
Site Address: 3 Wellington Retail Park, 2 Hambledon Road,
Waterlooville, PO7 7FG

Proposal: Erection of a mezzanine floor ancillary to ground floor retail use within
proposed unit following subdivision of unit 3 to create a retail unit of 767sqm at ground
floor (Ref: APP/15/00576).

Application No: APP/15/00577 Expiry Date: 20/07/2015

Applicant: Henderson Retail Warehouse Team: Team 2

Fund

Agent: Mr Best Case Officer: Rachael McMurray

Montagu Evans

Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is comprised of a large retail unit located on a purpose built retail park situated on the edge of Waterlooville town centre and on the edge of the Borough boundary which separates Havant from Winchester. Part of the retail park falls within the Winchester boundary. The retail park has a large car park which serves the various units, which is accessed off the A3 and Hambledon Road. The unit consists of a portal framed warehouse with brick external piers and aluminum cladding to the upper parts. The front elevation is partially glazed at street level. The site is surrounded by soft landscaping outside of the car park area.

2 Planning History

APP/15/00576

Subdivision of unit 3 to create a unit of 767sqm at ground floor. Pending.

APP/14/00365

Application for the removal of Condition 1 of Planning Permission 02/55618/005 and Condition 1 of Planning Permission 07/51117/01 relating to restriction on sale of type of goods. Permitted June 2014

APP/12/00330

Variation of Condition 2 of Planning Permission APP/10/00585 to allow for the sale of food in one of the two units. Permit

APP/10/00585

Conversion of 1No. retail unit to 2No. retail units. Partial demolition of south elevation to provide 2No. new retail entrances, additional parking and pedestrian walkway. New mezzanine floor and external alterations. Permission 14/12/10

07/51117/011

Variation of condition 1 of Planning Permission 02/55618/005 in respect of Unit 9. Permit 2007 subject to conditions including:_

Notwithstanding the provision of the Town & Country Planning Use Class 8 Order as amended, unit 8, as shown on Plan 06-074/PL-01 attached to the provisions, shall be

used for the sale of bulky goods and shall not be used for the sale of food (other than confectionery and pet foods), clothing (other than sports goods), fashion accessories (including handbags, luggage, watches and jewellery), books, stationery (except when sold from an office supplier's store), perfumery and toiletries, music, records, CDs, audio and video tapes (including hire), china, glass goods and kitchenware, unless any of the above are ancillary to, or related to, the main range of bulky goods to be sold.

Reason: In order to ensure that the vitality and viability of the existing Waterlooville Town Centre is not undermined by the nature of retail uses permitted on this site and having due regard to policies and proposals S3 and S4 of the Hampshire County Structure Plan 1996-2011 (Review) and TC2, TC3 and TC4 of the Havant Borough District Wide Local Plan 1996-2011.

02/55618/005

Variation of conditions 10 and 11 attached to outline permission 20534/11 conditions 11 and 12 attached to reserved matters permission 20534/12 and condition 3 attached to planning permission 91/55618 to broaden the range of products that can be sold from the premises. Permit subject to conditions including:

The building shall be used for the sale of bulky goods and shall not be used for the sale of food (other than confectionery and pet foods), clothing (other than sports goods), fashion accessories (including handbags, luggage, watches and jewellery), books, stationery (except when sold from an office supplier's store), perfumery and toiletries, music, records, CDs, audio and video tapes (including hire), china, glass goods and kitchenware, unless any of the above are ancillary to, or related to, the main ranges of bulky goods to be sold.

Reason: In order to ensure that the vitality and viability of the existing Waterlooville town centre is not undermine by the nature of retail uses permitted on this site.

99/54013/003

Demolition of car showroom, associated buildings, existing retail unit and civic amenity site. Erection of 10,126sqm non food retail units, 1,207sqm garden centre and 232sqm fast food restaurant and associated access, car parking and servicing. Permitted - 7 November 2000.

Condition 18 of Planning Permission 99/54013/003 states that:

No unit or franchised area of floorspace of less than 650 m² (7,000 ft²) shall be created by division or subdivision of the 10,126 m² (109,000 ft²) new build retail floorspace hereby approved (i.e. excluding the "existing Courts" building and "garden centre" as shown on the plans hereby approved).

Reason: *In order to ensure that the vitality and viability of the existing Waterlooville town centre is not undermined by the nature of retail uses permitted on this site.*

3 Proposal

Erection of a mezzanine floor ancillary to the ground floor retail use within proposed unit following subdivision (Ref: APP/15/00576)

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL3 (Town, District and Local Centres)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Economic Development - Retail and Town Centres:

No objections

Environmental Health Manager, Community Group:

No objections

Building Control, (Fire Access Consultation):

No objections

Winchester City Council:

No objection to either of the applications on the basis that this is within an established retail park and the proposals would raise no policy issues for this authority.

Development Engineer - Highways:

No objections

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: 14

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) Retail Policy
- (iii) Car parking

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Retail Policy

The proposal would increase the retail floor space within the unit through the creation of the mezzanine floor. This is not contrary to any local retail policy and would maximise the retail potential of the unit.

(iii) Car Parking

The proposal would result in an additional floorspace of 267sqm. The floorspace is proposed for storage and limited access for customer use. Given the nature of the use, the existing large car parking area and the modest increase in floorspace created, it is considered that the proposal would not result in an unacceptable impact on the availability of car parking.

8 Conclusion

The application is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00577 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 This permission shall only be implemented in conjunction with the implementation of planning permission reference APP/15/00576.
Reason: To accord with the terms of the application and in the interests of amenity having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location plan, existing ground floor plan and existing elevations - DN: 248-PL-100.P2

Proposed ground floor and mezzanine plans - DN: 248-PL-102.P2

Reason: - To ensure provision of a satisfactory development.