



Havant
BOROUGH COUNCIL

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To:
Mr G Turner
360 Health and Fitness Ltd
41 Third Avenue
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**The Town and Country Planning (Development Management Procedure) (England) Order
2015
Refusal of Planning Permission**

Application Number: APP/15/00240

Site Address: Unit 20C, Wren Centre, Westbourne Road, Emsworth, PO10 7SU

Proposal: Change of use from Current B1/B8 to D1/D2 Fitness and rehabilitation facility (D2) and Chiropractic and health care clinic (D1).

Further to your application received on 24 February 2015, which was valid from 13 March 2015, Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reasons for the Council's decision to refuse planning permission are:

- 1 The change of use would result in a loss of employment floorspace and it has not been adequately demonstrated that the unit is no longer required for B use class purposes. No marketing information has been submitted and as such the proposal is contrary to policies Policies CS2 (5) and DM3 of the Havant Borough Local Plan Core Strategy 2011.
- 2 On the basis of the limited information available to the Local Planning Authority it is not considered that the Flood Risk has been adequately resolved or the Environment Agency's Standing Advice followed. The proposal is therefore contrary to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The proposed use of the site is likely to generate the need for travel to this relatively remote location, away from the town centre and other town uses, which is not considered to meet the national requirements for sustainable development. It has not been adequately demonstrated that sufficient car parking in accordance with the Local Planning Authority's adopted standards can be provided on site without causing displacement of parking for adjacent businesses. The proposed use could result in indiscriminate parking of vehicles elsewhere within the Wren Centre causing congestion on the site to the inconvenience of other users of the site, detrimental to their amenity. The proposal is therefore contrary to policies CS16 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and AL1 of the Havant Borough Local Plan (Allocations) 2014, and the National Planning Policy Framework 2012.

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- 4 The proposed opening hours, by virtue of the early morning and weekend use, would result in increased activity and comings and goings to the site, that would result in noise and disturbance to the detriment of the quiet enjoyment of the adjacent residential area at these times. This would have an adverse effect on the amenities of occupiers of adjoining properties. Furthermore the extension of the opening hours would create an undesirable precedent which would make it difficult to refuse similar applications in the future. The proposal is therefore contrary to policy CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

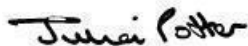
In coming to its decision the Council considered plans and other documents submitted with regard to your application and the relevant policies of the Havant Borough Local Plan and other planning policy documents including the National Planning Policy Framework 2012.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs
- (1) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
- Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit, a meeting held and further information requested; however the application was unacceptable.



Julia Potter
Executive Head - Economy and Planning

08 May 2015