

Planning Application Response of Planning Policy / Urban Design

Application No:	APP/18/00415
Site Address:	2-4 Park Parade, Havant, PO9 5AD
Development:	Change of use from bank (Use Class A2) to a hot food takeaway (Use Class A5) plus associated minor external alterations.
Case Officer:	Mrs K Wooden
Comments by:	Simon Kennedy
Date of Comments:	11 th May 2018

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 Havant Borough. In addition, the [Local Plan Housing Statement \(LPHS\)](#) and its guiding principles, adopted in December 2016, are also a material consideration.

The following policies are of relevance:

- CS4 – Town, District and Local Centres
- 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.
- AL2 – Urban Area Boundaries and Undeveloped Gaps between Settlements
- AL3 – Town, District and Local Centres

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 Leigh Park District Centre within the primary shopping frontage as defined by Policies CS4 and AL3. These policies support the development of main town centre uses within the borough's town, district and local centres in order to promote their vitality, viability and footfall. Main town centre uses are defined in Annex 2 on page 53 of the [National Planning Policy Framework \(NPPF\) \(2012\)](#).

Policy DM5 sets out criteria for the control of food and drink uses to avoid environmental problems such as fumes, odour and litter. The proposals should demonstrate compliance with Policy DM5 in order to safeguard the amenity of the properties to the rear of the site and that of the tenant(s) living on the first floor of the building. By meeting the requirements of Policy DM5, the provisions of Policies DM10 (Pollution) and DM18 (Protecting New Development from Pollution) would also be met.

Shopfronts and Signs:

The proposed shop front would need to be appropriate in size, scale and design to the character of the building and the street scene. Moreover, the provisions of Policy DM21 would need to be met.

Developer Contributions:

As the application is for a change of use from class A2 to A5, the development would not be CIL liable and would not have to pay the Solent Recreation Mitigation Partnership (SRMP) contribution. Therefore, Policies CS21 and DM24 would not apply.

Recommendation:

No objection in principle provided the provisions of Policies DM5 and DM21 are met.