
Site Address:	19 Park Parade, Havant, PO9 5AA		
Proposal:	Change of Use to Veterinary Practice with ancillary accommodation.		
Application No:	APP/15/01342	Expiry Date:	27/01/2016
Applicant:	Mr Harrison	Team:	Team 2
Agent:		Case Officer:	Rachael McMurray
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is a ground floor commercial unit located in Park Parade in Leigh Park. It is located within the boundary of the designated local centre under Policy AL3 of the Allocation Plan. There is a rear pedestrian access from Tidworth Road. It is currently vacant and was last used as a treatment centre for drug abuse.

2 Planning History

99/58344/000

C o U from retail to A2 (offices). Approved.

06/58344/001

C of U from A2 to D1 (drop in centre for substance abuse). Approved.

3 Proposal

Change of Use to Veterinary Practice with ancillary accommodation.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

DM10 (Pollution)

DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

LP3 (Leigh Park Mixed Use Allocations)

DM21 (Shopfronts, Signs, Security Shutters and Advertisements)

AL3 (Town, District and Local Centres)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways
No objections

Traffic Management, HBC:
No objections

Environmental Health:
No response given.

Waste Services Manager:
No objections

Retail and Town Centres:
Supported as unit has been vacant for sometime and this will increase footfall.

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: 4

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 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 town centre under Policy AL3 of the Allocations PPlan. This policy advises that it is important to protect and enhance the vitality and viability of the Borough's shopping centres. Whilst the proposed use is not retail as such, it would 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 and LP3 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 allocated parking however there are several public car parks located in close vicinity to the unit. The Highways Officer has raised no objection to the application.

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/15/01342 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:

Site Plan - P1

Block Plan - P2

Existing and proposed layout - DN: 1516-200 01

Reason: - To ensure provision of a satisfactory development.