

Comments for Planning Application APP/15/01397

Application Summary

Application Number: APP/15/01397

Address: 10-12 High Street, Emsworth, PO10 7AW

Proposal: Change of use from vacant class A2 unit to mixed class A1/A3 coffee shop.

Case Officer: Rachael McMurray

Customer Details

Name: Mr Steve Lawrence

Address: Education Centre, Dell Quay, Dell Quay Road, Apuldram PO20 7EE

Comment Details

Commenter Type: Consultation modified

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: These premises - formerly a bank, have apparently been empty for over 1 year, making no contribution to the health and vitality of this shopping centre within the AONB. The new mixed A1/A3 use will cater for the local populace as well as the many visitors who come to visit the picturesque town and Harbour, whilst at the same time providing employment in an appropriate location in the AONB.

No alterations are being made to the shopfront, other than repainting. Sub-division of 10 and 12 will also allow the possibility of another shop to open.

Permission has recently been granted for 2 flats above 10-12 and the submitted statement says only sandwiches are to be toasted on request, so no kitchen with attendant (sometimes unsightly) flue is required. The character and appearance of the Conservation Area would be enhanced - (albeit note separate comments on APP/15/01398) - and the setting of the Listed Crown pub preserved.

The proposal is wholeheartedly supported. The Conservancy leaves it to the council to consider amenity in terms of whether it wishes to control trading hours.

Yours faithfully

Steve Lawrence MRTPI

Planning Officer (Mon/Thurs/Fri)(Job share with Mrs Linda Park MRTPI)

Chichester Harbour Conservancy

Dell Quay Office, Dell Quay, Chichester, PO20 7EE

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Policy framework considered -

NPPF - 14, 115 & 128; HBC Core Strategy - CS4, CS5, CS6, CS11, CS12, CS16, DM5,; HBC Local Plan Allocations DPD - AL1, DM18, DM20; Emsworth design Statement; Emsworth CACA; Conservancy Management Plan - HE1, BD1, BD3, EG2; Conservancy Planning Guidelines - B3.