

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL3 (Town, District and Local Centres)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer

The Highway authority has no adverse comment to this application

Economic Development

No comments

Crime Prevention

No comments

Planning Policy

Approve change of use in principle. Ideally the current use of the premises should be maintained as office space and the clinic operated from other more suitable vacant premises within Havant Town Centre.

However the marketing information that has been supplied by the agent advises it has not been possible to let the space to a suitable B1 Tenant for over 2.5 years. Given that the site has continually failed to secure a sustainable letting, the agents have had to consider widening the type of prospective tenants with whom to negotiate lease terms. On this basis, discussions have been held with The Blackberry Clinic whose operations fall under Use Class D1 (Non-residential institutions).'

Local Plan Core Strategy Policy CS4 (Town, District and Local Centres) and Local Plan (Allocations) Policy AL3.1 (Town, District and Local Centres) of the Allocations Plan seek to permit planning permission for development that will contribute towards the vitality and viability of Havant Town Centre. It can be considered that this proposed change of use will contribute to this aim.

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

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 upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Highways / parking considerations

(i) Principle of development

7.2 The property is currently vacant having previously been occupied for B1(a) uses. Given that the property is vacant it has been marketed without success - to which extent the marketing information, which has been added to since the application was submitted, is on-balance sufficient. The proposal would bring the premises back into use and provide a degree of employment. Therefore, the proposal is considered to be acceptable in principle and accords with the requirements of Core Strategy policies CS2.5, CS4 and DM3 and Allocation Plan policies AL1 and AL3.1.

7.3 Furthermore, the building already contains a Renal Dialysis Unit which was given planning permission in December 2007 (reference 07/72126/001). One of the conditions of that permission is that it '...shall enure for the benefit of Renal Services PLC only and shall not enure for the benefit of the land and the use hereby permitted shall be discontinued on the date when Renal Services PLC cease(s) to occupy the land'. A similar condition should be applied to this application to allow for return of the premises to B1 use if they are vacated by the Blackberry Clinic. It is considered that such a condition would meet the six tests and as such is appropriate to apply with regard to according with adopted local planning policy.

(ii) Effect on the character of the area

7.3 No external alterations are proposed and the proposed use is not considered to be detrimental to the character of the area.

(iii) Effect on the nearby residential amenity

7.4 There are no residential properties located near to the site that will be detrimentally impacted by the proposal.

(iv) Highways / parking considerations

7.5 Development Engineer does not raise objection and it is considered that the level of car parking within the site is sufficient to support this change in use.

8 Conclusion

8.1 Subject to conditions the proposal is acceptable and approval is recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00083 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:

Red line site plan received 29 January 2015
Planning Statement received 29 January 2015
General Layout Third Floor Plan received 29 January 2015
Evidence of Marketing of Premises received 11 February 2015

Reason: - To ensure provision of a satisfactory development.

- 3 This permission shall enure for the benefit of The Blackberry Clinic only and shall not enure for the benefit of the land and the use hereby permitted shall be discontinued on the date when The Blackberry Clinic ceases to occupy the land.
Reason: To control the nature of alternative uses within Use Class D1 of the Town and Country Planning (Use Classes) Order 1987 as amended, and to allow for the return of the premises to Class B1 uses, and having due regard to policy CS4 of the Havant Borough Local Plan (Core Strategy) 2011.