
Site Address: DFS, 3 Wellington Retail Park, 2 Hambledon Road,
Waterlooville, PO7 7FG

Proposal: Application for the removal of Condition 1 of Planning Permission
02/55618/005 and Condition 1 of Planning Permission 07/51117/01 relating to
restriction on sale of type of goods.

Application No: APP/14/00365 Expiry Date: 04/07/2014

Applicant: Henderson Retail Warehouse Team: Team 2

Fund

Agent: Mr Best Case Officer: Daphney Haywood

Blue Sky Planning

Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is comprised of a large retail unit located on a purpose built retail park situated on the edge of Waterlooville town centre and on the edge of the Borough boundary which separates Havant from Winchester. The retail park has a large car park which serves the various units, which is accessed off the A3 and Hambledon Road. Unit 3 is located to the north of the main customer access and is currently occupied by DSF.

2 Planning History

APP/12/00330 Variation of Condition 2 of Planning Permission APP/10/00585 to allow for the sale of food in one of the two units. Permit

APP/10/00585

Conversion of 1No. retail unit to 2No. retail units. Partial demolition of south elevation to provide 2No. new retail entrances, additional parking and pedestrian walkway. New mezzanine floor and external alterations. Permission 14/12/10

07/51117/011 Variation of condition 1 of Planning Permission 02/55618/005 in respect of Unit 9. Permit 2007 subject to conditions including: _

Notwithstanding the provision of the Town & Country Planning Use Class 8 Order as amended, unit 8, as shown on Plan 06-074/PL-01 attached to the provisions, shall be used for the sale of bulky goods and shall not be used for the sale of food (other than confectionery and pet foods), clothing (other than sports goods), fashion accessories (including handbags, luggage, watches and jewellery), books, stationery (except when sold from an office supplier's store), perfumery and toiletries, music, records, CDs, audio and video tapes (including hire), china, glass goods and kitchenware, unless any of the above are ancillary to, or related to, the main range of bulky goods to be sold.

Reason: In order to ensure that the vitality and viability of the existing Waterlooville Town Centre is not undermined by the nature of retail uses permitted on this site and having due regard to policies and proposals S3 and S4 of the Hampshire County Structure Plan 1996-2011 (Review) and TC2, TC3 and TC4 of the Havant Borough District Wide Local Plan 1996-2011.

02/55618/005 Variation of conditions 10 and 11 attached to outline permission 20534/11 conditions 11 and 12 attached to reserved matters permission 20534/12 and condition 3 attached to planning permission 91/55618 to broaden the range of products that can be sold from the premises. Permit subject to conditions including:

The building shall be used for the sale of bulky goods and shall not be used for the sale of food (other than confectionery and pet foods), clothing (other than sports goods), fashion accessories (including handbags, luggage, watches and jewellery), books, stationery (except when sold from an office supplier's store), perfumery and toiletries, music, records, CDs, audio and video tapes (including hire), china, glass goods and kitchenware, unless any of the above are ancillary to, or related to, the main ranges of bulky goods to be sold.

Reason: In order to ensure that the vitality and viability of the existing Waterlooville town centre is not undermined by the nature of retail uses permitted on this site.

99/54013/003

Demolition of car showroom, associated buildings, existing retail unit and civic amenity site. Erection of 10,126sqm non food retail units, 1,207sqm garden centre and 232sqm fast food restaurant and associated access, car parking and servicing. Permitted - 7 November 2000.

Unit 6 Wellington Retail Park, 2 Hambledon Road, Waterlooville, PO7 7FG

APP/13/00214 : Variation of Condition 2 of Planning Permission 06/54013/009 (Variation of Conditions 16 and 17 of Planning Permission 01/54013/007 to allow for an increase in the floorspace available for unrestricted A1 (Retail) use) to allow the unrestricted use of Unit 6 Permit

3 Proposal

Application for the removal of Condition 1 of Planning Permission 02/55618/005 and Condition 1 of Planning Permission 07/51117/01 relating to restriction on sale of type of goods.

4 Policy Considerations

National Policies

NNRF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

CS4 ()

DM10 (Pollution)

DM14 (Car and Cycle Parking on Development (excluding residential))

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

TC1 (Hierarchy of Centres)

TC6 (Changes of Use Primary Frontages)

TC7 (Changes of Use Secondary Frontage)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Regeneration & Development No objection

Environmental Health Manager, Community Group No objection

Planning Policy **Local Plan**

It should be noted that the Submission version of the Havant Borough Local Plan (Allocations) was submitted to the Secretary of State for independent examination under Regulation 22 on 20th December 2013. This includes a number of strategic, allocation and development management policies that may be relevant to this proposal. Where relevant these are material considerations to be taken into account in the determination of planning applications by the Borough Council. Here is a link to the emerging plan

<http://www.havant.gov.uk/havant-borough-local-plan-allocations/havant-borough-local-plan-allocations-publication-version>

CIL Charging Schedule

On the 20 February 2013, the Council approved that the Havant Borough Community Infrastructure Levy Charging (CIL) Schedule. The Charging Schedule took effect from the 1st August 2013. Therefore, from 1st May applicants will need to take the charging schedule into account when discussing developer contributions. More information is available on the Council's website

<http://www.havant.gov.uk/planning-policy-design/community-infrastructure-levy>

Promoting Havant Borough's Economy: The application site is not located in an identified centre as defined by Local Plan (Core Strategy) policy CS4 and saved Local Plan policy TC1. All the town centre boundaries were reviewed as part of the preparation for the Local Plan (Allocations). The boundary of Waterlooville Town Centre was extended to include Wellington Retail Park in all the versions of the emerging Allocations Plan. There were no objections to the inclusion of the retail park in the revised town centre boundary. In summary this is outside the town centre under saved Local Plan policies but within the town centre under emerging Local Plan policies.

Under saved Local Plan policies a sequential test is required for this application under paragraph 24 of the NPPF. Under emerging Local Plan policies the sequential test would not be required. Considerable weight can be given to the revised town centre boundary proposed under policy AL3 and an exception can therefore be made to the adopted policy.

An impact assessment is not required as it is below the threshold of 2,500 square meters set in the NPPF. There is no local threshold set in the Local Plan. The proposal will widen the Borough's retail offer and provide customer choice.

Regeneration: The site is located on the edge of Waterlooville Town Centre, which is defined as an area in need of regeneration in the Local Plan (Core Strategy).

Policy Principle of Development: Approve subject to conditions

Urban Design 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: 25/04/2014

Number of representations received: 0

Summary:

Comment:

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) Parking Implications
- (iii) Environmental Issues

(i) Principle of development

7.2 The application site is not located in an identified centre as defined by Local Plan (Core Strategy) policy CS4 and saved Local Plan policy TC1. All the town centre boundaries were reviewed as part of the preparation for the Local Plan (Allocations). The boundary of WaterlooVille Town Centre was extended to include Wellington Retail Park in all the versions of the emerging Allocations Plan. There were no objections to the inclusion of the retail park in the revised town centre boundary. In summary this is outside the town centre under saved Local Plan policies but within the town centre under emerging Local Plan policies.

7.3 Under saved Local Plan policies a sequential test is required for this application under paragraph 24 of the NPPF. Under emerging Local Plan policies the sequential test would not be required. Considerable weight can be given to the revised town centre boundary proposed under policy AL3 and an exception can therefore be made to the adopted policy.

7.4 An impact assessment is not required as it is below the threshold of 2,500 square meters set in the NPPF. There is no local threshold set in the Local Plan. The proposal will widen the Borough's retail offer and provide customer choice and the proposal is acceptable in principle subject to the development control considerations set out below.

(ii) Parking Implications

7.5 Access and parking provision would remain as currently provided on site and the occupation of Unit 3 by a food retail operator, given that the restrictive condition has

already been lifted in respect to other units, is not considered likely to result in a material increase in traffic attracted to the Retail Park itself and as such the removal of the restriction on the sale of goods is unlikely to have an adverse impact on local traffic conditions.

- 7.6 No additional car parking will be provided as part of the proposal. However, on implementation of planning permission APP/10/00585, parking will increase on-site by 27 spaces, increasing car parking capacity from 566 to 593. This is considered acceptable

(iii) Environmental Issues

- 7.7 There are no residential properties in close proximity to the site and as such the scheme is considered acceptable.

8 Conclusion

- 8.1 It is considered that the proposed development accords with policy in terms of principle, and this variation is not considered to harm the vitality and viability of the town centre nor adversely affect highway safety.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00365 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.