
Site Address:	104-106 Elm Grove, Hayling Island, PO11 9EH		
Proposal:	Change of use from retail (class A1) to a veterinary surgery (class D1).		
Application No:	APP/16/00514	Expiry Date:	06/07/2016
Applicant:	Vets4Pets Limited		
Agent:	Mr Marsden	Case Officer:	Rachael McMurray
	Savills (UK) Limited		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located at 104-106 Elm Grove, Hayling Island. It is located in the Mengham District Centre and is within a secondary shopping frontage. The application site comprises a ground floor retail unit with a glazed shop front. The unit is currently vacant. To the north of the site is a car park to serve a former shop at No. 108-110 Elm Grove which is also vacant. To the south of the site is a hairdressers. Elm Grove is characterised by a number of established commercial uses, mixed with residential development.

2 Planning History

94/58250/000 - Three wall mounted poster units (1595 x 1088) on north elevation., PERM,
04/58250/002 - Display of 2 static internally illuminated shop fascia signs (1 to the west elevation and 1 to the north) and 2 static internally illuminated projecting signs to the west elevation., WD,19/11/2004
04/58250/001 - Alterations to shop front, to include installation of ATM and trolley bay and erection of a 'Frog Box' to house refrigeration and air condition plant., WD,19/11/2004
04/58250/004 - Display of part internally illuminated, part externally illuminated shop fascia sign and 2 internally illuminated projecting signs to the front (west elevation)., PERM,10/03/2005
04/58250/003 - Alteration to shop front to include installation of ATM and trolley bay to front elevation and provision of plant to north side of building. PERM,01/02/2005
GEN/12/00909 - Proposed re-development of site
GEN/12/01098 - Proposed development on site
APP/16/00609 - Installation of 2No. air conditioning units, Under consideration
APP/16/00621 - 2No. internally illuminated fascia signs (signs 1 and 4). Under consideration

3 Proposal

Change of use from retail (class A1) to a veterinary surgery (class D1). No external changes are proposed other than air conditioning units and signs which are being considered under a separate applications.

4 Policy Considerations

National Planning Policy Framework

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

AL3 (Town, District and Local Centres)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health:

No comments received. See Section 7 for further consideration.

Retail and Town Centres:

No objections

Development Engineer:

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: 26

Number of site notices: At least one site notice exists - check the number.

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 of the change of use on the local centre
- (iii) Highway considerations

(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) Impact of the change of use on the local centre

The existing unit is vacant but located within a defined district centre and secondary shopping frontage under Policy AL3 of the Allocations Plan. Policy AL3.4 advises that there should always be at least 25% provision of A1 retail units in any one run along secondary frontages. Following the proposed change of use, the percentage of A1 retail units within the frontage would be 43% which is in compliance with Policy AL3.4. The proposed use would support the viability of the local centre by generating footfall in the local area, providing a service for local people and also offer an active shop front.

Policy AL3 advises that it is important to protect and enhance the vitality and viability of the Borough's shopping centre and that provide a community facility, local jobs, an active shop front and display and occupy a vacant unit. Overall therefore it is considered that the proposal accords with Policy AL3 of the Allocations Plan.

No objections have been raised from the internal consultees. Environmental Health have not commented however, a veterinary practice would be subject to licenses and inspections outside of the planning remit and any issues of noise or welfare would be directed to other departments within the Council.

(iii) Highway considerations

The premises does not include any parking within the site boundary. However the unit is located within a reasonable distance to public car parks and is in a sustainable location within Hayling Island. The Highways Officer has raised no objection to the application.

8 Conclusion

The proposed change of use is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00514 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 Compulsary Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan - DN: SAV/Hi/SPL
Floor plan - DN: 01

Reason: - To ensure provision of a satisfactory development.