
Site Address:	21 Park Parade, Havant, PO9 5AA		
Proposal:	Change of use from retail (use Class A1) to Health and Fitness club (use Class D2).		
Application No:	APP/15/00533	Expiry Date:	21/07/2015
Applicant:	Mr P Muwanga Bodyworx360 Health & Fitness Club Ltd	Team:	Team 2
Agent:		Case Officer:	Daphney Haywood
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in Park Parade, which is a mixed use development of ground floor commercial units and upper floor residential units, purpose built in the 1950s. The 2 storey building, which is currently vacant, was last used for retail purposes with ancillary storage and fronts onto Park Parade with rear access from Tidworth Road.

2 Planning History

None relevant

37 Park Parade, Havant, PO9 5AA

APP/14/01105 Change of use of part ground floor from storage area to gymnasium (use class D2). Permit - subject to a condition restricting opening hours to 6am - 10pm Monday to Friday; 9am to 6pm on Saturdays; and 9am to 4pm on Sundays.

3 Proposal

Change of use from retail (use Class A1) to Health and Fitness club (use Class D2). The proposal involves using the ground floor frontage as a check in and reception area, with the gym beyond. Changing facilities and smaller fitness studios would be provided on the first floor.

4 Policy Considerations

National Planning Policy Framework

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)
CS3	(Skills and Employability)
CS4	()
DM10	(Pollution)
DM2	(Protection of Existing Community Facilities and Shops)

Havant Borough Local Plan (Allocations) July 2014

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

Environmental Health Manager, Community Group- No comments received
Development Engineer - Highways No objection
Economic Development - Retail and Town Centres - Support the application
Crime Prevention -Minor Apps No comments received

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: 13

Number of site notices: one

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) Effect of the change of use on the character of the District Centre
- (iii) Impact upon residential amenity
- (iv) Highways and access

(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. The building has been empty for a number of years and to find an alternative use for the site that provides both employment and a community facility in this town centre location is welcomed and encouraged by Policies CS1, CS4, CS6 and CS17

(ii) Effect of the change of use on the character of the District Centre

7.3 The site lies within the District Centre but outside the primary and secondary frontages, which are now reduced to the main Greywell Precinct, and part of the western end of Park Parade. Policy AL3 advises that retail should be concentrated in primary shopping frontages and states:-

AL3 (Town, District and Local Centres)

Planning permission will be granted for development proposals that:

1. Provide main town centre uses in the town, district and local centres as defined on the Policies Map, and so contribute to their vitality and viability.
2. Promote and enhance the primary shopping areas of the town and district centres.
3. Retain at least 50% of the units in an unbroken run of primary frontage as defined on the Policies Map in retail (A1) use.
4. Retain at least 25% of the units in an unbroken run of secondary frontage as defined on the Policies Map in retail (A1) use.
5. Generate pedestrian activity within the primary shopping area by being open during the day to visiting members of the public.
6. Provide a shopfront within the primary shopping area with a well designed and appropriate display window.

Exceptions to parts (3) and (4) may be made to allow a change of use to non-retail if more than 25% of units in the unbroken run of frontage are vacant at the time of the application.

- 7.4 As the site does not form part of the primary or secondary frontage and is a town centre unit it would fall under criteria 1, and whilst there are a relatively high number of non A1 uses such as hot food outlets in Park Parade, there are also a high number of vacant shops. A large number of empty shops may indicate that a centre is in decline and in need of change to adapt to the future.
- 7.5 The findings in the Town Centres, Retail, and Leisure Study (2009) suggest that occupancy rates for units in the district centre have been declining for some time and that the nature and demand of shoppers has changed. There is already an established loss of footfall which may not be solely the result of the number of takeaways which exist within the shopping centre. The shopping centre was built at a time when the internet did not exist and car ownership was less and therefore communities depended on large and vibrant shopping centres within close distance to fulfill shopping needs. Since then the retail industry has changed considerably and as a result large district shopping centres and some high streets have declined with regards to their retail function. The consideration therefore is whether it is more viable to retain an empty retail unit in the hope that they will be occupied in the future, or allow another use, such as a gym in the case of this application, to occupy the unit and retain an active shop frontage and attract some degree of footfall, custom and employment into the shopping area.
- 7.6 Policy AL3 suggests that the latter is the preferred option as the proposed change of use would provide an active, publicly accessible, use at ground floor level. This would increase levels of natural surveillance and deter anti-social behaviour as the unit is occupied as opposed to being vacant. This along with the removed designation of the shopping frontage in the Allocations Plan, suggests that it would be unreasonable to refuse the application in the hope that the unit would one day be taken up as a retail unit when evidence suggests this is unlikely to happen.
- 7.7 In respect to the proposed D2 use the proposal will provide full occupation of an existing vacant unit, leading to associated footfall and viability in Greywell Road.
- (iii) Impact upon residential amenity
- 7.8 Policies CS16, and DM10 refer to the consideration of neighbouring amenities and matters such as noise and odour.

- 7.9 The proposal will provide fitness machines, weights, a free exercise area and includes for a number of classes. The application does not provide details of class types and sizes nor of any music requirements, and in order to safeguard the amenities of the nearby flats a condition in respect to amplification equipment and insulation measures is recommended.
- 7.10 The proposal would add to activity in the area and the Crime Prevention office has been consulted but has not commented, and with several premises such as hot food and restaurants already established and trading in the evening in the District Centre it is not considered that a strong case could be made to support refusal over concerns about the risk of additional noise from evening activities.
- 7.11 The proposal seeks opening hours of 6.30am - 9pm Monday to Friday; 8am to 5pm on Saturdays; and 8am to 4pm on Sundays; It is intended to employ 8 staff. A condition is recommended to reflect this and the permitted hours of use at 37 Park Parade.

(iv) Highways and access

- 7.12 The highway engineer has raised no objection. In this it is acknowledged that the existing premises has a retail use, which could cover a range of activities and goods and the associated need for loading. The proposal is not considered to be demonstrably or significantly different in this respect.

8 Conclusion

- 8.1 The application is considered acceptable and approval is recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00533, 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan
Existing plan KAD01ASK1
Proposed planning layout TD001/01/A

Reason: - To ensure provision of a satisfactory development.
- 3 The premises shall only be open between 0630 hours and 2200 hours on Monday to Fridays and 0800 to 1800 hours on Saturdays and 0800 to 1600 on Sundays or any recognised Public Holiday.
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 2012.

- 4 The former shop window shall at all times be retained and incorporate a window display maintained, with regular periodic changes, to the satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity and to ensure the continuity of the shopping facade and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM21 of the Havant Borough Publication Local Plan (Allocations) and the National Planning Policy Framework 2012.

- 5 No externally visible or audible equipment, plant, machinery or structures required for ventilation and audio purposes shall be used or installed at the premises until and unless details of the external appearance and acoustic performance of the same have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of neighbouring property and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.