

P/13/0342/CU

MRS FRANCES STILLWELL

FAREHAM NORTH

AGENT: MRS FRANCES
STILLWELL

CHANGE OF USE FROM RETAIL (CLASS A1) TO VINTAGE TEA ROOM (CLASS A3)

168 WEST STREET FAREHAM HAMPSHIRE PO16 OEH

Report By

Emma Marks - Ext 2677

Site Description

This application relates to a mid-terrace commercial premises situated on the south side of West Street, Fareham. The unit was previously used as a retail shop.

The site is within the urban area and to the west of the primary and secondary shopping area for Fareham Town Centre.

Description of Proposal

Planning permission is sought to change the use of the unit from retail (Class A1) to a vintage tea room (Class A3).

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

CS5 - Transport Strategy and Infrastructure

Fareham Borough Local Plan Review

S12 - Hot Food Shops

Representations

One letter of representation has been received objecting on the following grounds:-

- i) There is not enough retail units to bring customers to this end of the town;
- ii) To have an identical tea shop within a short space from one another is a huge risk to both businesses.

Consultations

Director of Planning & Environment(Highways):- No objection

Director of Planning & Environment(Planning Strategy):- No objection

Director of Regulatory and Democratic Services (Environmental Health) - Comments awaited.

Planning Considerations - Key Issues

This application relates to a mid-terrace shop on the south side of West Street, Fareham. Planning permission is sought for the change of use of the shop (A1) to a vintage tea room

(A3). The site is located within the urban area to the west of the primary and secondary shopping area for Fareham Town Centre.

The representation received has raised concern that the tea shop may have an adverse impact on their own business and the vitality of the area. Officers have consulted the Director of Planning and Environment (Planning Strategy) who has commented as follows:-

The relevant policies are to maintain and strengthen the vitality and viability of the area through a mix of uses, diversity promotion of competition and consumer choice. New proposals must, however respect and strengthen the individual character of areas.

The variety of speciality shops within the area gives this part of the town centre a distinct character. There are already some cafes. It is questionable, whether there is a need for another cafe within the area and whether the business can operate successfully. Conversely, a vacant shop does not contribute towards any of the principles whilst another cafe will expand consumer choice and attract higher footfalls improving the overall vitality of the area. Therefore, on balance, the proposal should be supported.

In conclusion, considering applicable development plan policies and material planning considerations including those cited by the third parties, this application is recommended by Officers for approval.

Reasons For Granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out above. The proposal is not considered likely to result in an impact on the amenity of adjoining occupiers, highway safety or the vitality and viability of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Recommendation

Subject to the comments of the Director of Regulatory and Democratic Services (Environmental Health)

Permission

FAREHAM

BOROUGH COUNCIL



168 West Street
Fareham
Scale 1:1250

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