
Site Address: 43 Greywell Road, Havant, PO9 5AH
Proposal: Change of use from retail use (class E) to community use (class F2).
Application No: APP/21/00870 Expiry Date: 16/11/2021
Applicant: Mr D McKenna
13ANK Community Interest
Company
Agent: Case Officer: Selina Donophy
Ward: Battins

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a retail premises within Greywell Shopping Centre. The three storey building formerly comprised of a retail unit (newsagents) occupying the ground floor, with a residential maisonette above. The site forms part of a row of retail units with a range of use classes.

2 Planning History

APP/11/01050 - Replacement shop front, UNK,
APP/17/00973 - Retention of 1No. ATM., PERM,01/11/2017
APP/17/00974 - Display of 1No. internally illuminated ATM fascia sign.,
PERM,01/11/2017

3 Proposal

Change of use from retail use (class E) to community use (class F2).

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS7	()
DM14	(Car and Cycle Parking on Development (excluding residential))
DM2	(Protection of Existing Community Facilities and Shops)

Havant Borough Local Plan (Allocations) July 2014

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Communities Manager

No comment received

Councillor Jo Lowe

No comment

Councillor T Moutray

No comment

Crime Prevention -Minor Apps

No comment received

Economic Development

No comment received

Environmental Health Manager, Community Group

Thank you for consulting Environmental Health on the above application for change of use to community use F2. I have no objection to the principle of this change of use, but it would be helpful to understand the extent that the applicant proposes to prepare hot meals from the premises so that we can consider whether any odour control extraction is required. Please can the applicant provide some extra information on the hot food operations they carry out from the premises; e.g. how many meals (covers) they expect to prepare, what type of food they cook, whether any deep fat frying is to take place, etc.

It might be appropriate to attach a condition limiting the hours of operation of the facility to those given in the application to protect existing residential amenity from noise outside of reasonable hours.

Case Officer comment : Additional information received

Thank you for forwarding the additional information.

The nature of the proposed community use together with the additional information indicates that cooking odours arising from the site will be low risk, but any future changes to the occupancy of the unit or cooking style of food prepared has the potential to increase the odour risk. For this reason I would recommend a condition which limits the use for the sole benefit of the applicant in order to prevent future conflict with surrounding uses and in the interests of the amenity of nearby residential properties.

I still recommend that a condition is attached which restricts the operating and opening hours of the proposal to those given in the application form.

Please do not hesitate to contact me if you have any queries.

Highways

Thank you for consulting the Highway Authority on the above planning application. The applicant is proposing a change of use from retail (class E) to community use (class F2). The Highway Authority is satisfied that change in use from retail to community use will not have a detrimental impact on the wider highway network and therefore provided no objections to the above planning application

Traffic Management Team

The Traffic team have no adverse comment to make. KRC

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: 32

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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) Highways

(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.
- 7.3 The over-arching policy of the Core Strategy, policy CS1, promotes health and wellbeing and seeks to protect and contribute to the availability of community facilities through refurbishment or new provision and supports improving the educational and life chances for young adults especially by facilitating access into employment. This proposal seeks both of these things - the bringing back into use of a redundant building for community use that would provide access to community services for local residents. Therefore, as a matter of principle the proposal is supported. In more detail, Policy DM2 seeks to protect existing community facilities and shops from changes of use that would result in their loss. However, in this instance the vacant shop unit would remain in 'community' use as it is proposed to create a community space for local residents. Since the proposal would still serve the local area then the proposed use is considered to be fully compliant with relevant policies.
- 7.4 Policy CS7 from the submission local plan (2036) also seeks to protect community use spaces. As above in relation to policy CS1, whilst the retail use has been lost, a community use has been retained and therefore this proposal is deemed to comply with this policy.

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

- 7.5 This application seeks to bring the ground floor of the redundant unit back into use by changing its use from a Class E retail unit (convenience store) to a community space. There is no proposal to alter the external facade of the building from existing which currently features red fascia boarding and an ATM. Alterations to the internal space include the addition of counter tops and a kitchen area to the rear- this was undertaken in July 2021. The applicant has confirmed the need for a kitchen space in order to serve coffees to the various groups making use of the space.
- 7.6 It is intended to use the site for local community meetings, activities and events to a range of local groups. The hours of opening would be 0900-2100 Monday- Friday and 1200-1800 on Saturdays. The kitchen would be open 1100-1500 Monday to Friday and 1400-1600 hours on Saturdays. The unit would remain closed on Sundays and bank holidays. The applicant has confirmed that the limited cafe use of the unit would not be reliant upon fried foods, with one of the aims being reducing food waste and creating healthy meals for vulnerable people. Due to the nature of the proposed use, volumes of covers would be difficult to predict. Environmental Health have been consulted in regards to this proposal and, due to the bespoke nature of the proposed use, have requested a condition linking the use to the applicant rather than the site in order to control future use of the site if the applicant were to relinquish occupation of the unit. A condition limiting the hours to those proposed will also be applied.

(iii) Impact upon residential amenity

- 7.7 The change in use is not judged to result in any harm to nearby residential amenity. The unit is already within an active retail frontage where some level of activity is to be expected. The volume of cooking expected to take place at the site is judged to be of a limited nature and Environmental Health have not objected to this; with hours of use restrictions also as set out above, the amenity of nearby residents would be appropriately protected.

(iv) Highways .

- 7.7 There is currently 1 parking space allocated to the premises and this would not change following the change of use. The change of use is not judged to result in an increase in trips to the premises compared to the former retail use .Both Highways and Traffic Management teams have been consulted and have expressed no concerns in relation to this proposal.

8 **Conclusion**

- 8.1 It is considered that the application for a change of use to a community use is acceptable and is a positive step with regards to the future of the site. Therefore it is recommended that the application be permitted subject to the planning conditions listed below.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00870 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:

Location plan uploaded on the 20.09.2021
Use of community space document uploaded on the 20.09.2021
Existing and proposed floor plan uploaded on the 20.09.2021
Application form uploaded on the 21.09.2021

Reason: To ensure provision of a satisfactory development.

- 3 The use hereby permitted shall not open to the public before 0900 hours or remain so open after 2100 hours on Monday to Friday; or before 0900 hours or remain so open after 1800 hours on Saturdays; and shall not open to the public at any time on Sunday or any recognised Public Holiday.
Furthermore the hours of opening for the kitchen shall be limited to 1100-1500 hours Monday to Friday and 1400-1600 hours on Saturdays.

Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 This permission for use of the unit as a community use (class F2) shall enure for the benefit of the 13ANK Community Interest Company only whilst occupying the unit at 43 Greywell Road and shall not enure for the benefit of the land, and the use hereby permitted shall be discontinued on the date when the 13ANK Community Interest Company ceases to occupy the unit at 43 Greywell Road.

Reason: To ensure that the business operates as set out in the application in order to prevent future conflict with surrounding uses and in the interests of the amenity of nearby residential properties, and having due regard to Policies CS16, DM10, DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.