

Planning Application Response of Planning Policy / Urban Design

Application No:	APP/17/00213
Site Address:	115 London Road, Waterlooville, PO7 7DZ
Development:	Change of use from café (A3) to takeaway noodle bar (A5), with new glazed shop front
Case Officer:	Mrs B Crawford
Comments by:	Lewis Ford
Date of Comments:	5 th April 2017

Policy Status: 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.

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 Areas
- DM5 – Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses
- DM21 – Shopfronts, Signs, Security Shutters and Advertisements.

Principle of Development: The site lies within the urban area as defined by Policy CS17 of the Local Plan which seeks to concentrate new development within the five urban areas of the borough.

The site falls within Waterlooville Town Centre as defined by Policy CS4. This policy encourages appropriate town centre development proposals which support small and independent businesses; moreover, Policy CS4 seeks to promote the vitality and viability of the identified local centres. In addition, the London Road public realm is an area of particular focus in the regeneration of the borough under Policy CS6. Therefore, the appropriate development of a currently vacant unit is supported by these two policies.

Policy AL3 identifies the site as primary shopping frontage. Nevertheless, as the unit's existing use is not A1 and is currently vacant, the provisions of AL3 do not apply.

Policy DM5 sets out criteria for the control of food and drink uses to avoid environmental problems such as fumes, odour and litter. The application should demonstrate that all the criteria of DM5 can be met.

Shopfronts and Signs: The proposed shop front is appropriate in size, scale and design to the character of the building and street scene as a whole. Therefore, the provisions of Policy DM21 are met.

Flooding: The site is not located in flood zones 2 and 3.

Developer Contributions: As the application is for a change of use from class A3 to A5, the development will not be CIL liable and will not have to pay the Solent Recreation Mitigation Partnership (SRMP) contribution. Therefore, Policies CS21 and DM24 do not apply.

Recommendation: No objection, providing the provisions of Policy DM5 are met.