

P/14/0147/CU

PREMIER COFFEE LTD

STUBBINGTON

AGENT: WALSINGHAM
PLANNING

CHANGE OF USE OF PART OF 41-45 STUBBINGTON GREEN TO A MIXED A1/A3
COFFEE SHOP WITH OUTSIDE SEATING

41-45 STUBBINGTON GREEN - UNIT B - PART OF - FAREHAM PO14 2LE

Report By

Arleta Miszewska ext. 4666

Site Description

The application site is situated in the south-east corner of Stubbington Green within Stubbington district centre and was until recently occupied by Budgen Store Limited. The building is predominantly a two storey high brick building with residential accommodation at first floor level.

The commercial unit (unit B), which this application relates to, emerged from a recent subdivision of the store (A1 retail) into two separate units, due to the existing floorspace being larger than the optimum size required by the new occupier. As the application only required a subdivision of the unit, the smaller unit maintained the A1 retail use, which is now proposed to be changed to a mixed use of A1 (retail) and A3 (restaurants and cafes).

Description of Proposal

Planning permission is sought for a change of use of the unit from single A1 (retail) to mixed A1 (retail) and A3 (restaurants and cafes).

The proposed opening hours are 7am to 7.30pm Monday to Saturday and 8am to 6.30pm on Sundays.

The greatest part of the proposed use will be selling speciality coffee both for consumption on and off the premises. A small proportion of the food to be sold will be reheated on the premises, but none of it cooked there. Tables and chairs are also proposed outside.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS3 - Vitality and Viability of Centres

Development Sites and Policies

DSP34 - Development in District Centres, Local Centres, and Local Parades

Fareham Borough Local Plan Review

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

Relevant Planning History

The following planning history is relevant:

P/14/0024/FP

REPLACEMENT SHOPFRONT, SUB-DIVISION INTO TWO

SEPARATE RETAIL UNITS AND THE INSTALLATION OF 2NO. FIRE EXIT DOORS

APPROVE

28/02/2014

Representations

As a result of public consultation the Council has received 47 letters, including 35 letters of objection and 12 letters of support. A petition consisting of 275 signatures was also received objecting to the proposal. The summary of comments follows as:

Reasons for objection:

1. Commercial business structure of the village is fragile,
2. Two cafeterias went bust,
3. No-through traffic to bring new customers,
4. Will operate at a loss,
5. There are four outlets selling coffee, two of these are small and will be affected by Costa,
6. Stubbington does not need multinational companies,
7. We need to support independent business,
8. There is already Costa in the village: at the local Shell filling station,
9. Would not contribute to the family style atmosphere or support with the local festivities,
10. Too many Costa coffee shops around the area,
11. We need practical shops, like shoe repairers,
12. Parking issue in the village,
13. MNC will drive up the cost of rent for local businesses,
14. Will ruin the community feeling and turn our village into a town,
15. Chairs and tables on the pavement would cause an obstruction for both pedestrians and those on mobility scooters,
16. Will inevitably force the independent local firms out of business,
17. Will contribute towards loss of local distinctiveness and homogenisation,
18. The proposed co-op proposed will not be big enough if the coffee shop takes one 3rd of the overall size of the area,
19. The proposed Costa seems out of proportion to the whole outlet, appears to be much bigger than Costa at Tesco in Fareham and at Cosham,
20. One more would mean 25% of all businesses in Stubbington Green would be eat in/takeaway outlets,
21. I would like to see a delicatessen counter, a bakery, a toy/pet shop rather than a national chain,
22. Co-op should use this space,
23. Will add litter, stink of cigarettes and provide a loitering point for young people,
24. A large international outlet will have no interest in the village itself, except for making a profit from it, which will not stay local and will not recirculate,
25. Costa is a town centre business not a village one,

Reasons for support:

1. Will provide a decent social meeting space,
2. Will provide local jobs,
3. Well known company trading in Stubbington can only benefit all,
4. Will attract more people to the village,
5. Welcome addition to the variety of shops,
6. Not all the traders are against this proposal,

7. Will be of benefit to the village adding a non alcohol cafe type outlet,
8. Will give an additional boost to the local economy,
9. Will be good for most of the trader's,
10. The brand is fantastic and is a UK owned business,
11. A bit of proper competition never hurt,
12. Will be a valuable asset to the village,
13. This will be a purpose built premises,
14. Will give an opportunity to have a branch of a very successful enterprise,
15. Will draw people to stay in the village after they have done their shopping at the new Co-op,
16. I would rather have the store occupied than empty,
17. Will offer a valuable rest place where people can watch the world go by,
18. Costa is quality value for money product,

Consultations

Director of Community (Environmental Health) - no adverse comments in respect of this application provided that a noise/odour impact assessment is submitted for any future extract ventilation system/air conditioning units.

Director of Planning & Development (Strategy) - no objection.

Planning Considerations - Key Issues

The main issue is the effect of the coffee shop use on the viability and vitality of Stubbington's district centre, having regard to relevant policy for the protection of district centre retail function and therefore the planning policies set out above.

Stubbington is a stable and relatively successful local centre with a low vacancy rate. The Retail Health Check undertaken Summer 2013 shows that there were 44 units in the centre of which one was vacant at the time of the survey. Of these, there were two A3 units within the confines of Stubbington District Centre of which only one is a cafe. A1 (Retail) units make up 60% of all units and are clearly the dominant use in the centre. The proposal would not diminish this dominance but would add to customer choice.

Policy CS3 seeks to "promote competition and consumer choice, whilst maintaining and strengthening the individual character, vitality and viability of the centre."

Policy S7 states that changes of use of the ground floor from Class A1 retail to non-retail will be permitted provided that:

- A) the use would not extend or consolidate existing non-retail uses so that they would dominate the character of the area and shoppers would be discouraged from using the centre or parade;
- B) the non-retail use provides a service appropriate to a shopping centre, such as financial and professional services, a launderette, cafes or restaurant; and
- C) a shop window display will be maintained.

This is reflected in emerging Policy DSP34 of the Development Sites Plan. Given that the use partially maintains retail use, it cannot constitute a non-retail use consolidation. Therefore it meets all the conditions of Policy S7 and subsequently Policy DSP34.

Turning to the evidence provided by the applicant, this demonstrates that coffee use attracts a significant flow (25%) of customers throughout the day. It is unlikely that a wholly

A1 use occupying such a small unit would attract so many more customers.

A number of local residents have written in to object to the perceived introduction of a multinational "chain" outlet into what they consider to be a traditional village with a rich and diverse mix of local shops and food outlets. Whilst it is important to consider the effect of the proposal on the character of the village centre it is not within the remit of the planning system to assess whether a so-called "high street" name would be in keeping with other "independent" traders or how the introduction of such would impact on the business prospects of other nearby cafes. Setting aside the fact that the application is being put forward by a well-known national coffee vendor, the proposal in this location is clearly appropriate given that other such uses exist within the same centre.

A further common concern of objectors to the application was that the hot food takeaway would lead to increased littering in the local area. Officers do not consider that the proposed use would result in increased litter, due to the small amount and the nature of the food product being sold.

Finally, Officers do not consider that the proposed use would result in a material increase in the number of trips into the village centre. The application site is located in the district centre easily accessible by various modes of transport and with public parking nearby available for use by visiting customers and delivery drivers. Therefore Officers do not anticipate any detrimental highway implications of the proposed use upon the function of the centre.

In light of this and considering the wording in the relevant policies and their collective vision of encouraging the vitality and viability of district and local centres while preventing consolidation of non-retail uses, the proposal is considered to be acceptable.

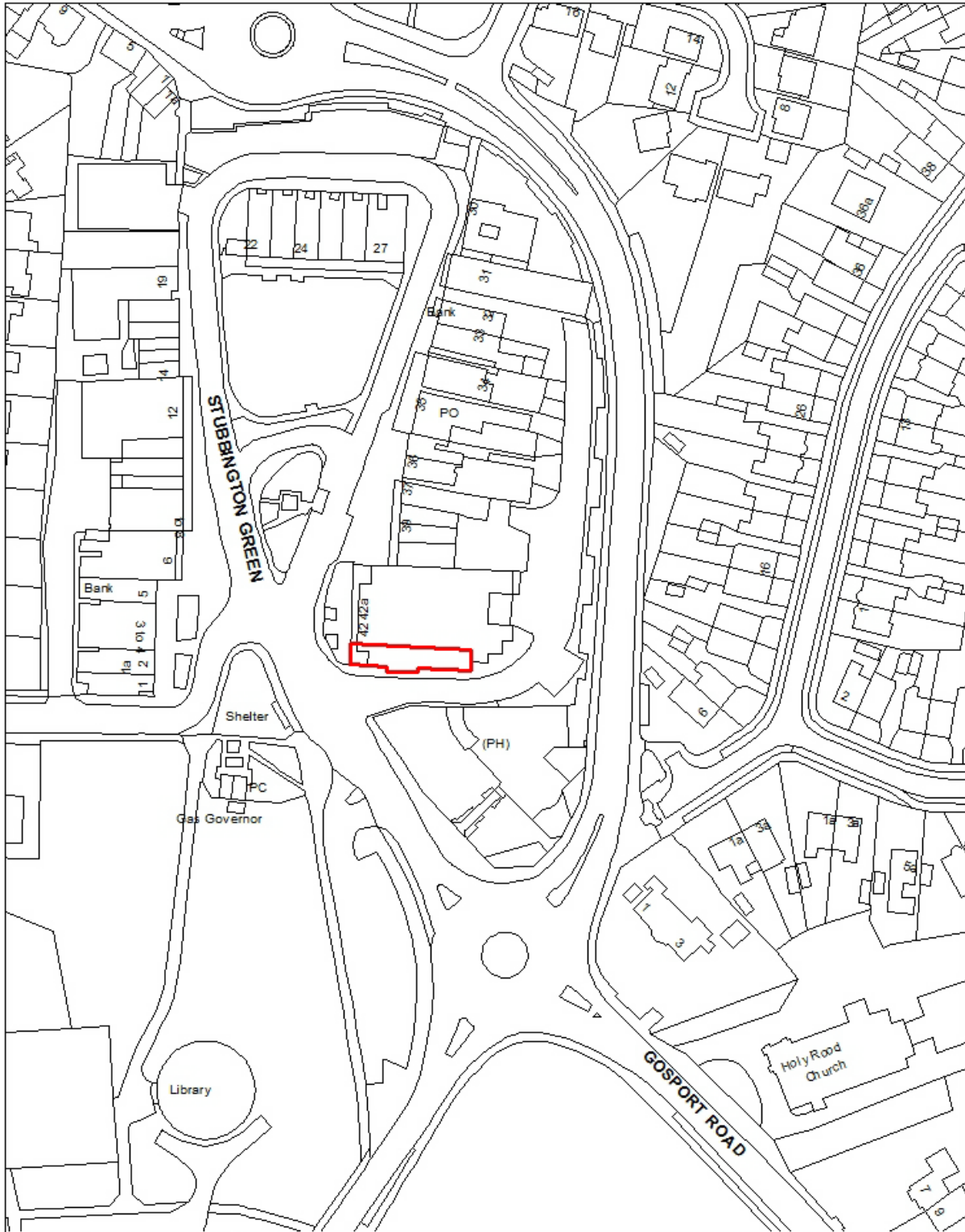
Recommendation

PERMISSION: Opening hours 0700 - 1930 Monday to Saturday and 0800 - 1830 Sunday and Bank Holidays; noise/odour impact assessment to be submitted for any future extract ventilation system/air conditioning units.

Background Papers

P/14/0147/CU

FAREHAM BOROUGH COUNCIL



41-45 Stubbington Green
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, 2014