Use of building as a food court with cafe, bars and takeaway (flexible mixed use comprising classes A1, A3, A4 and A5) with ancillary soft play area, office and storage and kitchen extraction flue.			
Application number	19/01261/FUL	Application type	FUL
Case officer	Andrew Gregory	Public speaking time	5 minutes
Last date for determination:	12 December 2019 (ETA)	Ward	Portswood
Reason for Panel Referral:	Five objections have been received	Ward Councillors	Cllr Cooper Cllr Mitchell Cllr Savage
Referred to Panel by:	N/A	Reason:	N/A

Applicant: Lainston Broadway LLP	Agent: Goadsby Planning & Environment
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Recommendation Summary	Conditionally approve
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Community Infrastructure Levy Liable	No
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Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 39-42 and 46 of the National Planning Policy Framework (2019).

Policies - SDP1, SDP7, SDP9, SDP10, SDP16, CLT15, REI4, REI5 and REI7 of the City of Southampton Local Plan Review (Amended 2015), CS3, CS19 and CS24 of the Local Development Framework Core Strategy Development Plan Document (Amended 2015) and the relevant sections of the Parking Standards Supplementary Planning Document (2011).

Appendix attached	
1	Development Plan Policies
2	Map showing location and opening hours of nearby late night uses

Recommendation in Full

Conditionally approve

1 The site and its context

- 1.1 The site holds a backland location behind Portswood Road, Tennyson Road and Westridge Road and lies within the defined Portswood District Centre. Currently the site houses a large vacant laundry warehouse, comprised of brick and tiles which varies in height and occupies the majority of the site. The sole access to the development is via an access way between 1 The Broadway and the Victory Centre (Place of Worship). Other than the adjacent shops and Victory Centre the area to the rear is residential in nature.
- 1.2 The site is generally level with a slight slope to the rear. However, at the rear boundary the land slopes down adjacent to Tennyson Road where the properties are at a lower level. There is an access way from Westridge Road that serves the existing properties on Portswood Road. This access does not form part of the application site, and the same is true of the two footways to the rear of Tennyson Road. The neighbouring properties about the site in a close-knit pattern of development characteristic of a district centre. The building to the south (The Victory Centre) is an attractive locally listed art deco building and the Russell Place Conservation Area sits behind the Portswood Road frontage on the opposite side of Portswood Road.

2 Proposal

- 2.1 The application seeks conversion of this former laundry building for use as a food court with cafe, bars and takeaway (flexible mixed use comprising classes A1, A3, A4 and A5) with ancillary soft play area, office and storage. The gross internal floor area of the building is 974sqm. The submission indicates that the proposal would create 18 full time jobs.
- 2.2 The proposed layout comprises tables and benches within the middle of building framed by food stalls, café/deli, juice bar, licensed bar, toilets and soft play with ancillary office. The eastern part of the building is identified as storage space. The proposal includes works to install kitchen extraction equipment to allow cooking of hot food.
- 2.3 Pedestrian access would be taken from Portswood Road with bin and bike storage located adjacent to the building entrance.

3 Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (as amended 2015) and the City of Southampton Core Strategy (as amended 2015). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.2 The National Planning Policy Framework (NPPF) was revised in 2019. Paragraph 213 confirms that, where existing local policies are consistent with the NPPF, they can be afforded due weight in the decision-making process. The Council has reviewed the Development Plan to ensure that it is in

compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated.

- 3.3 Policy CS3 of the Core Strategy supports the role of District Centre in meeting the week to week needs of the local community. Saved policy REI5 (District Centres) sets out that ground floor A1, A2, A3, A4 and A5 uses will be permitted in District Centre locations. Similarly, policy REI7 (Food and Drink Uses) supports food and drink uses in District Centre locations providing that suitable conditions are used to control the impact on amenity to local residents from disturbance and nuisance caused by cooking odours and noise. Saved policy CLT15 of the Local Plan accepts the principle of night-time uses within District Centre locations. There are no limits imposed through adopted policy on the maximum number of A3-A5 uses allowed within the District Centre
- 3.4 Saved policy SDP1(i) seeks to protect the amenity of local residents, whilst policy SDP16 will not permit noise generating development if it would cause an unacceptable level of noise impact to nearby sensitive noise uses.

4 Relevant Planning History

- 4.1 On 08th August 2017 a planning application for site redevelopment with the erection of a part 2-storey, part 4-storey building to contain 43 units of student accommodation was refused. This application was considered by the Planning and Rights of Way Panel on 01.08.2017 and members refused the application on the grounds of overdevelopment, un-neighbourly form of development, poor living environment and for failure to enter into a S106 agreement. LPA Reference 17/00325/FUL.
- 4.2 A re-submission for the erection of a part two, part three storey building to contain 37 units of student accommodation was refused under delegated powers on 08.08.2017 with similar refusal reasons to the previous decision. LPA Reference 18/00954/FUL. A subsequent planning appeal of this refusal (ref APP/D1780/W/18/3214743) was dismissed on the grounds of poor living environment for student occupiers.

5 Consultation Responses and Notification Representations

- 5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners and erecting a site notice (20.09.2019). At the time of writing the report **5 representations** have been received raising the following issues:
- 5.2 **Noise and disturbance from customers congregating outside in the food court itself and in the street, particularly at night when such venues act as a focal point for rowdy elements, and from customers walking home through nearby streets at night.**

Officer Response: The site is located within the boundary of Portswood District Centre with pedestrian access onto Portswood Road. Saved policy REI5 supports A1, A2, A3, A4 and A5 uses in this location. No objection has been raised by the Council's Environmental Health Team in relation to noise impact, subject to appropriate acoustic mitigation to avoid adverse noise breakout through glazing and the asbestos panel roof, which can be secured by planning condition. The proposed hours of use with a terminal hour of 10pm are suitable for the District Centre and earlier than some existing food and drink outlets in the District Centre which trade until midnight. Patrons would exit the building

onto Portswood Road and this would not be adversely harmful having regard to existing background noise levels in this area, there would also be dispersal of any congregation as pedestrians move through adjoining streets.

Therefore the proposal is not considered to have an adverse noise impact on the residential amenities of nearby residents.

5.3 An increase in unruly, anti-social behaviour (litter, graffiti etc.), both within the District Centre and in surrounding residential areas, already a severe problem

Officer Response: Saved policy REI5 supports A1, A2, A3, A4 and A5 uses in this location. The proposal seeks a food court which includes an ancillary play area and would not lead to adverse noise and disturbance subject to planning conditions to control hours of use, odour, noise and litter. A decision needs to be made assuming reasonable behaviour.

5.4 Noise and disturbance from deliveries and from ventilation systems

Officer Response: Planning conditions can be imposed to ensure deliveries take place between reasonable hours (8am-7pm) and to ensure appropriate acoustic specification for the mechanical ventilation system (to be agreed in consultation with the Council's Environmental Health Team).

5.5 Inadequate access and parking arrangements. The proposed unloading bay on the Portswood Road, across the narrow entrance would obstruct the entrance and pose a hazard for emergency vehicles. Deliveries and refuse collection here, near the pedestrian refuge on a very busy road, would delay traffic and obstruct and be dangerous to pedestrians.

Officer Response: Servicing vehicles can deliver from the double yellow lines to the front of the site without adversely obstructing the flow of vehicles on Portswood Road. Servicing management details can be secured by condition.

5.6 The lack of on-site parking (only 12 cycle spaces) would lead to opportunistic parking in nearby residential roads

Officer Response: The site is located within a District Centre which is accessible to the local community and well served by frequent bus services. Car free development can be supported in this location and many other premises do not have their own parking. Parking is available within Portswood Road and there are public car parks within Tennyson Road and to the rear of Portswood Shopping Centre to serve this District Centre.

5.7 Light pollution from the food court would be intrusive to neighbouring dwellings, whereas the Council has made considerable efforts to reduce pollution from street lighting in the neighbourhood.

Officer Response: The proposal involves the conversion of an existing building and will not require excessive external lighting, other than low level lighting to the pedestrian access route. A condition is recommended to secure lighting design details to prevent adverse lighting impact on the nearest residential properties on the upper floors of The Broadway.

5.8 The cumulative effects of this proposal on top of the large number of existing pubs, take-aways and music venues in Portswood, Highfield and Bevois Valley which harm residential amenity.

Officer Response: Saved policy REI5 supports A1, A2, A3, A4 and A5 uses in this location and does not restrict the overall number of food and drink uses within the District Centre. Food and drink uses help to maintain a reasonable

level of building occupancy within shopping streets given the current market challenges within the retail sector and improves footfall throughout the day.

5.9 Odour impact

Officer Response: A planning condition is recommended to secure appropriate odour filtration as part of the mechanical extract flue details. To be agreed in consultation with the Council's Environmental Health Team.

5.10 The existing building is in poor condition, No details have been supplied of any materials to be used, should any renovation be needed, or of the existing materials.

Officer Response: The application is seeking conversion of the existing building and is not proposal any external alterations to the building, other than the installation of mechanical ventilation equipment.

The Local Planning Authority cannot force the applicant into undertaking external alterations to the building. Works to improve the acoustic performance of the building can be carried out internally.

5.11 The hours sought - 8am to 10 pm Monday to Saturday(14 hrs) and 10 am to 10pm on Sunday(12 hours-) are excessive, especially on Sunday.

Officer Response: The proposed hours of use with a terminal hour of 10pm are suitable for the District Centre.

Consultation Responses

5.12 SCC Highways

No comments received at the time of writing this report and an update will be provided at the Panel meeting.

Officer Response – The site is located within a District Centre which is accessible to the local community and served by regular bus services. Less than the maximum car parking standards can be supported in this location. There is existing car parking available to serve the District Centre and TRO parking controls are in place to prevent on-street car parking prejudicing highway safety. The site can be serviced from Portswood Road without prejudicing highway safety or obstructing the flow of traffic within Portswood Road.

Adequate bin and bike storage has been provided and can be secured by planning condition. Delivery hours can also be controlled by condition.

SCC Environmental Health (Pollution & Safety)

Environmental Health has no objection in principle to this development in a mixed commercial and residential area. The intended opening hours are deemed appropriate assuming that appropriate mitigation against noise break out, odour and lighting is included. There will be no additional buildings erected or any increase to the height of the existing building so the main considerations are noise, odour and light that may potentially cause nuisance to local residents.

The following additional considerations/conditions are recommended to secure the following;

- Measures to prevent break out of noise through the glazed and asbestos panel roof and walls; and
- The extraction flue appears to be appropriately located away from residential units, but the details of the filters and noise levels should be submitted and agreed.

5.13 **City of Southampton Society** - have reservations about this application and request that the developer provide answers to the following questions:

5.13.1 No details have been provided as to how the internal space of the building will be fitted out to ensure it meets HEALTH AND SAFETY regulations for cooking and serving food.

Officer Response – This is not a planning matter and is covered under Building Regulations and separate Environmental Health Legislation. Food Premises approval will be required and will ensure compliance with hygiene regulations. The installation of kitchen facilities and associated plant will require Building Regulations Approval.

5.13.2 Will any deep cleaning be provided before use as a food court? What cooking and washing up facilities will be provided for each of the 7 stalls? Will refrigerated storage space be provided for each stall?

Officer Response – This is not a planning matter and is covered under separate Environmental Health Legislation with Food Premises Approval required.

5.13.3 Does the existing building have more than one floor, if so what use will be made of the upper floors?

Officer Response – The proposal is only shown at ground floor level and there are no stairs to the roof space.

5.13.4 Will any heating be provided in the large open area and the small rooms?

Officer Response – The installation of heating facilities is not a planning matter and will be covered under the Building Regulations.

The Council's Sustainability Officer has been consulted to see if energy efficiency measures are required as part of this building conversion and an update will be provided at the panel meeting.

5.13.5 What arrangements will be made for disposal of food waste?

Officer Response – Arrangements for the appropriate management of food waste are covered under the Food Premises Approval. Bin storage is shown on the proposed layout. Bin storage provision and details of servicing can be secured by planning condition.

5.13.6 No details have been provided as to work required on the external aspects of the building. The East wall has broken windows and ivy growing up the side. Will this be remedied? Is the roof watertight?

Officer Response - The application does not propose any external alterations requiring planning permission, other than the installation of the kitchen extraction flue. External repairs can be carried out without requiring planning permission. It rests with the landowners to ensure the building is watertight and fit for purpose

5.13.7 What are the details for the construction of the Fire Exit on the West wall. This leads to an unmade track used by shops in The Broadway - does this meet fire regulation requirements?

Officer Response - Fire escape is a separate matter covered under the Building Regulations.

5.13.8 Will any use be made of the two pathways connecting the building to Tennyson Road?

Officer Response – Access into the food court will be taken from Portswood Road

- 5.13.9 The pedestrian access route appears to be used by rough sleepers with many abandoned beer cans evident. What procedures will be adopted to ensure that this is a safe environment for customers late at night or first thing in the morning? Will a lockable gate be inserted where the access way meets The Broadway?

Officer Response – Improved external lighting is proposed along the access. The proposal seeks trading hours between 8am-10pm and there will be surveillance from pedestrians on Portswood Road during these hours. Members of the panel have the option of requesting a condition to secure gates to this access route although this is not required in the opinion of officers and it is fair to expect the owner to manage their site and to make their offer an attractive one.

6 Planning Consideration Key Issues

- 6.1 The key issues for consideration in the determination of this planning application are:
- Principle of development;
 - Impact on local character;
 - Impact on neighbouring and local amenity (noise, disturbance and visual impact); and
 - Highways, parking and servicing and
 - Mitigation.

Principle of Development

- 6.2.1 The proposal would bring this vacant building back into use and conversion for use of building as a food court with cafe, bars and takeaway (flexible mixed use comprising classes A1, A3, A4 and A5) is compliant with the range of retail and food & drink uses appropriate for Portswood District Centre, as defined under saved policy REI5 of the Local Plan Review.
- 6.2.2 There is no policy cap restricting the number of food and drinks outlets within the District Centre. Food and drink uses support the vitality and viability of the District Centre, particularly given the current challenges facing the retail sector. The proposal is considered to represent a good fit for the site and there is unlikely to be market demand for solely retail use or for bringing the building back into industrial or warehousing use having regard to its back land position and constraints in relation to access and proximity to nearby residential properties. Residential redevelopment opportunities are also constrained by the aforementioned factors as referenced by the recent appeal decision (ref 18/00954/FUL).
- 6.2.3 Policy REI7 identifies that proposals involving food and drink uses (including A4 uses) are permitted in city, town, district and local centres providing that appropriate measures can be taken to adequately control noise and disturbance, cooking fumes and litter. No objection has been raised by the Council's Environmental Health Officer subject to conditions to ensure adequate kitchen extraction equipment and soundproofing. In light of the fact that the establishment is located in a district centre, the proposed use is not considered to generate a significant increase in noise and nuisance, noticeable above background noise levels.
- 6.2.4 The proposed site is a good location for such a facility as it is well served by public transport, and is in a short walking distance of many residential properties, thus the scheme would be accessed by sustainable modes of transport.

Impact on local character

- 6.3.1 The proposed range of uses are appropriate for the District Centre and in keeping with the character of the area. The proposal does not seek to materially alter the external appearance of the building, other than by installing the external kitchen extract flue and as such the proposal will have a neutral impact on the visual amenities of the area. The kitchen extract flue would be in keeping with the commercial appearance of the building.

Impact on neighbouring and local amenity

- 6.4.1 No objections have been received from residential properties adjacent to the site, namely housing within Tennyson Road and Westridge Road and flats above The Broadway on Portswood Road. Comments have been received from a commercial property within the Broadway and from residents within Russell Place and Abbots Way, located to the north-west of the District Centre. A response to these comments has been provided in section 05 of this report.
- 6.4.2 The proposal is not considered to adversely harm the residential amenities of neighbouring occupiers. The proposal is not considered likely to generate harmful noise nuisance having regard to existing background noise levels from neighbouring commercial uses and traffic noise. Environmental Health have no objection to the proposal subject to planning conditions to secure appropriate kitchen extraction equipment and soundproofing of the building.
- 6.4.3 In terms of the proposed hours of use, it is considered the closing hours of 22:00 is appropriate within a District Centre location and it is noted that the application proposes lesser hours of operation than is typically considered to be acceptable in such locations. A planning application with further consultation would be required before these hours could be changed.

Highways, parking and servicing

- 6.5.1 No car parking is available to serve the unit, however, the site is located on a main bus route and there are car parks available within the vicinity of the site. Furthermore, the nature of the District Centre is to meet the needs of the local community and so the provision of no car parking is considered to be acceptable.
- 6.5.2 Furthermore there are no associated highways safety concerns with the scheme. The location is highly accessible by public transport and it is envisaged that acceptable delivery and servicing arrangements can be achieved thus with appropriate conditions to secure a servicing management agreement the proposal is considered to be acceptable in terms of highways impact.

Mitigation

- 6.6.1 None required because the proposal relates to an existing building and the proposed use will not lead to an intensification in vehicular trips when compared to the existing authorised industrial use. The proposed terminal hour of 10pm does not trigger the need for contributions towards late night bus services.

7 Summary

The proposed use of the building as food court with cafe, bars and takeaway (flexible mixed use comprising classes A1, A3, A4 and A5) with ancillary soft play area, office and storage is appropriate for the District Centre and accords with the Council's adopted Development Plan policies. Furthermore, the proposal would bring a vacant building back into use which would have a

positive impact on the vitality and viability of the Centre. No external alterations are proposed other than a rear flue and, therefore, the change of use is considered to be in keeping with the site and surroundings and with the imposition of the conditions suggested below, the proposal would not have a harmful impact on residential amenity.

8 Conclusion

The positive aspects of the scheme are not judged to be outweighed by the negative and as such the scheme is recommended for conditional approval.

Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1 (a) (b) (c) (d), 2 (b) (c) (d) (e), 4 (f) (g) (vv), 6 (a) (c), 7 (a)
AG for 10/12/2019 PROW Panel

PLANNING CONDITIONS

01.APPROVAL CONDITION - Full Permission Timing Condition - Change of use

The use hereby permitted shall begin not later than three years from the date on which this planning permission was granted.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990(as amended).

02.APPROVAL CONDITION - Hours of Use - food/drink establishments [Performance Condition]

The food and drink use hereby permitted shall not operate (meaning that customers shall not be present on the premises, no preparation, sale or delivery of food or drink for consumption on or off the premises) outside the following hours:

Monday to Friday 08:00 to 22:00
Saturday 10:00 to 22:00
Sunday and Bank Holidays 10:00 to 22:00

Reason: To protect the amenities of the occupiers of existing nearby residential properties.

03.APPROVAL CONDITION - Extract Ventilation - control of noise, fumes and odour [Pre-Commencement Condition]

No development shall take place until a written scheme for the control of noise, fumes and odours from extractor fans and other equipment, to include the compressor located externally, have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and findings.

Reason: To protect the amenities of the occupiers of existing nearby properties.

04.Hours of work for Demolition / Clearance / Construction (Performance)

All works relating to the demolition, clearance and construction of the development hereby granted shall only take place between the hours of:

Monday to Friday 08:00 to 18:00 hours
Saturdays 09:00 to 13:00 hours

And at no time on Sundays and recognised public holidays.

Any works outside the permitted hours shall be confined to the internal preparations of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of the occupiers of existing nearby residential properties.

05.APPROVAL CONDITION - Servicing [Pre-Occupation Condition]

Prior to the commencement of the development hereby approved a servicing management plan shall be submitted to and approved in writing by the Local Planning Authority. Once approved the development shall be carried out in full accordance with the approved servicing management plan.

Unless otherwise agreed in writing with the Local Planning Authority no deliveries shall take place outside the hours of 0800hrs to 1900hrs on any day

Reason: To protect the amenities and privacy of occupiers of the adjoining properties, to protect the highway surface and in the interests of highways safety.

06. APPROVAL CONDITION - Soundproofing (Pre-commencement Condition]

A detailed scheme for the soundproofing of the building shall be submitted to and approved by the Local Planning Authority. Such agreed scheme of soundproofing shall be fully implemented before the building is first brought into use and thereafter retained.

REASON: To protect the amenities of the surrounding area.

07. APPROVAL CONDITION - Control of Amplified Equipment [Performance Condition]

At no time shall sound amplifying equipment or acoustic instruments be used or installed which would generate noise audible from the boundary of the nearest residential property to the building to which the consent hereby granted relates unless otherwise agreed in writing with local Planning Authority.

Reason: To protect the amenities of the occupiers of nearby residential properties.

08. Cycle parking (Performance Condition)

Before the development hereby approved first comes into occupation, the storage for bicycles shall be provided and made available for use in accordance with the plans hereby approved. The storage shall thereafter be retained as approved.

Reason: To encourage cycling as an alternative form of transport.

09. External Lighting Scheme (Pre-Commencement)

Prior to the development hereby approved first coming into occupation, external lighting shall be implemented in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be thereafter retained as approved.

Reason: In the interest of residential amenity and safety and security.

10. APPROVAL CONDITION - Glass Storage [Performance Condition]

Except for on bin collection day no storage of glass (for recycling purposes) shall take place outside of the building. Glass collection shall also not take place between the hours of 20:00 and 9:00.

Reason: To protect the amenities of occupiers of the adjoining property.

11. Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

Reason: For the avoidance of doubt and in the interests of proper planning.

POLICY CONTEXT

Core Strategy - (as amended 2015)

CS3	Promoting Successful Places
CS4	Housing Delivery
CS19	Car & Cycle Parking
CS24	Access to Jobs

City of Southampton Local Plan Review – (as amended 2015)

SDP1	Quality of Development
SDP7	Urban Design Context
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP16	Noise
CLT15	Night Time Uses in Town, District and Local Centres
REI5	District Centres
REI7	Food and Drink Uses (Classes A3, A4 and A5)

Supplementary Planning Guidance

Parking Standards SPD (September 2011)

Other Relevant Guidance

The National Planning Policy Framework (2019)

The Southampton Community Infrastructure Levy Charging Schedule (September 2013)

Table 1: Permitted Hours of Operation in Portswood

Address	Application Reference	Permitted Hours (Planning)
The Brook Inn	05/01220/VC	11:00 to 1:30 Monday to Thursday 11:00 to 2:30 Fridays & Saturdays 12:00 to 00:30 Sundays
Units 5-6 The Portswood Centre	07/02055/VC	09:00 to 00:00 daily
Unit 7 The Portswood Centre	09/01208/FUL 14/01355/FUL	08:00 to 1:00 Sundays to Thursdays 08:00 to 2:00 Fridays and Saturdays
29-31 Portswood Road	13/00796/FUL	11:00 to 00:00
104 Portswood Road	12/00785/FUL	09:00 to 00:00
160 Portswood Road	12/00618/FUL	07:00 to 00:00 daily
170 Portswood Road	17/01414/FUL	08.00 to 00.00 hours Monday to Saturday 10.00 to 23.00 hours Sundays and Public Holidays
225 Portswood Road	15/01285/FUL	11:00 to 23:00 Monday to Sunday
253 Portswood Road	14/01981/FUL	07:00 to 00:00 daily
265 Portswood Road	99/01025/VC	Sundays until 00:00 Fridays and Saturdays until 01:00
14 The Broadway	18/01889/FUL	07:00 - 23:00 Monday-Wed 07:00 - 00:00 Thur-Sat 09:00 - 23:00 Sun and public holidays