

Planning Policy Comments

Application No	APP/20/01078
Address	75B London Road, Waterlooville, PO7 7EL
Development	Change of use of ground floor premises from Letting Agency (Class E) to hot food take-away and home delivery service (Sui Generis)
Case Officer	TP
Comments By	JB
Date of Comments	11 January 2021

Policy Status

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the Hampshire Minerals and Waste Plan form the development plan for the borough. [The Pre-Submission Local Plan](#) (September 2020) may be afforded limited weight

The following policies in the adopted Local Plan are of particular relevance:

- CS4 and AL3 - Town, District and Local Centres
- DM5 - Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses

In the Pre-submission Plan the following policies are of particular relevance:

- KP2 – Waterlooville Town Centre
- C8 - Food, Drink and Entertainment uses

Principle of Development

This application unit lies within Waterlooville Town Centre as defined by Policies CS4 and AL3 of the adopted local plan. These policies seek to promote main town centre uses, in order to protect and enhance the vitality and viability of the town centre.

The application site lies within the secondary frontage of the centre. The policy supports main town centre uses in this area, which contribute to the centre's vitality and viability. The proposed use could be considered to be capable of making such a contribution, subject to detailed considerations regarding its operation (see below).

The Pre-Submission Havant Borough Local Plan is a material consideration in the determination of the application, though with limited weight. Under the emerging Local Plan, the site remains within the London Road Town Centre as defined by policy KP2. That policy is more specific regarding the London Road area of the town centre, including providing active support for food, drink and leisure uses with active frontages.

Since the proposal is for a hot food take-away, policy C8 of the Pre-Submission Local Plan 2036 also applies. This policy seeks to restrict A5 uses across the borough to below the current levels in order to support public health objectives. The proposal is not supported under this policy.

Noise and Odours

Policies

- DM5 Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses (Core Strategy) and
- C8 Food, Drink and Entertainment Uses (HBLP)

include provisions regarding the management of noise and odour from food and drink uses, which will have to be met. Design policies (see below) will also be relevant to the consideration of any such equipment.

Shopfront and Signage

With regard to any changes to the shopfront or signage, the following policies will be relevant considerations:

- CS16 High Quality Design (Core Strategy)
- DM21 Shopfronts, Signs, Security Shutters and Advertisements (Site Allocations)
- E1 High Quality Design (HBLP)

Conclusion

In policy terms, the key consideration is whether the proposal supports and enhances the vitality and viability of Waterloo Centre. The unit lies within the secondary frontage of the adopted Local Plan, which gives some flexibility on appropriate town centre uses. Food and drink uses are supported through the emerging Local Plan in this location also. This must be balanced against the fact that the emerging Local Plan also seeks to limit hot food takeaways for health reasons. While this restriction must be acknowledged, it may only be given limited weight. All policies weighed together, it is considered that the principle of the hot food take-away in this location is acceptable, provided that the detailed considerations regarding amenity impacts and design are also acceptable.