
Site Address:	254-254A London Road, WaterlooVille		
Proposal:	Change of use and refurbishment from retail (use Class A1) to a non-residential day centre, comprising cafe, IT and Art room.		
Application No:	APP/14/00240	Expiry Date:	07/05/2014
Applicant:	Mr Twinley	Team:	Team 2
Agent:	Mr M Roylance	Case Officer:	Rachael McMurray
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located at the southern end of London Road within the WaterlooVille Town centre boundary, which is designated. It comprises two ground floor retail units which have been knocked through to form one large unit. There are two residential flats above the units. The units adjoin No. 56 however, they are separated from No. 252 by a narrow walkway. Towards the rear of the site there are three garages, a parking area for three vehicles and an outbuilding. To the rear of the site is a public car park accessed from Rockville Drive.

2 Planning History

09/73463/002

Change of use from retail use (A1) to a mixed use of A3/A4 and A5. Permitted but not implemented.

3 Proposal

Change of use from retail (A1) to a non-residential day centre, comprising cafe, IT and Art room. The cafe would be for the use of the day centre only and not open to the public. The cafe would serve only teas, coffees and cakes and would not require a commercial extraction type unit.

No external physical changes are proposed.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM10 (Pollution)

DM2 (Protection of Existing Community Facilities and Shops)

DM5 (Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses)

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Policy AL3 - Town District and Local Centres

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Regeneration & Development:

No comments received.

Environmental Health:

The first question that needs to be clarified is whether the 'café' is only for the daily student intake or are they proposing to open it to the general public? Secondly, if the kitchen is to be used for teaching cooking, in terms of domestic rather than fast food, it would mean that a domestic type extractor should be able to cope.

If the above is what is envisaged I would have no objection to the approval of this application.

As the change of usage Class is not clarified, I would further request that a clause be attached to any approval made, if it is deemed to be a Class 3 usage, whereby it is stated that the approval and usage will relate only to this Application.

Officer Note - The agent has confirmed that the use of the cafe would be for coffees and cakes only and that a commercial extractor unit would not be required. The cafe would not be open to the public and would be for the use of the visitors of the day centre only.

Development Engineer:

I notice from the plans, the entrance door width will be increased from 800mm to 1000mm to enable better wheelchair access.

In principle I have no objection but I have concerns with regard to access to this unit. The plans show a widening of doors for better wheelchair access so I assume that some of their clients will be disabled. This section of London Road has limited parking, vehicular access for the public and for deliveries therefore the majority of the access will be from the car parks at the rear of the building.

I need to be sure that the applicant is aware of the access limitation of the proposed site location.

Officer Note: The agent has confirmed that the access limitation has been fully considered and that there is access for visitors to the site from the rear also. (see email dated 1/5/14).

Crime Prevention:

From the information supplied it is not clear whether the café is open to passing members of the public or only to those visiting the facility. This will have some bearing on the overall security of the premises.

From the information supplied it is not clear whether a member of staff will be present within the reception area. If a member of staff is to be present some consideration will

have to be given as to how ensure the safety of the member of staff. I would recommend that an enclosed reception desk is provided.

The Information Technology (IT) room can be accessed from the café area and the corridor. Some IT items are still sought after, to provide for the security of the IT equipment I recommend removing the access directly from the café and moving the access door behind the corridor door D03.

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: 27

Number of site notices: 1

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 on the vitality and viability of the retail area.
- (iii) Effect on the amenities of nearby residents.

(i) Principle of development

7.1 The site lies in an urban area whereby development is considered to be acceptable in principle subject to other development control considerations.

(ii) Effect on the vitality and viability of the retail area.

7.2 The application is for the conversion of two retail units which are located in the secondary area of the town centre. Whilst no marketing information has been submitted, the application details confirm that the units have been vacant for over one year. Normally a lack of marketing information would result in the refusal of an application however, as in the case of this application, the units would change to a community use, which does meet the requirements of Policy DM2 which seeks to protect community facilities and shops. In terms of the concentration of non retail uses, it is questionable whether the proposal would be within the 40% guide according to policy TC7, but it would be within the 25% guide of the emerging policy TC7, which is afforded significant weight as an up-to-date policy at an advanced stage towards adoption. The proposal would also bring two units back into use and stimulate activity in the area which would enhance the vitality and viability of the area in contrast to having two empty units in situ. It is also noted that temporary Permitted Development rights since April 2014, allow for the A3 part of the use without the need

for planning permission for two years.

(iii) Effect on the nearby residential amenity

- 7.3 The site is located in a mixed use area which includes both commercial and residential units. Although the proposal includes the use of a cafe, this would not be open to members of the public or serve hot food, the type of which would require a commercial style extraction unit. Therefore it is unlikely that the impact of the use of the building would be any greater than the previous shop units. It is considered that the impact on nearby residents would be minimal. A condition would be placed on an approval to restrict the use of the cafe.

(iv) Parking provision

- 7.4 The site has three parking spaces located within three garages, accessed from the rear of the site. These would remain for the new use of the site. The Highways Officer has been consulted and has no objection in principle.

8 Conclusion

The application is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00240 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 cafe shall remain for the use of the visitors of the day centre only and at no time be open to the general public.
Reason: in the interests of the amenities of the locality and having due regard to policy DM10 and of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 No food or drink which requires the installation of externally visible or audible plant, machinery or structures for ventilation or filtration purposes shall be prepared or sold at the premises unless this has first been approved separately in writing by the Local Planning Authority and no such plant, machinery or structures shall be installed at the premises until and unless details of the same, including its external appearance and acoustic performance, have been submitted to and approved in writing by the Local Planning Authority.
Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring property and having due regard to policies CS11.4, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the

National Planning Policy Framework 2012.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Planning supporting statement - received 4/3/14

Site Plan - Drwg No. - GDS162/01

Existing floor plan and section - Drwg No. - PD/205/01

Proposed floor plan - Drwg No. - GDS162/1

Reason: - To ensure provision of a satisfactory development.