Site Address:	119 London Road, Waterlooville, PO7 7DZ		
Proposal:	Change of use from Butchers shop (A1) to Tanning Salon (Sui Generis).		
Application No:	APP/18/00719	Expiry Date:	09/10/2018
Applicant:	Mr C Haughton G and E Projects Ltd		
Agent:		Case Officer:	Rachael McMurray
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in the pedestrianised section of Waterlooville Town Centre. It comprises a ground floor retail unit which was last in use as a butchers. There is a residential flat above. The unit has a glazed shop front and door. To the rear of the unit are some outbuildings which do not form part of the site and to the rear of this is a public car park.

2 Planning History

None relevant.

3 Proposal

Change of use from Butchers shop (A1) to Tanning Salon (Sui Generis).

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)
CS6	(Regeneration of the Borough)
DM2	(Protection of Existing Community Facilities and Shops)

Havant Borough Local Plan (Allocations) July 2014

DM21	(Shopfronts, Signs, Security Shutters and Advertisements)
AL3	(Town, District and Local Centres)
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

No adverse comments. Please include the following informatives:

Hours of Work
Dust Control
Bonfires

Planning Policy, PPUD
The Local Plan (Core Strategy) and the Local Plan (Allocations), together with the Hampshire Minerals and Waste Plan provide the development plan for the borough. In addition, the Local Plan Housing Statement (LPHS) and its guiding principles, adopted December 2016, is also a material consideration. Also relevant to this proposal, though with limited weight, is the emerging Havant Borough Local Plan 2036, in preparation of which a Regulation 18 consultation took place in January and February 2018.

The following policies are of particular relevance:

- CS4 – Town, District and Local Centres
- CS6 – Regeneration of the Borough
- CS17 – Concentration and Distribution of Development within the Urban Area
- DM2 – Protection of Existing Community Facilities and Shops
- DM21 – Shopfronts, Signs, Security Shutters and Advertisements
- AL2 – Urban Area Boundaries and Undeveloped Gaps between Settlements
- AL3 – Town, District and Local Centres
- Waterlooville Town Centre KS2 – (Draft Local Plan 2036)

Also relevant is the following Supplementary Planning Document

- Havant Borough Council Parking SPD (July 2016)

Principle of Development

This site falls within the Waterlooville Town Centre as defined by Policies CS4, and AL3. 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 identified town and district centres. Criterion 2) of Policy CS4 also supports proposals which enhance the evening economy of the designated centres, and this proposal includes late night opening.

Waterlooville Town Centre has been identified as an area in need of regeneration in both the Adopted Local Plan (Policy CS6), as well as the Draft Local Plan 2036 (Policy KS2). Criterion d) of Policy CS6 states that the focus for Waterlooville Town Centre is a sustainable mix of uses.

Table 16 (page 56) of the Havant and Waterlooville Town Centres Study (October 2017) indicates that the site (119 London Road) forms part of primary frontage P4. As such, criterion 3) of Policy AL3 would apply. However, 29% of units are vacant therefore, criterion 3) of Policy AL3 will not apply.

Moreover, the vacancy rate in Waterlooville Town Centre was 17.95% in October 2017 (this has risen from 10.31% and 14.14% in October 2015 and 2016 respectively). This was much higher than the national and regional town centre vacancy rates of 9.3% and 7.2% respectively. As specified in paragraph 2.15 of the Local Plan (Allocations):

‘*’A large number of empty shops may indicate that a centre is in decline and in need of change to adapt to the future”*

As such, it is considered appropriate in policy terms to allow a change of use from a Land Use Class A1 to a Sui Generis use to keep vacant units to a minimum in the primary shopping area. .

As specified in paragraph 3.44 of the Draft Local Plan 2036;

‘*“Non-shopping uses will be promoted in order to increase the level of activity in this part of the town centre”.*

Marketing:

For proposals on sites involving shops in the primary and secondary retail frontages, a marketing exercise for a minimum of 12 months should normally be conducted. The marketing exercise should be used to meet criterion 1) of Policy DM2 to demonstrate that the premises or land is no longer viable for its authorised use.

However, for this site in particular, the Planning Policy Team believes that a departure from Policy DM2 would be appropriate on the basis that vacancy rates are high. Therefore, a period of marketing would not be considered necessary for this site prior to accepting a change of use.

Shopfronts and Signs:

Policy DM21 seeks to ensure that new shopfronts and signage are not detrimental to the appearance of the individual building or the street scene. A consideration in the determination of this application should therefore be the design of the shopfront.

As the site is in the primary shopping area, criterion 6) of Policy AL3 and paragraph 2.16 of the Local Plan (Allocations) will also apply.

Parking:

Policy DM14 and the Havant Borough Parking SPD (July 2016) set out the minimum parking standards for new development in the borough. Paragraph 1.11 of the Havant Borough Parking SPD (2016) states that;

‘’The parking standards will apply to all developments for the provision of one or more residential units (gross) and all developments that result in the creation of non-residential floorspace.”

The planning application does not include extensions or alterations to the site therefore the standards set out in the Havant Borough Parking SPD (2016) do not apply.

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: 6

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 16

A total of 10no letters of support and 6no letters of objections were received for the application. These are summarised as follows:

Comment	Officer Comment
Tanning studios are not healthy. We should be closing tanning shops down rather than opening them up. I treat cancer for a living. Tanning shops and UV beds directly cause skin cancer. I strongly object to these shops and would hate for one to open up. They are not safe	Not a planning consideration.
I fully support a tanning salon taking over the old butchers! Would be much more convenient for me then going all the way to Havant.	Noted.
I'm for this , as think it's good to see units in waterlooville open , as brings employment and potential customers for other shops . Too many closed units in waterlooville, and sadly feel waterlooville is becoming a ghost town. I can't see that many customers daily though going for tanning, however this is not my thing. But do know people that regularly like to tan. I wish whoever is taking on this venture all the best	Noted.
There is already a new sunbed shop opened in crookhorn called Marbs. No need for a second one	Noted.
There is a sunbed shop in crookhorn and this will be too close	Noted.
How silly to be opening a sunbed shop here ! Object completely,	Noted.
Our small town is slowly being ruined. There are plenty other tanning studios around!	Noted.
No no no!!! Why would you want this here for ? we don't need this in Waterlooville!	Noted.
I fully support this planning application this should hopefully bring in more	Noted.

revenue to the rest of the town centre as a lot of people like to try something new and that way they can visit the local shops that are left in the process.	
Any open shop in our failing town is a great thing and should be supported,, plus save me driving into town , can't wait well done .	Noted.
Definitely needed,, wait up to 30'mins normally!! Good to see investment in waterlooville town !!! Can't see hoe negative is a option?	Noted.
Any business bringing more footfall to the precinct can only be a positive step. Nothing wrong with bringing more trade locally, it'll be good to see another unit occupied.	Noted.
I will definitely use this as it's a couple of doors down from the nail bar i use, this end of waterlooville is now starting to go more busy with all the new shops that are opening up which is good to see.	Noted.
it will be better than an empty shop & could potentially bring more people into the town	Noted.

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) Loss of the retail unit
(iii) Impact on the apperance of the streetscene
(iv) Parking

(i) Principle of development

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

This site falls within the Waterlooville Town Centre as defined by Policies CS4, and AL3. 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 identified town and district centres. Criterion 2) of Policy CS4 also supports proposals which enhance the evening economy of the designated centres, and this proposal includes late night opening.

Waterlooville Town Centre has been identified as an area in need of regeneration in both the Adopted Local Plan (Policy CS6), as well as the Draft Local Plan 2036 (Policy KS2).

Criterion d) of Policy CS6 states that the focus for Waterlooville Town Centre is a

sustainable mix of uses.

Table 16 (page 56) of the Havant and Waterlooville Town Centres Study (October 2017) indicates that the site (119 London Road) forms part of primary frontage P4. As such, criterion 3) of Policy AL3 would apply. However, 29% of units are vacant therefore, criterion 3) of Policy AL3 will not apply.

Moreover, the vacancy rate in Waterlooville Town Centre was 17.95% in October 2017 (this has risen from 10.31% and 14.14% in October 2015 and 2016 respectively). This was much higher than the national and regional town centre vacancy rates of 9.3% and 7.2% respectively. As specified in paragraph 2.15 of the Local Plan (Allocations):

> ‘’*A large number of empty shops may indicate that a centre is in decline and in need of change to adapt to the future”*

As such, it is considered appropriate in policy terms to allow a change of use from a Land Use Class A1 to a Sui Generis use to keep vacant units to a minimum in the primary shopping area.

As specified in paragraph 3.44 of the Draft Local Plan 2036;

> ‘*‘Non-shopping uses will be promoted in order to increase the level of activity in this part of the town centre”*

(ii) Loss of the retail unit

The proposal would result in the loss of a retail unit as the proposed use would be sui generis. For proposals on sites involving shops in the primary and secondary retail frontages, a marketing exercise for a minimum of 12 months should normally be conducted. The marketing exercise should be used to meet criterion 1) of Policy DM2 to demonstrate that the premises or land is no longer viable for its authorised use.

However, for this site in particular, the Council's Planning Policy Team believes that a departure from Policy DM2 would be appropriate on the basis that vacancy rates are high. Therefore, a period of marketing would not be considered necessary for this site prior to accepting a change of use.

(iii) Impact upon the appearance of the streetscene

No physical alterations to the existing shopfront are proposed other than new signage which would be subject to an advertisement application. The proposal therefore accords with Policy DM21 which seeks to ensure that new shopfronts and signage are not detrimental to the appearance of the individual building or the street scene.

(iv) Parking

Policy DM14 and the Havant Borough Parking SPD (July 2016) set out the minimum parking standards for new development in the borough. Paragraph 1.11 of the Havant Borough Parking SPD (2016) states that;

> *‘’The parking standards will apply to all developments for the provision of one or more residential units (gross) and all developments that result in the creation of non-residential floorspace.”*

The planning application does not include extensions or alterations to the site therefore the standards set out in the Havant Borough Parking SPD (2016) do not apply.

8 Conclusion

The application is considered to be acceptable and is therefore recommended for approval.

---

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00719 subject to the following condition:

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

Block / site plan - 2018 OS 100047474
Existing and proposed ground floor layout
Existing and proposed front and rear elevations

Reason: - To ensure provision of a satisfactory development.

3 The premises shall only be open for trade or business between the hours of 0900-2100hrs Monday to Saturday and 1000-2000hrs on Sundays.
Reason: 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.