
Site Address: One Stop Convenience Store, formerly The Fox PH,
Prospect Lane, Havant, PO9 5PA

Proposal: Redevelopment of existing building to include the installation of new auto sliding entrance door; installation of ATM with 2No. bollards; creation of fenced enclosure for 4No. new condensor units; and 1No. satellite dish to side elevation. (Revised Application).

Application No:	APP/13/00486	Expiry Date:	15/07/2013
Applicant:	One Stop	Team:	Team 2
Agent:	Mr Jackson	Case Officer:	Daphney Haywood
	Wellsfield Associates		
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located at the corner junction of Prospect Lane and Baybridge Road, West Leigh, Havant within the West Leigh residential suburb and comprises the former Fox PH. To the south of the site lies Sharp's Copse Junior School, to the east are a couple of retail properties with residential above and to the north and west is residential development.

There is extant permission for the development of part of the former car park for 7 dwellings granted under planning permission APP/12/00442.

2 Planning History

APP/13/00197 Redevelopment of existing building to include the installation of new auto sliding entrance door; installation of ATM with 2No. bollards; creation of fenced enclosure for 4No. new condensor units; and 1No. satellite dish to side elevation. Withdrawn April 2013.

APP/12/00442 Construction of a terrace of 7No. dwellings consisting of 6No. 3 bed and 1No. 2 bed houses with associated parking. Retention and development of existing Public House. Permit 17 Dec 2012.

APP/13/00267 Display of 2 No. illuminated fascia sign; 1No. illuminated ATM sign; 1No. non-illuminated ATM clip frame sign; and non-illuminated shop front window graphics. Consent 2013

3 Proposal

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4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Regeneration & Development:- No objection

Environmental Health Manager, Community Group:- I am happy that the proposals are now going to minimise noise impact in the direct and surrounding area, by installing close boarded fencing. I also understand that the wall, although curved at parts will protect the neighbours against unacceptable noise levels from the equipment No objection

Development Engineer

I have no adverse comments on this application

Havant Area Disability Access Group :- Concerned that the details do not provide adequate measures to ensure full accessibility.

Officers note - Access statement now submitted by the agent addressing these matters.

Crime Prevention -Minor Apps No response to current application - following response was to withdrawn application for similar development:-

This general area of Havant suffers with a high level of acquisitive crime. Those using the Automatic Teller Machine (ATM) will be vulnerable to crime. To reduce the vulnerability of those using the ATM I recommend:

1. The installation of Closed Circuit Television (CCTV) cameras to provide images of those using the ATM and the general area about the ATM.

2. An appropriate level of lighting is installed, the lighting should work in conjunction with the CCTV cameras.

Theft from shops is a fairly common occurrence within the local area. The layout of the shop lends itself to theft from the shop; the till point is some way from the door and till staff cannot easily oversee the whole store. To reduce the opportunities for theft from the shop some consideration should be given to:

1. Re-arranging the internal layout to provide some policing of the access / egress

2. The installation of a CCTV system with cameras deployed within the shop.

Officer Note The agent has been advised and CCTV and lighting are to be provided.

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: 32

Number of site notices - 1

Statutory advertisement: Not applicable

Number of representations received: Nil

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 the character of the area
- (iii) Effect on neighbouring properties and Highway considerations

(i) Principle of development

The site has an extant permission for residential development of part of the car park and refurbishment of the PH. At the time of the residential application the submitted details included the retention of the Public House, however, it is now the intention to convert it to an A1 shop use, and planning permission is not required for such a change of use. The site lies within the built up area and installation of new auto sliding entrance door; installation of ATM with 2No. bollards; creation of fenced enclosure for 4No. new condenser units; and 1No. satellite dish to side elevation are acceptable in principle, subject to the usual development control considerations.

(ii) Effect on the character of the area

The site was previously used as a Public House with associated signage and parking, and adjoins an existing convenience store. The proposed alterations to the building including the ATM are of appropriate appearance. The condenser units have been sited to minimise nuisance to neighbouring properties and will be screened by fencing, and whilst this will be set back slightly from the front of the building, it will be open to view and therefore a good quality of construction and finish are required and a condition requiring further details is recommended.

(iii) Effect on neighbouring properties.

The main impact relates to the ATM and proposed condenser units, these are sited away from the nearby residential properties. Regarding the ATM The proposal incorporates security measures as set out by the Police. The ATM would be sited in that part of the property adjoining the existing convenience store and opposite the school and this relationship is considered acceptable. In respect the condenser units they have been sited to minimise the impact on neighbouring residential properties. The Environmental Health officer does not raise objection subject to use of close boarded fencing for the enclosure of the compound and a condition requiring further details is proposed. The Development Engineer has not objected to the proposal on highway grounds.

8 Conclusion

The proposal is not considered to result in an adverse impact on the character of the area nor the amenities of neighbouring properties and approval is recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00486, 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 Notwithstanding the submitted plans no development hereby permitted shall commence until plans and particulars including a sample of the proposed fencing to the condenser compound have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

AIRTIGHT & NOISECHECK BUILDING ACOUSTIC TESTING Date: 13-14 March 2013

Agent's email of the 24 June 2013.

Agent's email of the 4 July 2013.

Existing plan drg no 2095.01

Proposed plan drg 2095.02b

Existing and proposed elevations drg no 2095.03a

Reason: - To ensure provision of a satisfactory development.