

Subject: APP/24/00698

Hi Josephine

We refer to the recent consultation request relating to the above and would like to comment as follows:

“The Property & Asset Management team at Havant Borough Council endorse the use of these redundant premises for the proposed use.

The opportunity for a retail kiosk was widely marketed in early 2024 with expressions of interest invited for a range of uses. The only firm offers received were for use as a café and the applicant was selected due to her experience in the trade with several established food and beverage businesses in the locality.

The primary concern appears to be the continued use of the adjacent public plaza for temporary events, primarily by the organisers of ‘Playing on the Plaza’. It should be noted that such events require their own, separate licence in order to take place on council land, issued entirely at the discretion of the council. Playing on the Plaza had previously operated well beyond the plaza / canopy area permitted by the Property team at the time. Because of this, the council were unable to agree terms for a licence during 2024 as the space they required would have impacted on pedestrian access and egress from and around the building.

The ‘red line’ application area is outside the area that is required for events to happen on the plaza, and musicians generally shelter under the canopy, have their backs to the building and do not need to occupy that area. Nothing has changed in this respect and the applicant has expressed a desire to work with all potential users of the plaza to promote and assist events to take place, as she understands their importance to the local community. The proposed use would enhance such events, with refreshments available close by.

The opening hours of the public toilets will not change as a result of this application as the premises occupy a standalone corner of the building with no direct access to the toilet area. The toilets will remain under the council’s control and maintenance regime.

We do not consider that this application will significantly increase the current litter provision requirements, nor place excessive demand on local parking provision. One of the main attractions of the proposed use is that it will visibly appeal to existing beachfront walkers as well as encouraging both new and existing visitors to Eastoke Corner via the light railway, or otherwise, to dwell.”

Many thanks

Chris Riggott MRICS

Head of Property & Asset Management

Havant Borough Council, Public Service Plaza, Havant PO9 2AX

T: 07442 803730