

CS17 (Concentration and Distribution of Development within the Urban Areas)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Manager, Community Group

I have no objection in principle to the operation of a cafe / coffee shop at the above premises.

I note there are residential flats above these shops and other residential receptors within 25 metres of these premises.

The agent has advised that the hot food preparation will be minimal, and that a wall mounted air filtering unit will be installed in the servery area.

I would therefore ask that should this application be approved, that conditions be applied that restricts the hot food preparation to an agreed menu.

Hampshire Highways

No Objection

Traffic Management, East Hampshire District Council

The Traffic Team have no adverse comment to make.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 11

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I certainly don't want any betting shop or payday loan shop but it's about time this shop is put to good use and a cafe would be perfect. There are no little cafes/tea rooms in that area and being	Noted

close to Bidbury Park and on route home from school. It's a definite yes for the cafe from me	
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7 Planning Considerations

- 7.1 The change of use of the premises proposed is the subject of recent changes to the General Permitted Development Order (GDPO) which have given general permitted development rights for such changes to take place with only a "prior approval" process to go through. Consequently the principle of the change of use is considered acceptable. Having regard to the relevant conditions of the GPDO it is considered that the main issues arising from this application are :

- (a) noise impacts of the development,
- (b) odour impacts of the development,
- (c) impacts of storage and handling of waste in relation to the development,
- (d) impacts of the hours of opening of the development,
- (e) transport and highways impacts of the development,
- (f) Whether the change of use is desirable in terms of its impact on services or key shopping areas

- 7.2 (a) noise impacts of the development, (b) odour impacts of the development, (c) impacts of storage and handling of waste in relation to the development and (d) impacts of the hours of opening of the development

There are residential uses at first floor level, and residential uses set further off. The proposals do not include details of the proposed extract in relation to cooking or any chillers or other equipment. The applicant has confirmed that the proposed use would for A3 (Cafe) which would include some limited hot food preparation. The Councils Environmental Health Officer has considered the proposals and has raised no objection in subject to appropriate conditions to control the use. These have been considered and amended as required to meet the tests for planning conditions.

With regards to point (c) Impact on storage and handling of waste, the premises benefit from a rear service yard, which provides for the waste facilities for the parade of shops, and this is considered acceptable for the storage and handling of waste.

- 7.3 (e) transport and highways impacts of the development.
Whilst the change of use has the potential to generate additional traffic, the change is not considered so great as to result in material detriment and the Development Engineer has been consulted and does not raise objection.

- 7.4 (f) Whether the change of use is desirable in terms of its impact on services or key shopping areas

This change in use is not deemed to have any significant impact upon the area in terms of impact on services, furthermore this site is not located within a key shopping area in Bedhampton. It is noted that there is a newsagent's (A1) use within the parade of shops, along with a barber shop. Although retail units are encouraged to revitalise local centres, this unit would otherwise remain empty and hence its use as an A3 Cafe would be acceptable.

8 Conclusion

The change of use proposed is supported by the GDPO arrangements and the NPPF,

and prior approval for the change of use, whilst required , should be permitted as there are considered to be no adverse impacts relating to provision of services, transport and noise impact created by this proposal.

9 RECOMMENDATION:

That the Head of Planning be authorised to Wrong Application type for recommendation code for application APP/19/01117 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this prior approval.
Reason: To comply with the requirements of Schedule 2, Part 3, Class C of the Town and Country Planning (General Permitted Development) Order 2015 as amended.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan Drawing Number:18:2083L(2-) 001 02
Ground floor as proposed: 18:2083L(2-) 001 04

Reason: - To ensure provision of a satisfactory development.

- 3 The restaurant/cafe use hereby permitted shall not commence until:
(i) the following matters have been submitted to and approved in writing by the Local Planning Authority:
 (a) the range of food to be cooked at the premises; and
 (b) the scheme for filtration and extraction of fumes generated by cooking processes at the premises;
and
(ii) the approved scheme for filtration and extraction of fumes generated by cooking processes at the premises has been implemented in full accordance with all detailed components of that scheme.

At all times thereafter, all elements of that scheme shall be maintained in a wholly efficient and effective working order, and the range of food to be cooked at the premises shall be in accordance with the details approved in writing by the Local Planning Authority. At no time shall the range of food cooked on the site vary from the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the nearby residential receptors in accordance with policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.