

Planning Application Response of Planning Policy

Application No:	APP/15/00158
Site Address:	12-14 Park Parade, Havant
Development:	Change of use from A1 to a mixed A1/A3/A5 use for TexMex take away food outlet
Case Officer:	Mrs D Haywood
Comments by:	Gavin Stonham
Date of Comments:	9 th April 2015

Comments:

The Local Plan is now comprised of the Havant Borough Core Strategy (2011) and the recently adopted Allocations Plan (2014). It should be noted that Saved Policies are no longer relevant.

This proposal is for change of use from a hair and beauty salon (Use Class A1) to a new takeaway food outlet. The premises of 12-14 Park Parade are presently occupied by a mixed A1/sui generis use (a hair and beauty salon and tattoo parlour) however the planning history for the site indicates the authorised use of the premises to be Use Class A1 - Shops. The principle use for the proposed new unit is Use Class A5 - Hot Food Takeaways, with an ancillary use of Use Class A3 – Restaurants and cafés.

Policy AL3 (1) supports proposals that provide main town centre uses in district centres, and that thus contribute to their vitality and viability. The proposal is a main town centre use in accordance with the National Planning Policy Framework's definition. The site is not located within a primary or secondary shopping frontage, so there is no need to apply either of the concentration tests in policy AL3 to the proportion of remaining units in A1 use or of vacant units with permission for A1 use.

Promoting Havant Borough's Economy:

The site is within Leigh Park district centre. Policy CS4 (2,5 and 5) of the Core Strategy (Town, District and Local Centres) are supportive of proposals for mixed-use development in designated centres that retain active ground floor frontages and enhance the evening economy of district centres. A change of use at this location would fulfil these criteria.

The site falls within the boundary of a mixed use site allocation under policy LP3 of the Local Plan (Allocations) (site L138). Site L138 is allocated for a mix of 62 dwellings and main town centre uses. A takeaway is classified as a main town centre use as stated above.

The criteria of Core Strategy policy DM5 (Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses) would need to be addressed, through use of appropriate conditions and the applicant would need to also provide evidence to demonstrate that the application addresses criteria (1) - (6) of this policy. There is a high existing concentration of takeaways in Park Parade and further takeaways may need to be considered against the impact for the amenity of the area; on the positive side the majority of other takeaways in Park Parade are located close to the highway at the east and west ends of the parade, which seems appropriate in terms of public accessibility. This site is also located near the highway towards the easternmost end of the parade.

Spatial Distribution and Strategic Sites

Policy CS17 (Concentration and Distribution of Development within the Urban Areas) aims to concentrate new leisure and other types of development in the urban areas including Leigh Park. The proposal would utilise previously developed land and buildings (CS17 criteria 2) and provide employment (CS17 criteria 3).

Other:

Policy DM21 of the Local Plan (Allocations) (Shopfronts, Signs, Security Shutters and Advertisements) may also apply in relation to the installation of any new sign advertising the premises which could have an adverse effect on the local street scene, or illumination from such a sign that may result in light pollution or adversely affect the amenity of the area.

Core Strategy Policy DM10 (Pollution) should also be considered in relation to potential fumes and noise that may emanate from a takeaway.

Various other policies may apply to the assessment of the application covering issues such as design and amenity. Should further advice be required on these detailed policies then please let me know.

Principle of Development:

No objections.