

Planning Application Response of Planning Policy

Application No:	APP/14/00933
Site Address:	7 Park Parade, Havant
Development:	Change of use from retail shop (A1) to takeaway (A5). New dropped kerb to rear of site in Tidworth Road.
Case Officer:	Mrs D Haywood
Comments by:	Gavin Stonham
Date of Comments:	23 October 2014

Comments:

The Local Plan is now comprised of the Core Strategy (2011) and the recently adopted Allocations Plan (2014). It should be noted that Saved Policies are no longer relevant.

The site of No. 7 Park Parade falls within a mixed use allocation (Allocations Plan policy L138). This policy states that a planning application should be informed by a Transport Statement and that any proposal should utilise existing access points and highways. However, this policy is intended to relate to a more comprehensive redevelopment of all/part of the district centre as opposed to a change of use application.

Promoting Havant Borough's Economy:

The application site is located within Leigh Park District Centre. Criteria 2 and 4 of Core Strategy Policy CS4 (Town, District and Local Centres) are supportive of proposals that enhance the evening economy of district centres and support small and independent businesses. A takeaway use at this location would accord with both of these policy criteria.

The building at this site was formerly occupied by Park Cycles, which is an A1 use, but it is currently vacant and is one of ten vacant shopping units out of a total of 29 units on the south side frontage of Park Parade. These vacancies represent a high proportion (34%) of the units.

Policy AL3 (1) of the emerging Plan (Town, District and Local Centres) supports proposals that provide main town centre uses in district centres, and thus contribute to their vitality and viability. The proposal is considered to be a main town centre use in this context. The site is not located within a primary or secondary shopping frontage, so there is no need to apply a test to the proportion of remaining units in A1 use or of vacant units with permission for A1 use. Considering the high proportion of vacancies along this stretch of the shopping centre, the proposed change of use could be justified in my view, primarily on the ground that it would help to reduce the number of vacancies in the area. An active use for this currently boarded-up shop unit would be a visual improvement and would help to support the area's vitality, even if it is only open for business in the afternoons and evenings. It could also help to improve public perception of the area in terms of its perceived safety and may help to attract further businesses to occupy the other vacant units in the parade, thereby assisting the area's regeneration.

The increased level of activity in a town or district centre makes a takeaway at this location more acceptable than if it were situated in a more residential area, or in close proximity to a secondary school, where public health issues might be a consideration. There are several existing takeaways within the shopping centre and provided the criteria of Core Strategy policy DM5 (Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses) can be met then this would appear an appropriate location for the new use. The majority of the other

takeaways in Park Parade are also concentrated close to the highway at the east and west ends of the parade, which again seems appropriate in terms of public accessibility. The two representations objecting to the application relate to additional noise and smell at this location and to potentially increased traffic in Tidworth Road but in my view this is an appropriate location for a takeaway and these potential disadvantages would be offset by the economic benefits that would result from occupation of this unit by an active trading use.

Core Strategy Policy DM10 (Pollution) may also be relevant and should be considered. This contains criteria which seeks to ensure that development which is a potential cause of air and noise pollution would only be permitted if it would not breach national air quality standards or put the health and safety of nearby occupiers, residents and users of the site at risk.

Principle of Development:

Support.