Planning Application Response of Planning Policy

Application No. : APP/11/01010
Address: 1b Brockhampton Road, Havant
Development: Change of use from office to private car hire operation
Case Officer: Heather Lealan
Comments by: Lucy Howard
Date of Comments: 29 July 2011

Comments:

Town Centres and retail: The application site is located in Havant Town Centre and so policy CS4 of the Core Strategy and saved Local Plan policy TC1 are relevant to this application. It is not on primary or secondary frontage. A taxi office is not a main town centre use as defined by PPS4, but a B1a office is. The key policy consideration is whether the new use promotes and enhances Havant Town Centre in line with policy CS4. Criterion 4 of CS4 seeks to support small and independent businesses. It is also necessary to consider whether the application complies with policy CS16 and does not cause unacceptable harm to the amenity of neighbours. It is also necessary to consider whether the application complies with policy CS20 on transport and access. The Traffic and Environmental Health sections will be able to advise fully on these matters.

As the taxi service employs 24 people it is a form of economic development as defined by PPS4. The application therefore needs to be assessed against the five general impact tests set out in policy EC10 of PPS4.

Policy Principle of Development: Approve subject to comments from Traffic and Environmental Health.