

P/13/0789/CU

PORTCHESTER EAST

MS S MOSS

AGENT: MS S MOSS

CHANGE OF USE OF DOUBLE UNIT TO RETAIL, DAY NURSERY, SMALL MEETING/TRAINING ROOM

2-3 NEW PARADE 38 WEST STREET PORTCHESTER FAREHAM PO16 9UY

Report By

Emma Marks Extn.2677

Introduction

This application has been called on to committee by Councillor Norris.

Site Description

The application relates to two linked ground floor mid-terrace commercial premises situated on the southern side of Portchester West Street District Shopping Centre. The two units share one entrance doorway.

Description of Proposal

Planning permission is sought for the change of use of the two ground floor interconnecting retail units to a mixed use consisting of retail, day nursery and small meeting /training room.

The units have been vacant for approximately two years.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS1 - Employment Provision

CS3 - Vitality and Viability of Centres

CS8 - Fareham Town Centre Development Location

Fareham Borough Local Plan Review

S7 - Non-Retail Uses in the District and Local Centres

Representations

Nine letters have been received supporting the application.

Consultations

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

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

Director of Regulatory and Democratic Services(Environmental Health):- No objection subject to conditions

Planning Considerations - Key Issues

Planning permission is sought for the change of use of the two interconnecting retail units to

a mixed use including retail (sale of second hand books), toy library, internet cafe with six computers with free internet access, day nursery for 20 children aged 2 plus and small meeting /training room. The proposed opening hours would be 09:00-16:30 Monday to Friday.

The unit was last used as a furnishing shop which ceased approximately two years.

The policies and objectives combine to promote the reuse of disused premises and provision of uses ancillary to and in support of local businesses and creation of employment floor space.

There is an under-supply of nursery provision which would mean the business is likely to offer an essential and successful service. The proposal would also make use of empty retail floor space which would add to the vitality, viability and footfall of the area. Furthermore the layout of the units as proposed would seek to retain a retail element to the frontage, maintaining an active retail frontage within the main shopping area.

In order to retain control over the day nursery element of the proposal, officers consider it would be appropriate to impose a planning condition removing permitted development rights. This would prevent the nursery use changing at any time in the future to other community related uses within D1 use class. A planning application would be required for any use other than day nursery.

The proposal complies with the principles of sustainable development set out in the National Planning Policy Framework (NPPF) by proposing the provision of a number of community functions and facilitation of contact between different community groups that would not otherwise come into contact.

Whilst the units have no car parking provision, they are very well located in Portchester Centre which has the benefit of large public parking areas. Consequently, there is no highway objection to the application.

In conclusion, officers consider the proposal complies with the adopted Fareham Borough Core Strategy.

Recommendation

Permission - Desk study to be carried out and actioned if required; hours of opening; restrict nursery use element.

FAREHAM

BOROUGH COUNCIL



2-3 NEW PARADE
SCALE: 1:1,250

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110. 2013

