

Site Address: 14 The Precinct, Waterloo, PO7 7DT
 Proposal: Change of use from A1 Charity shop to Sui Generis Beauty Salon.
 Application No: APP/18/01287 Expiry Date: 11/04/2019
 Applicant: Mr W Rana
 Agent: Case Officer: Bee Crawford
 Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located in the pedestrianised area of Waterlooville London Road shopping area, known as The Boulevard in a parade of eight two storey purpose built units. There is pedestrian access from the front and a service road provides vehicular access to the rear.
- 1.2 The area is a pedestrianised precinct with a mixture of two, three and four storey buildings of various age, style and design with a mixture of uses including retail, office, cafe/restaurant, sui generis and residential.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the change of use from A1 Charity shop to Sui Generis Beauty Salon. The unit is currently vacant.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS17	(Concentration and Distribution of Development within the Urban Areas)
DM10	(Pollution)
DM2	(Protection of Existing Community Facilities and Shops)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM21	(Shopfronts, Signs, Security Shutters and Advertisements)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Economic Development

No comment received.

Environmental Health Manager, Community Group

No adverse comments.

Planning Policy

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 must be afforded some weight.

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

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

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

- KP2 - WaterlooVille Town Centre

Also relevant is the following Supplementary Planning Document:

- The Havant and WaterlooVille Town Centres Study (October 2017)

Principle of Development

This site falls within the WaterlooVille Town Centre as shown in Policies CS4 and AL3 of the adopted local plan. These policies encourage appropriate town centre development proposals which support small and independent businesses. The site is within a primary frontage as outlined in Policy AL3 of the adopted local plan. The change of use is from an A1 charity shop to a Sui Generis beauty salon. Therefore, criterion 3) of Policy AL3 would apply and a marketing period of at least 12 months would need to be conducted under Policy DM2. Therefore, in principle under the adopted local plan the change of use would not be supported, certainly without the necessary marketing.

The Pre-Submission Havant Borough Local Plan 2036 is a material consideration in the determination of the application. Under the emerging Local Plan, the site falls within WaterlooVille Town Centre as shown in Policy KP2. Policy KP2 seeks to make a positive change to the quality, vitality and viability of WaterlooVille Town Centre. The site falls within the London Road area of WaterlooVille Town Centre which aims to retain active ground floor frontages. Criterion x) of Policy KP2 will grant development that;

'Provides community, healthcare (D1) and main town centre uses (except office (B1a)) at ground floor level'.

On London Road specifically, uses which increase activity at ground floor level will be supported. This change of approach reflects national trends in retailing and the fact that town centres need to move away from being simply places to shop to being places

to meet and socialise. This is reflected in the Havant and Waterlooville Town Centres Study. The use, whilst sui generis, is akin to hairdressers or a healthcare premises and so is considered in line with Policy KP2 of the emerging Local Plan. As such the change of use would not be objected in principle following the new Local Plan.

Conclusion

No objection in principle.

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: 19

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Policy considerations
- (iii) Amenity issues
- (iv) Shopfront design
- (v) Highway/parking considerations
- (vi) Developer contributions

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Policy considerations

7.3 This site falls within the Waterlooville Town Centre as shown in Policies CS4 and AL3 of the adopted local plan. These policies encourage appropriate town centre development proposals which support small and independent businesses. The site is within a primary frontage as outlined in Policy AL3 of the adopted local plan, and would result in the loss of a retail unit the subject of Policy DM2. The change of use is from an A1 charity shop to a Sui Generis beauty salon. Therefore, criterion 3) of Policy AL3 would apply, which seeks to retain at least 50% of the units in an unbroken primary frontage run in retail use. Following a site visit it has been established that of the 8 units forming the unbroken run in this case, 4 would appear to remain as retail (opticians, barbers, clothing store and hair salon) following the change of use proposed. Criterion 3) of Policy AL3 would therefore be met.

7.4 With regard to Policy DM2 however, whilst there is evidence with the application of the marketing of the premises in the form of an estate agent's advert, there is no further information regarding the nature or outcome of the marketing campaign. The requirements of Policy DM2 have not been met therefore, in that it has not been demonstrated that the necessary marketing period of at least 12 months has been carried out. Therefore, in principle under the adopted local plan the change of use would appear to fall short of full compliance with all relevant policies, albeit that it would not conflict with Policy AL3 which sets the overarching principles for retail representation the town, district and local centres.

7.5 The Pre-Submission Havant Borough Local Plan 2036 is also a material consideration in the determination of this application. Under the emerging Local Plan, the site falls within WaterlooVille Town Centre as shown in Policy KP2. Policy KP2 seeks to make a positive change to the quality, vitality and viability of WaterlooVille Town Centre. The site falls within the London Road area of WaterlooVille Town Centre which aims to retain active ground floor frontages. Criterion x) of Policy KP2 will grant development that;

'Provides community, healthcare (D1) and main town centre uses (except office (B1a)) at ground floor level'.

7.6 On London Road specifically, uses which increase activity at ground floor level will be supported. This change of approach reflects national trends in retailing and the fact that town centres need to move away from being simply places to shop to being places to meet and socialise. This is reflected in the Havant and WaterlooVille Town Centres Study. The use, whilst sui generis, is akin to hairdressers or a healthcare premises and so is considered in line with Policy KP2 of the emerging Local Plan. As such the change of use would not be objected to in principle following the new Local Plan.

7.7 The fact that the proposed change of use would retain an active frontage and a form of economic development through supporting a level of employment on the site is also to be weighed into the conclusions in this case.

(iii) Amenity issues

7.7 Whilst there are flats in the surrounding area, there are none above or adjacent to the unit. It is therefore considered that the business can operate without harm and would not result in excessive noise which would result in an unacceptable disturbance for the occupiers of any nearby residential properties.

(iv) Shopfront design

7.8 Policy DM21 of the allocations plan specifically considers shop fronts and requires that their design to be appropriate in size and scale. No changes are proposed to the shopfront, consequently it is considered to be suitable. The signage details submitted with the proposal have not been considered as part of the application and the applicant has been advised a separate application for advertisement consent will be required.

(v) Highway/parking considerations

7.9 The proposal has not included any parking provision for visitors and staff, however,

the site is within a sustainable location and is considered appropriate in this instance. It is also noted that there are several public car parks close to the site.

(vi) Developer contributions

- 7.10 As the application is for a change of use from class A1 to mixed class A1 and Sui Generis, the development would not be CIL liable and would not have to pay the Solent Recreation Mitigation Strategy (SRMS) contribution. Therefore, Policies CS21 and DM24 would not apply.

8 Conclusion

- 8.1 The proposed change of use would not wholly comply with all of the adopted planning policies of relevance, in that the marketing period and information required under Policy DM2 of the Local Plan has not been demonstrated in this case. That said, were the change of use to be implemented the primary shopping frontage would continue to feature a proportion of retail frontage consistent with adopted Policy AL3.
- 8.2 When taking account of the 'direction of travel' set out in the emerging Local Plan 2036, which is supportive of the change of use proposed, coupled with the benefits of achieving an active frontage and limited employment opportunities on the site, overall it is considered that the proposal for a change of use would result in a number of positive factors to the local centre which taken together outweigh the lack of full compliance with Policy DM2. Therefore the application is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01287 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The premises shall only be open for trade or business between the hours of 10:00 to 18:00 Monday to Friday, 09:00 to 18:00 Saturday and 10:00 to 16:00 on Sundays and Bank Holidays.
Reason: To accord with the terms of the application submitted, to protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 2065_19_01_01 Rev A Location plan and existing ground floor plan

Drg no. 2065_19_01_02	Existing first floor plan
Drg no. 2065_19_01_03 Rev A	Proposed ground floor plan
Drg no. 2065_19_01_05	Existing and proposed elevations plan

Reason: - To ensure provision of a satisfactory development.