

Recommendation: **GRANT PERMISSION**

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

CS1 (Health and Wellbeing)
CS16 (High Quality Design)
CS6 (Regeneration of the Borough)
DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

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

I wanted to write to support the above application which has received been validated by the Council. I think it would be a very good use of redundant space within the station building.

Planning Policy

The unit is integral to the frontage of Havant Railway Station. Local Policy promotes the social, physical and economic regeneration of the whole Borough, but in particular certain locations, including the station area of Havant Town Centre (Policy CS6). Keeping units in active use in the town centre is important in this regard. The proposed use is considered to be a suitable use in the mix of uses in the town centre, and one which is likely to attract visitors to the town centre, providing activity and footfall, and the potential for linked trips to other shops and services in the centre.

In transport terms, it is important that this use is located in an accessible and central location to maximise the benefits to potential users. Further, the development plan actively supports development which contributes to opportunities for increasing cycling (Policy CS1), an objective shared with the proposed use.

Overall, the proposed use of a community cycle repair shop is considered a suitable addition to the offer in the town centre in policy terms.

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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
- (v) Transport

(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.

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

7.3 The proposed development would involve a change of use from Sui Generis Taxi Office to a community space including storage of cycle and other repair equipment, storage and issuing of items for a library of things, occasional meeting space and advice on cycle repairs and other small events to serve the local community. All the activity would be within the building itself.

7.4 The proposed use is considered to be a suitable use in the mix of uses in the town centre, and one which is likely to attract visitors to the town centre, providing activity and footfall, and the potential for linked trips to other shops and services in the centre.

7.5 The proposal is considered to be in keeping with the character of the area, meeting the criteria set out within Policy CS6 of the Havant Borough Core Strategy 2011.

(iii) Impact upon residential amenity

7.6 The proposal is not considered to have a negative impact on the residential amenity of the area therefore meeting the criteria set out within Policy CS16 of the Havant Borough Core Strategy 2011.

(iv) Parking

7.7 There is no parking associated with the premises as there are no parking facilities. The access to the site would be on foot or by bike using the bike parking to the west. This is considered to be acceptable meeting Policy DM14 of the Havant Borough Core

Strategy 2011.

(v) Transport

- 7.8 The proposed use encourages cycling which is supported under Policy CS1 of the Havant Borough Core Strategy 2011.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01368

- 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:

Block Plan
Existing and Proposed Floor Plans
Location Plan
Retail Unit Fronting North Street
Planning Statement

Reason: - To ensure provision of a satisfactory development.