

Planning Policy Comments

Application No	APP/19/01051
Address	10 London Road, Purbrook, Waterlooville, PO7 5LJ
Development	Change of use from A1 to Sui Generis (Tanning Salon/Skin Treatments)
Case Officer	Dennise Sheath
Comments By	Gill Glover
Date of Comments	22 nd November 2019

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 Havant Borough Local Plan 2036](#) (HBLP 2036) was approved by the Council on 30 January 2019 and can be afforded limited weight.

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

- CS4 and AL3 - Town, District and Local Centres
- DM2 – Protection of Existing Community Facilities and Shops

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

- C6 – Local centre, local shops and services

Principle of Development

This application unit lies within Purbrook local centre as defined by Policies CS4 and AL3 of the adopted local plan. These policies encourage appropriate town centre development proposals which support small and independent businesses. Moreover, Policy CS4 specifically seeks to promote the vitality and viability of the borough's town, district and local centres.

The Pre-Submission Havant Borough Local Plan 2036 (HBLP2036) is a material consideration in the determination of the application, though with limited weight. Under the emerging Local Plan, the site remains within the Purbrook Local Centre as defined by policy C6. That policy confirms development proposals in local centres will be permitted where ground floors have active frontages to promote and enhance the vitality and viability of the centre.

Marketing

Policy DM2 states that the loss of a local shop will only be permitted where it is demonstrated that the premises or land is no longer viable for their authorised use. Paragraph 10.05 in policy DM2 states;

'In the case of local shops within identified local centres and small local shops meeting everyday shopping needs outside all identified centres, the premises must be marketed for at least six months'

Following policy DM2 in the adopted local plan the above application due to a change of use from A1 to Sui Generis would need to submit evidence showing a marketing period of a minimum of six months has been undertaken. No information has been submitted with this application showing this.

In the emerging HBLP 2036 and more specifically policy C6 the above application would not require a marketing period for a change of use within a local centre. Instead criterion b) would apply which states that development will only be permitted where ground floors have active frontages to promote and enhance the vitality and viability of the local centre.

Conclusion

The requirements of the adopted local plan are clear that a marketing period would need to be undertaken for a minimum of six months due to the change of use. However, I have considered the nature of the proposed use and it can be concluded that it is of a similar use to a hairdresser which has a use class of A1. In order to maintain the vitality and viability of the local centre the proposed use provides an active ground floor frontage which follows the policy direction in the emerging local plan.

Therefore, on balance it can be concluded that the change of use is similar to other A1 uses and would maintain an active ground floor frontage in the local centre therefore, there would be no objection to the change of use from A1 to Sui Generis (Tanning Salon/Skin Treatments).