

PLANNING POLICY CONSULTATION RESPONSE

Application No:	APP/24/00398
Site Address:	Park Lodge, 7 Park Road North, Havant, PO9 1HE
Development:	Change of use from Class E to Sui Generis for the purpose of a Micropub/Craft Beer Taphouse. Internal alterations to include installation of a toilet for customer use.
Case Officer:	Arleta Miszewska
Comments by:	Beth Crowther
Date of Comments:	16/07/2024

Policy Status

The [Local Plan \(Core Strategy\) \(2011\)](#) and the [Local Plan \(Allocations\) \(2014\)](#), together with the Hampshire Minerals and Waste Plan, provide the development plan for Havant Borough.

The following policies are of particular relevance to this proposal:

CS4 Town, District and Local Centres

CS6 Regeneration of the Borough

DM5 Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses

DM10 Pollution

AL3 Town, District and Local Centres

AL8 Local Green Spaces

Change of Use

The application site lies within Havant Park on its western boundary, and is adjacent to the children's playground. The site falls within the defined Town Centre of Havant set out in Policy CS4 and AL3 of the Core Strategy. The site had previously operated as a café under Class E use.

The applicant has submitted a supporting statement in which it is set out that it is proposed that the micropub would operate from Tuesday – Sunday, being closed on Monday, with the opening hours as follows:

Tuesday – 4pm to 9pm

Wednesday – 4pm to 9pm

Thursday 4pm to 10pm

Friday – 3pm to 10pm

Saturday – 12pm – 10pm

Sunday – 1pm – 6pm.

Policy CS4 supports development proposals that would enhance the evening economy of the town and district centres, as well as supporting small and independent businesses. The NPPF states that bars and pubs are considered main town centre uses and therefore the proposal for a micropub/taphouse is supported by Policy AL3.1 in which main town centre uses are to be provided within the town centre boundaries. Policy CS6 supports development which positively contributes to the social, economic and physical regeneration of the whole borough, particularly in Havant Town Centre. The proposal seeks to bring an existing vacant building into use, and in principle, this would be supported.

The site partially falls within the Local Green Space designated under Policy AL8 of the Allocations Plan, which seeks to protect Local Green Space. The proposal would occupy an existing site, with the provision of two outdoor seating areas and proposed parking space on existing hardstanding within the site and therefore a loss of protected green space as a result of the proposal is not predicted.

It is acknowledged that a use serving alcohol has the potential to create noise, pollution and disturbance. It should be noted that the proposed opening times of the taphouse have the potential to overlap with the times that users of the adjacent play area and public park are likely to occur, particularly at the weekend. The impacts of this should be considered through policies DM5 and DM10. Policy DM5 seeks to manage the impacts of food and drink uses, with criterion 6 of the policy seeking to prevent unacceptable disturbance to nearby occupiers. Whilst this criterion relates to residential properties in particular, in reaching a conclusion for the acceptability of this proposal, the impact of the proposed use on the public park and children's play area should be considered in the spirit of this policy. This is further supported by Policy DM10 criterion 1, which outlines that the health and safety of existing and future users of the site, nearby occupiers and residents is not to be put at risk.

Conclusion

In conclusion, the proposal looks to occupy a currently vacant building and in principle a sui-generis use within the designated town centre boundary is supported and considered acceptable, subject to detailed amenity considerations, with particular regard to the relationship of the proposed use to the public park and the children's play area.