

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
 AL3 (Town, District and Local Centres)
 AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 **Statutory and Non Statutory Consultations**

Crime Prevention -Minor Apps

No response

Economic Development

No Response

Environmental Health Manager, Community Group

No Objection

Planning Policy, PPUD

Support in principle – the proposed change of use would retain an element of retail, provide an active frontage and contribute to the vitality and viability of the area in East Street.

It is recommended appropriate informatives are added to any decision to advise the applicant of any permissions or consents needed for the external works to the shopfront and installation of signage.

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: 13

Number of site notices: 1.

Statutory advertisement: 20/04/2018

Number of representations received: 3

Comment	Officer Comment
Whilst I live far enough away, I would imagine there will be some noise from dogs barking which could affect residents who live nearby - I would think as dogs are left to be groomed - it looks like there could be several dogs in the studio at a time this could happen regularly. Also the parking for people - suggesting people park in heavily congested residential roads is not ideal. I am a dog lover but believe	See section 7

this sort of large set up should be done from an industrial unit away from residential properties.	
I wish to register my strong support for this planning application. For too long this relatively large unit has sat empty and looks forlorn. The retail role of Havant Town Centre has fundamentally changed over the years. East Street now provides a range of services for the large residential population to the east of Havant. Custom in the coming years will no doubt grow (as new developments in Denvilles are built out) but much of the traditional shopping function of this area has shifted irrevocably towards the retail parks on the other side of town. Within the traditional town centre, the heaviest footfall is concentrated on West Street and the Meridian Centre. It makes sense to focus new shops in this area and for the Council to take a more pragmatic and flexible approach to East Street. It is disappointing that parts of the streetscape have been neglected and today appear to be in quite an advanced state of disrepair. Some of the buildings in East Street have been empty for a decade. The priority should be to address the levels of vacancy and attract good sustainable businesses to this area. A better range of services will undoubtedly encourage more 'linked' trips as people become increasingly aware of the variety of businesses available and will think more actively about visiting East Street as part of a town centre visit. Vacancy rates in the Town Centre have appeared to have come down quite significantly since the last recession and may this positive trend continue. I welcome this application because it represents a long-term solution to bringing the premises back into use. I note there are a variety of service type activities within East Street including a photography studio, two dentists/orthodontists, tax advisers and estate agent. This unit was for a period home to a popular outdoor sports shop	See section 7

which has left Havant altogether. I also understand the premises provided temporary office accommodation for a local software company. The building concerned makes a very positive contribution to the streetscene and it is vital that a use is found consistent with its conservation.

If there are any potential impacts from the proposed use on the amenity of neighbours, this is something that should be capable of being resolved with the use of planning conditions.

The Council should support this investment in the local economy and the benefit it could offer in enlivening this part of the Town Centre. I therefore hope this scheme will be approved.

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Impact on highways/parking

(i) Principle of development

The site lies within the urban area as defined by Policies CS17 and AL2 of the Local Plan; these policies seek to concentrate new development within the five urban areas of the Borough. The site falls within Havant Town Centre as defined by Policies CS4 and AL3. These policies support the development of main town centre uses, especially small and independent businesses. Such uses are encouraged within the Borough's town, district and local centres to promote their vitality, viability and footfall.

The site is not identified within either the primary or secondary frontage as defined by Policy AL3 on the Policies Map. As such criteria 3) and 4) of Policy AL3, which resist the loss of A1 uses, would not apply.

The Havant and Waterlooville Town Centres Study was published on 24th October 2017. The study has used national guidance, publications and trends to help inform the approach to the Borough's town centres in the upcoming Local Plan 2036. The paper outlines the number of conversions along East Street from retail and offices to residential uses between 2005 and 2015; and therefore, highlights the change of character of the street over the last decade. The paper concluded that;
"East Street no longer performed a town centre function and should thus be removed

from the town centre boundary”.

Before then going onto recommend that;

“It would therefore be appropriate for the regeneration of East Street to be led by residential redevelopment”.

The emerging Havant Borough Local Plan 2036 proposes the removal of East Street from the town centre boundary as part of Policy KS1; and the promotion of the residential led regeneration of the area. Given the decline in occupancy in East Street, the Council would not resist the application proposal bringing a vacant retail unit back into use and help revitalise the area. Moreover, although the redevelopment vision for East Street is residential development led, it does not exclude main town centre uses which may help bring vacant units back into use.

Marketing:

Policy DM2 would generally apply as the site falls within Havant town centre but outside the primary and secondary frontages. The proposed use would however, retain an element of retail, provide an active frontage and contribute to the vitality and viability of the area. As such, there are material considerations which indicate that this policy requirement for an active marketing exercise should not be applied in this case.

As such the proposed change of use would retain an element of retail, providing an active frontage and contribute to the vitality and viability of East Street.

(ii) Impact upon the character and appearance of the area

Although not included in the description of development, the submitted application form indicates the external walls at the front of the shop would be repainted and that a new sign would be installed. Policy DM21 would therefore be of relevance in terms of ensuring new shopfronts and signage are not detrimental to the appearance of the individual building or the street scene. The applicant has been advised that any changes to the shopfront or signage would require separate consent, and an informative has been added in this regard.

Although the building is not listed, it is adjacent (to the west) and opposite Grade II listed buildings. In addition, the building is located within the St Faith's Conservation Area. Criterion 4) of Policy CS11 would also apply in terms of protecting and enhancing the Borough's heritage assets. Given that no changes are proposed in this application it is considered that the development would conserve the character and setting of the conservation area.

(iii) Impact upon residential amenity

The proposed use is not considered to have a significant adverse impact on the amenities of neighbouring commercial or residential properties. The Environmental Health Team have raised no objection, subject to an informative regarding keeping noise to a minimum in order to avoid disturbance to neighbouring properties. Whilst concern has been raised by a local resident, given the limited nature of the proposal and that the EH Team do not object, the proposal is not considered to have a significant adverse impact on the amenities of neighbouring properties to justify a reason for refusal on this matter.

(iv) Impact on highways/parking

The existing building currently benefits from no parking, which is not an unusual situation given its town centre location and subsequently this application proposes no parking. The Havant Borough Residential Parking and Cycle Provision SPD identifies areas around Havant Town Centre to be a highly accessible location where reduced or even zero standards of vehicle parking provision can be considered in order to maximise the use of land and discourage use of the private motor vehicle.

Furthermore, paragraph 3.06 of the Standards recognises that on brownfield sites outside of town centres, it may be possible to reduce the number of car parking spaces where the development is within a reasonable distance of good public transport links. It is therefore considered that given the highly sustainable location of the development that this proposal, with zero parking, is considered to be consistent with the aims of the SPD. Furthermore shopper can use the public car parks within the town centre or on street parking, where applicable.

The proposal would result in similar car movements in terms of comparing the proposed use, to previous A1 uses, which included a sports shop.. As such the proposed development is not considered to have a significant adverse impact on the safety or free flow of the highway network.

8 **Conclusion**

The proposed development is considered an effective reuse of an A1 building, which has been empty for a period of time, thereby adding the vitality of the Town Centre. The proposal is therefore considered to preserve the character and setting of the conservation area, and would not have a significant adverse impact on the amenities of neighbouring properties, or on highway safety.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00330

(A)

(B) for the following reasons/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 development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed floor plan - received 6 April 2018

Reason: - To ensure provision of a satisfactory development.

- 3 The development hereby permitted shall be used for Dog grooming parlour and pet supplies shop (A1) use only and for no other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason: To restrict the use of the premises in the interests of highway safety and local amenity having regard to policies CS4, CS16 and CS17 of the Havant Borough Core Strategy 2011 and policies AL2 and AL3 of the Havant Borough Local Plan (Allocations) 2014.

