

Consultee Comments for Planning Application APP/16/00089

Application Summary

Application Number: APP/16/00089

Address: 10 High Street, Emsworth, PO10 7AW

Proposal: Change of use from Class A2 (Financial & Professional Services) to Sui Generis (Betting Shop).

Case Officer: Daphney Haywood

Consultee Details

Name: Mr Steve Lawrence

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

Email: planning@conservancy.co.uk

On Behalf Of: Chichester Harbour Conservancy

Comments

Notwithstanding betting offices having been taken out of Class A2, by an amendment to the UCO 15.3.2015, the land use characteristics of such a use are not dis-similar to the former bank premises, in that visiting members of the public would come and go.

This is appropriate activity for a town centre location such as this and would support the viability and vitality of the defined shopping centre as a whole, which the Conservancy supports.

One minor consequence is that permission would then be required to turn the premises back to shop use (albeit this would be possible now whilst still in A2 use), which might make it more difficult in the future for a shop to become established if the betting office use is approved now.

However, in the overall sense of wanting to promote successful centres within the AONB to serve the communities living there, the Conservancy has no objections to the proposed use, in a property that has stood vacant for some time.

The building is of modern design and no overall harm to the character and appearance of the Emsworth Conservation Area is envisaged.

Policy framework considered -

NPPF paragraphs 14, 17, 23, 64, 93, 99-100, 115 and 123; NPPG: ID6, ID7, ID8, ID21a, ID21b, ID26; CS4, CS11, CS12, CS14, CS15, CS16, CS17, DM10: Havant Borough Local Plan (Core Strategy) 2011; AL1, AL2, DM25: Havant Borough Local Plan (Allocations) 2014. Chichester Harbour AONB Management Plan 2014-2019: BD1, HE1; Emsworth CACA; Emsworth Design Statement.

Recommendation under full officer delegated powers -

Propose no objection, although consideration be given to controlling noise within the premises in accordance with Policy DM10 from the Local Plan.