
Site Address:	Railway Station, North Street, Emsworth, PO10 7PN		
Proposal:	Change of use of former 1st Class waiting room to takeaway (use Class A5).		
Application No:	APP/13/00641	Expiry Date:	26/09/2013
Applicant:	Mr G Pascoe	Team:	Team 2
Agent:		Case Officer:	Rachael McMurray
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on the platform at Emsworth Railway Station, which is located on North Street in Emsworth. The site comprises a room located off the existing waiting room. It has a window either side (one facing onto the platform and the other onto the station forecourt). The station has allocated parking which is operated with its own parking restrictions.

2 Planning History

None relevant

3 Proposal

The proposal is to change the use of what is currently an empty room located off the waiting room at the station on Platform, into a takeaway coffee shop (Class A5). Food products sold would be made outside of the premises and bought to the site for sale. Coffee would be made at the premises. No hot food would be sold and no kitchen extraction equipment is required or proposed. There would be one full time employee and 3 part time employees. The premises would be open from 0630 - 1700 Monday to Friday and 0730-1600 on Saturdays and Sundays.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Planning Policy:

The proposal is to be encouraged as it is in line with the Local Plan's objective of Promoting Havant Borough's Economy by providing jobs and services.

The site is not in an identified town, district or local centre as defined by policies CS4 of the Local Plan (Core Strategy) and saved Local Plan policy TC1. The proposed use is defined as a main town centre use in the NPPF. However, a sequential test is not required as the proposed use will be ancillary to the main use of the train station. It should be noted that the application site is defined as edge of centre and is in an accessible location.

Policy Principle of Development: Approve

Regeneration & Development:

Supports the application

Environmental Health:

No adverse comments

Development Engineer:

No objections as it would not affect the highway. No travel plan is required.

Conservation Officer:

No objections

Network Rail:

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: 8

Number of site notices: 0

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) Impact on the nearby locality
- (iii) Highway considerations

- (i) Principle of development

7.2 The site is located in an urban area whereby new development and changes of use are considered to be acceptable so long as they comply with other relevant planning considerations.

(ii) Impact on the nearby locality

- 7.3 The closest residential property to the station is some 40m in distance to the south. There are also residential properties on North Street to the east but these are at an even greater distance. The room subject to the change of use would be contained wholly within the station and not include any extraction equipment therefore the impact in terms of any potential noise and smell created would be minimal as would the impact on nearby residential properties. In terms of a potential increase in activity at the station, this would be minimal as the customer base for the A5 use would be the commuters already at the station.

(iii) Highway considerations

- 7.4 As the potential client base for the A5 use are the existing commuters, no existing parking spaces are likely to be affected by the proposal and the station car park already has parking restrictions in place. In terms of deliveries, these would be minimal due to the size of the operation and stock would be brought to the site by the owner themselves. The Council's Highways Officer has not raised any objections to the proposal.

8 Conclusion

The proposal is considered to be acceptable in light of the above considerations and is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00641 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Site Plan - P1
Floor Plan - P2
Supporting statement - 1/8/2013

Reason: - To ensure provision of a satisfactory development.
- 3 The range of food sold at the premises shall be in accordance with the written details received 1 August 2013 and no hot food shall be sold. There shall be no change in the range of food sold unless appropriate measures are undertaken and agreed in writing by the Local Planning Authority.
Reason: To protect the amenities of occupiers of adjoining properties and having due regard to policy DM10 of the Havant Borough Core Strategy 2011,

which forms part of the Local Development Framework.