

Planning Application Response of Planning Policy / Urban Design

Application No:	APP/17/01338
Site Address:	51 London Road, Cowplain, Waterloooville, PO8 8UJ
Development:	Application for Change of Use from restaurant (Class A3) to a Hot Food Takeaway (Class A5) including a ground floor extension at the rear along with associated works, including new shopfront, extraction and ventilation equipment and ancillary works.
Case Officer:	Miss H Pitney
Comments by:	Lewis Ford
Date of Comments:	24 th January 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 December 2016, is 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 Cowplain District Centre 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 \(NPPF\) \(2012\)](#). More specifically, the proposal is supported by criterion 2 of Policy CS4 as it would help to enhance the evening economy of the district centre.

Policy AL3 identifies the site as a secondary shopping frontage within the district centre. Nevertheless, as the unit is currently vacant, and its existing use is not A1, criterion 4 of Policy AL3 does 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 must be able to demonstrate that all the criteria of Policy DM5 can be met 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) will also be met.

Shopfronts and Signs:

The proposed shop front will 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 will need to be met.

Flooding:

The site is not located in flood zones 2 and/or 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 in principle providing that the provisions of Policies DM5 and DM21 are met.