
Site Address:	3 Queens Parade, 121-123 London Road, Waterlooville, PO7 7EB		
Proposal:	Retrospective Change of use from Class A1 (Retail) to Beauty and Nail Salon (Sui Generis).		
Application No:	APP/18/00046	Expiry Date:	14/03/2018
Applicant:	Mr V Nguyen Thy's Nail Studio		
Agent:		Case Officer:	Harriet Pitney
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No.3 Queens Parade is situated in the centre of Waterlooville Town Centre. The application site comprises a two storey building which forms a terrace of units that front directly onto the pedestrian precinct. Thy's Nail and Beauty currently occupies the ground floor of the building, with residential units at first floor level.
- 1.2 The adjacent unit to the west (at ground floor level) is currently occupied by a retail store known as "everything's £9" and the adjacent unit to the east is currently occupied by a cafe. There are residential flats over. To the rear of the site is a public car park.

2 Planning History

APP/15/01101 - New ATM to front elevation (retrospective application).,
WD,23/10/2015

APP/15/01102 - Display of illuminated ATM fascia with black bezel surround and white illuminated lettering Free Cash Withdrawals out of black background. Blue LED halo illumination to ATM surround. Integral illumination and screen to the ATM fascia internally illuminated CASH sign above the ATM fascia Blue LED illumination to ATM surround. (Retrospective), UNK,

3 Proposal

- 3.1 This application is for the retrospective change of use of the building from Retail (A1) use to a Nail and Beauty salon (Sui Generis). Thy's Nail and Beauty are currently operating at the site and commenced without obtaining the necessary planning permission. This application therefore seeks to regularise the breach in planning control.
- 3.2 The Nail and Beauty salon would operate from 9.30- 17.30 Monday to Saturday and not at all on Sundays or Bank Holidays. The business would operate with two full time and 1 part time members of staff.

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

CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS4 ()
CS6 (Regeneration of the Borough)

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

Planning Policy

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 December 2016, is also a material consideration.

The following policies are of relevance:

- CS4 - Town, District and Local Centres
- CS6 - Regeneration of the Borough
- CS17 - Concentration and Distribution of Development within the Urban Area
- 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 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 borough's town, district and local centres. 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) which is currently out to public consultation (regulation 18). Criterion d) of Policy CS6 states that a focus for Waterlooville Town Centre is an improved public

realm and a sustainable mix of uses.

Table 16 (page 56) of the [Havant and Waterlooville Town Centres Study \(October 2017\)](#) indicates that the site (3 Queens Parade) forms part of secondary frontage S2. As such, criterion 4) of Policy AL3 would apply, which states that planning permission will be granted for development proposals that:

“Retain at least 25% of the units in an unbroken run of secondary frontage as defined on the Policies Map in retail (A1) use”.

As shown in Appendix 4 (page 79) of the Town Centres Study (link above), six of the nine units along this frontage were A1 uses in October 2015. Providing that this remains the case, the loss of this unit from an A1 to a Sui Generis use will not bring the number of A1 units within this frontage below the 25% mark.

In addition, paragraph 2.13 of the Local Plan (Allocations) states that:

“The primary shopping frontage area is defined by the primary frontages, plus those secondary frontages that are connected without a break to primary frontages”.

As there is no break between S2 and the primary frontage P4, the unit is situated within the primary shopping area. The change of use of this unit, to prevent the unit becoming vacant, is supported by criterion 2 of Policy AL3 as it will promote and enhance the primary shopping area.

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”

Though the number of vacant units in this run of frontage is below 25%, the vacancy rate of Waterlooville Town Centre (which has been above the national and regional average for the last 3 years) could be regarded as a “significant” number of vacant units. As such, it is considered appropriate to allow a change of use from a Land Use Class A1 to a Sui Generis use in order to keep vacant units to a minimum in the primary shopping area.

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. Nevertheless, the Planning Policy Team believes that a departure from Policy DM2 may be appropriate, as material consideration should be given to Waterlooville Town Centre’s high vacancy rate as a whole.

Parking:

Policy DM14 and the Havant Borough Parking SPD (July 2016) set out the minimum parking standards for new development in the borough (excluding residential). However, as the site is situated within the pedestrianised section of Waterlooville Town Centre; this policy and SPD will not apply as the town centre is well served by car parks behind Wellington Way, as well as those situated on Curzon Way and

Dukes Walk.

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 (please above), criterion 6) of Policy AL3 and paragraph 2.16 of the Local Plan (Allocations) will also apply.

Flooding:

The site is not located in flood zones 2 and/or 3.

Community Infrastructure Levy:

As the application is for a change of use from Land Use Class A1 to Sui Generis, 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 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: 7

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations received.

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) Parking

- (i) Principle of development

7.2 The application site is situated within a defined urban area where further development is considered to be acceptable in principle subject to the usual development control

criteria. In this case, the site is located within WaterlooVille Town Centre, forming part of the secondary frontage and also within the primary shopping frontage area where policies CS4 and AL3 apply. 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. WaterlooVille Town Centre has also been identified as an area in need of regeneration and as such Policy CS6 applies which promotes focus for WaterlooVille Town Centre in creating an improved public realm and sustainable mix of uses.

- 7.3 As there is no break between the secondary and primary frontage, the unit is situated within the primary shopping area. The change of use of this unit, to prevent the unit becoming vacant, is therefore supported by criterion 2 of Policy AL3 as it will promote and enhance the primary shopping area. Furthermore, the number of vacant units in this run of frontage could be regarded as "significant" and as such it is considered appropriate to allow a change of use from a land use class A1 to Sui Generis use in order to keep vacant units to a minimum in the primary shopping area.
- 7.4 Whilst it is acknowledged that a marketing exercise would ordinarily be required for changes of uses within the primary and secondary frontage subject to Policy DM2, it is considered that a departure from DM2 may be appropriate in this instance, as material consideration should be given to WaterlooVille Town Centre's high vacancy rate.
- 7.5 The proposal would retain a shop front and would add to the vitality and viability of the town centre as an appropriate town centre use. The proposal is therefore considered acceptable in principle. The Planning Policy Team have been consulted in relation to this application and have no objections to the proposed change of use in principle.

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

7.6 As stated above, the application site is located within WaterlooVille Town Centre and as such Policy CS4 applies. This policy seeks to promote and encourage high quality, mixed use development in designated centres that retain active ground floor frontages. No.3 Queens Parade would retain an active ground floor frontage within the main town centre which would contribute in overcoming WaterlooVille Town Centre's high vacancy rate. The proposed change of use to a Nail and Beauty Salon is considered to be a main town centre use which is considered appropriate within the context of WaterlooVille Town Centre.

7.7 The shopfront is considered to be appropriate in terms of its size, scale and design to the character of the building and its surroundings and would not result in a cluttered appearance on the building itself or the pedestrian precinct. It is therefore not considered that the proposal would result in any impact which would result in a significant adverse impact on the character and appearance of the area.

(iii) Impact upon residential amenity

7.8 The Local Planning Authorities Environmental Health Team have been consulted in relation to this application and have confirmed that they have no adverse comments in respect of the proposed change of use. Taking into account the proposed use in context with the location of the unit within the main town centre and the other surrounding main town centre uses, it is not considered that the proposed Nail and Beauty salon would have a significant adverse impact on the town centre or increase anti-social behaviour and noise in this town centre location which would impact detrimentally on the surrounding units or residential uses above.

7.9 It is important to acknowledge that no representations have been received in relation to this application.

(iv) Parking

7.10 The site is located within the pedestrianised section of Waterlooville Town Centre and as such Policy DM14 of the Havant Borough Council Adopted Parking Standards does not apply in this instance. It is considered that the Town Centre is well served by car parks behind Wellington Way, as well as those situated on Curzon Way and Dukes Walk, therefore it is not considered that the proposed change of use would result in any detrimental impact on the safety of the highway network.

8 Conclusion

8.1 It is considered that the proposed change of use would not adversely affect the vitality and viability of the town centre. It would have no significant adverse impact on residential amenity or highway safety and it is therefore recommended that retrospective planning permission is granted.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00046 subject to the following conditions;

- 1 The premises shall only be open for trade or business between the hours of 9.30-17.30 on Monday- Saturday and not at all on Sundays and Bank Holidays.

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.

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

Site location plan- received 17th January 2018

Existing and proposed floor plan- received 10th January 2018

Reason: - To ensure provision of a satisfactory development.