
Site Address: The Leopard Public House, 31 London Road, Purbrook,
Waterlooville, PO7 5LG

Proposal: Works to include the installation of an external, acoustically treated plant compound, externally accessed ATM, 2no. wall mounted satellites, automatically operated glazed entrance door and external roller shutter, dwarf wall and graded area to provide level access to be undertaken in order to produce a unit suitable for use for a national fresh produce retailer.

Application No:	APP/14/00340	Expiry Date:	22/05/2014
Applicant:	Mr Kettlewell Wm Morrison Supermarkets PLC	Team:	Team 1
Agent:	Mr Bailey	Case Officer:	Stephen Andrews
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site consists of a two storey detached public house which is currently vacant and being converted to a Morrison's convenience store under Permitted Development rights. To the north and west is a group TPO, within this is a large Horse Chestnut which is located in close proximity to the western boundary and overhangs the boundary. To the west is a single storey section. To the south is an outbuilding. The level at the site decreases from west to east and from north to south.

To the east is a car parking area and beyond this the highway. To the west is a three storey block of flats (with the large Horse Chestnut located between). Due to the change in level the flats are sited at a higher elevation, where it is possible to look down over the rear garden section of the application site. A 1.5m fence forms the boundary. To the south is a two storey building with a single storey section that forms the shared boundary with the application site.

2 Planning History

07/55322/001 - Smoking Shelter to the north elevation. Permitted - 13/11/2007

APP/13/01045 - Construction of single storey side and rear extensions. Permitted - 18/12/2013

APP/14/00063 - Conversion of former managers flat to two self-contained flats with construction of external staircase and entrance canopy. Permitted - 25/03/2014

APP/14/00339 - Display of 4No illuminated fascia signs and 1No non illuminated panel sign; 6No window vinyls; 1No pole mounted parking signs; 2No pole mounted 'pop in' and 'pop back soon' entrance signs and 1No 5m high double sided illuminated Totem sign. Under consideration

3 Proposal

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produce retailer.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM10 (Pollution)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - I have no adverse comment to this application

Environmental Health Manager, Community Group - No objection

Regeneration & Development - Supports the proposal as it will ensure that it is retained for employment use

Crime Prevention -Minor Apps - Comments raised in respect of the operation and security of the ATM and its users.

Building Control, (Fire Access Consultation) - No comment

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: 25

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 0

Correspondence received from the Chairman of the Residents Association

Summary:

Concern raised in respect of the positioning of signs and bollards close to the site entrance. This would prevent the access of a HGV making deliveries, which in turn would cause obstruction to the highway

Comment:

The applicant has submitted vehicle tracking for a HGV showing that deliveries can in fact be made on-site without causing obstruction to London Road.

7 Planning Considerations

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 neighbours
- (iii) Effect on the character of the existing building and the street scene
- (iv) Highway safety

(i) Principle of development

The site lies in the built up area of Purbrook where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

The conversion of the vacant public house to a Morrison's store is currently under way, with the change of use allowed under permitted development entitlement. The application therefore is to assess the supporting infrastructure and associated works to support the new use.

(ii) Effect on neighbours

The application surrounds ancillary works in support of the lawful change of use from public house to supermarket (A1). It is considered that the proposed stores, satellites, ATM, entrance doors, low wall and ground works would not result in unacceptable disturbance or harm to neighbour amenity.

Notwithstanding the above it is noted that there may be some noise disturbance to neighbour amenity from the proposed equipment to support the stores. Mitigation measures have been proposed by the applicant, which can be controlled by planning condition. Subject to the implementation of the mitigation measures it is contended that noise emanating from the site can be controlled to within acceptable levels and would not give rise to unacceptable harm to neighbour amenity.

The development, subject to suitable noise mitigation measures, would accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iii) Effect on the character of the existing building and the street scene

The external changes are ancillary in form and scale to the primary use and are required for the function of the local supermarket. The stores are set back from the streetscene, with other works minor in visual appearance. It is not therefore considered that the proposed operations would materially harm the character and appearance of the site or the surrounding area.

It is recognised that the proposed development would see an existing vacant public house bought back in to use. It is considered that the development therefore offers a positive solution to the character and appearance of the area and will in turn be of benefit to the local community, both visually and economically. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iv) Highway safety

Concern had been raised in respect of the ability of the site to accommodate HGV's for deliveries, having regard to the positioning of bollards and signage. The applicant

has adequately demonstrated that HGV's can in fact enter and leave the site in a forward gear and as such would not give rise to a highway obstruction or increase the risk to highway users.

The parking provision on site accords with adopted standards and again vehicles can enter and leave in a forward gear.

It is therefore considered that the development would not give rise to matters prejudicial to highway safety and the Highway Officer has raised no objection.

8 Conclusion

The development by reason of its limited scale and impact would not result in harm to neighbour amenity and would facilitate the re-use of a vacant site which will have a positive impact on the character and appearance of the area. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00340

(A)

(B) 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 external materials to be used shall match in type, colour and texture those on the existing building.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Prior to the first operation of the development, hereby approved, the noise mitigation measures, as detailed in the submitted Plant Noise impact Assessment, dated 16 December 2013, prepared by Christy Ponsford and the accompanying plan Drawing RF 84678 SK001A shall be fully constructed. Once implemented the applicant shall submit to the local planning authority evidence that the noise mitigation measures accord with accepted standards.
Reason: In the interests of neighbour amenity and to accord with policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing 635/101
Drawing 635/102 (AS AMENDED) received 02/06/2014
Drawing 635/108
Drawing RF 84678 SK001A
Drawing SP01 Rev B
Environmental Noise Survey and Plant Noise Impact Assessment, dated
16/12/2013, prepared by Christy Ponsford
Additional updated internal layout for ground floor stamped 6th June 2014 -
Drawing 373SK5/BWSL003

Reason: - To ensure provision of a satisfactory development.