
Site Address:	Garden Centre, Bartons Road, Havant, PO9 5NA		
Proposal:	Change of use of part of Dobbies Garden Centre to Veterinary Practice with associated external alterations.		
Application No:	APP/21/01406	Expiry Date:	24/03/2022
Applicant:	CVS UK Ltd		
Agent:	Miss Lennon	Case Officer:	Selina Donophy
	Turley		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to part of the existing ground floor at Dobbies Garden Centre, to the south of Barton's Road, Havant. The site is located to the south west of the Garden Centre with a Gross Internal Area of 289sqm and a total site area includes externals of 358sqm. The floorspace is currently in use as a pet store. The last use of the area was for retail purposes within the Garden Centre.

2 Planning History

00/59333/011 - Erection of polytunnel canopy to south elevation of main building, PERM,08/08/2000

00/59333/008 - Variation of condition 21(i) of 98/59333/3 to allow the relocation of restaurant/coffee shop into main building and use of barn for retail sales in connection with the garden centre use., PERM,06/06/2000

99/59333/005 - Variation of condition 17 of planning permission 98/59333/3 to alter the external storage/display of goods area. Retrospective amendments to elevations, parking, landscaping and finished levels throughout the site. Provision of underground surface water storage tanks in lieu of the natural balancing pond within the south-east corner of the site. Provision of an irrigation tank in the south-west corner., PERM,27/07/2000

98/59333/002 - Roof to be stripped. Installation of new windows and doors to north, east and west elevations. Demolition and re build of Adobe wall on north elevation. Repairs to render and plinth fillet on south and east elevations (All works to former lodge), PERM,07/07/1998

98/59333/003 - Demolition of existing buildings, retention of Lodge, refurbishment of barn for use as restaurant/cafe and construction of garden centre building with associated parking, landscaping, new access from Bartons Road, and new footpath along eastern boundary (revised details received up to 25/06/1999), PERM,07/10/1999

98/59333/004 - Listed Building application for refurbishment of barn for use as restaurant/cafe(revised details received up to 25/6/99), PERM,07/10/1999

97/59333/001 - Listed building consent for re-cladding and elevational alterations to the barn (associated with PP26382/6 granted Feb 1992 for redevelopment of site as a garden centre and improvements and alterations to the barn), PERM,31/03/1998

96/59333/000 - Variation of Condition 1 of PP26382/6 (retail & craft units associated with garden centre & restoration/conversion of building) to extend the time period within which development must commence, WD,05/12/1997

03/59333/012 - Sales and display area for garden buildings, including hard surfacing., PERM,20/05/2004

05/59333/013 - Variation of Planning Permission 00/59333/011 to allow for an extension of the period of time during which the erection of a poly tunnel canopy to the south elevation of the main building may commence., PERM,01/08/2005

APP/11/01461 - Demolition of conservatory sales area structures in plant area and erection of garden centre sales building., REF,28/11/2011

APP/12/00114 - Erection of open-sided canopy and metal store to allow operation of hand vehicle wash facility. (Retrospective application.), PERM,29/10/2012

3 Proposal

Change of use of part of Dobbies Garden Centre to Veterinary Practice with associated external alterations.

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)

Havant Borough Local Plan (Allocations) July 2014

HB1 (Havant and Bedhampton Housing Allocations)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Imogen Payter

No Comment.

Councillor J Branson - St Faiths

No Comment.

Councillor T Pike - St Faith's

No Comment.

Crime Prevention -Minor Apps

No comment received

Economic Development

No comment received

Environmental Health Manager, Community Group

I can confirm that I have reviewed the details of the application and have no adverse comments to make.

Hampshire Highways

The Highway Authority have undertaken their own TRICS assessment and have found that the change of use from part of Dobbies Garden Centre into a Veterinary Practice will only have a slight increases in trips across the peak hours. As such, the Highway Authority is satisfied that the above planning application will not have a detrimental impact on the wider highway network and thus provide no objections.

Planning Policy

No planning policy concerns raised

Traffic Management Team

The Traffic team have no adverse comment to make.

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: 18

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The space is currently occupied by a separate company Pets Corner. The application should therefore be change of use from Pet Store to Vet Services.	This is noted.

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 of the change of use
- (iv) Highways and Parking

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The site is in commercial use as a garden centre and the floorspace proposed for conversion is currently used as a pet store.

(ii) Impact of the change of use

7.3 The proposed development would involve a change of use of the floorspace currently in use as a pet store to a Veterinary Practice within Dobbies Garden Centre. The supporting statement has been amended to show the current floorspace is in use as a pet store. As the current use is the same as the rest of the store i.e retail this does not impact the application. The veterinary practice would offer a range of services and facilities. Due to the size of the floorspace and retaining a commercial use attracting visitors it is not considered to have a negative impact on the viability of the existing use. The proposal would also provide a community facility. Therefore it is considered to meet Policy CS17 of the Havant Borough Council Core Strategy and paragraphs 8 and 11 National Planning Policy Framework.

7.4 The proposed opening hours include Monday-Sunday between 8:30 and 7 pm. A 24 hour emergency only service would also be operated from the site with vets on call. The proposal would include 3 consulting rooms, 1 surgical room, 1 pharmacy, 1 laboratory, 1 x ray room, 1 dog ward, 1 dental suite, 1 theatre and 1 feline ward as well as a reception area, staff areas, freezer and sterilization rooms and wc's. To the north west elevation of the building a customer entrance would be added as well as a staff entrance, plant room entrance and fire exit door. The Council's Environmental Health Team commented on the application raising no objections. Whilst it is noted there would be some increase in activity at later hours notably around the car park and north west elevation of the site, there are no residential properties within close proximity of the site, with the railway line to the west and business park to the west of that. The proposal is therefore deemed not to have a harmful impact upon neighbour amenity.

(iv) Highways and Parking

7.5 There would be no specific allocation of car parking however customers and other visitors would have access to the existing car park to the north of the building. The Council's Traffic Team and Hampshire County Council Highways raised no objections. The parking allocation is therefore considered to be acceptable. The applicant is reminded in the attached informative that the main security gate off Bartons Road should remain locked immediately after use for access and exit during emergency visits in order to retain security to the car park.

8 **Conclusion**

- 8.1 The application is considered acceptable and is recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01406 subject to the following conditions :

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

C887HVGH-CTA-XX-ZZ-DR-A-07005-P03 Existing and proposed NW elevations

C887HVGH-CTA-XX-ZZ-DR-A-07006-P03 Existing and proposed SW elevations

07001 P02 - Site plan

07002 P02 - Location plan

07004 P01 - Proposed floor plan

Amended Application cover letter Dated 10th December 2021

Reason: To ensure provision of a satisfactory development.

- 3 The Veterinary Practice hereby permitted shall only be open for trade or business on the following days and hours:

Monday – Sunday between 8.30 hours and 19.00 hours (Standard Opening Hours).

Outside the standard opening hours of 8.30 to 19.00 the use of the Veterinary Practice shall be limited to the provision of emergency care only.

No routine treatments or other routine visits shall take place outside of the standard opening hours.

Access to the Veterinary Practice at all times outside the opening hours to the garden centre shall be via the external side door to the practice.

Reason: To protect the amenities of nearby residential properties and to ensure the increased opening hours only apply to the section of the store in use as a veterinary practice and not the main garden centre, having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.