

**P/14/0907/CU**

**FAREHAM NORTH**

CYAN POWER LIMITED

AGENT: CYAN POWER LIMITED

CHANGE OF USE OF PART OF THE FIRST FLOOR FROM OFFICE (USE CLASS B1) TO A COMPUTER-BASED TEST CENTRE (SUI GENERIS) WITH ASSOCIATED CAR PARKING

189 - 199 WEST STREET FLIGHT DATA SERVICES FAREHAM HAMPSHIRE PO16 0EN

***Report By***

Jenna Turner x 4363

***Site Description***

The application site comprises an existing four-storey office building within Fareham Town Centre. The surrounding area is, therefore, commercial in nature. The ground, second and third floors are currently in use as offices. The application site also includes a designated parking area for the building, accessed from Russell Place, to the rear of the site.

***Description of Proposal***

The application seeks planning permission to change of the use of part of the building to provide a centre for computer-based tests, such as driving theory. There is an existing ground floor lobby/reception area which is accessed from West Street. It is anticipated that the use would accommodate 10 candidates at any one time and they would attend the centre by appointment only. At any one time there would also be two members of staff on site. Generally the proposed hours of opening would be 08:00 to 17:30 with one late night closing a week until 19:00.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS3 - Vitality and Viability of Centres

CS7 - Development in Fareham

CS8 - Fareham Town Centre Development Location

**Development Sites and Policies**

DSP22 - Secondary Shopping Area

DSP23 - Making the Most Effective Use of Upper Floors

**Fareham Borough Local Plan Review**

DG4 - Site Characteristics

***Representations***

Two letters of objection have been received from Flight Data Services, who also operate from the building. The following is a summary of the issues raised:

- The proposal involves significant numbers of strangers entering the building which will reduce the level of security for the operations.
- The office has not access to the fire escape in the building.

***Consultations***

Director of Planning and Development (Highways) - No objection subject to conditions to secure staff and disabled parking and to limit the number of test machines at the premises.

### ***Planning Considerations - Key Issues***

The application needs to be assessed in terms of the following key issues:

- (i) The principle of development;
- (ii) The impact on the character of the area;
- (iii) The impact on the neighbouring properties and;
- (iv) Highways.

#### Principle of development

The proposal would make use of vacant, upper-floor office space within the Secondary Retail Area to provide a use that is complementary to its Town Centre location. This is having particular regard to the accessibility of site by public transport and the nature of the use that provides a direct service to the public. The principle of development is, therefore, acceptable.

#### Impact on character of the area

The bringing of vacant floorspace back into use and the activity associated with the proposal would be beneficial in terms of the vitality of the Town Centre. The application proposes no external alterations to the building and would not, therefore, have a significant impact on the character of the area.

#### Impact on neighbouring properties

Having regards to the levels of staffing, the likely intended number visitors to the premises and the mainly commercial nature of the area, it is considered that the intensity of the development would have a limited impact on surrounding uses. As set out above, visitors to the building would be by appointment only and the application describes an existing lobby/reception area on the ground floor, which would assist in the management of access to the building. A condition is suggested to require the details of the management of visitors to the building, in the interests of security.

The matter raised above in relation to the arrangements for fire escape from the building is not a planning matter and is dealt with under separate legislation.

#### Highways

The site is within close proximity to Fareham Train Station, local bus stops and town centre public car parks. Furthermore, the premises have access to a car parking area to the rear of the site. The use relates to a limited area of floorspace and this will also naturally limit the number of people that can visit the premises at any one time. As such, it is not considered necessary to restrict the number of test stations by condition and the proposal is considered to be acceptable in highways terms.

### ***PERMISSION***

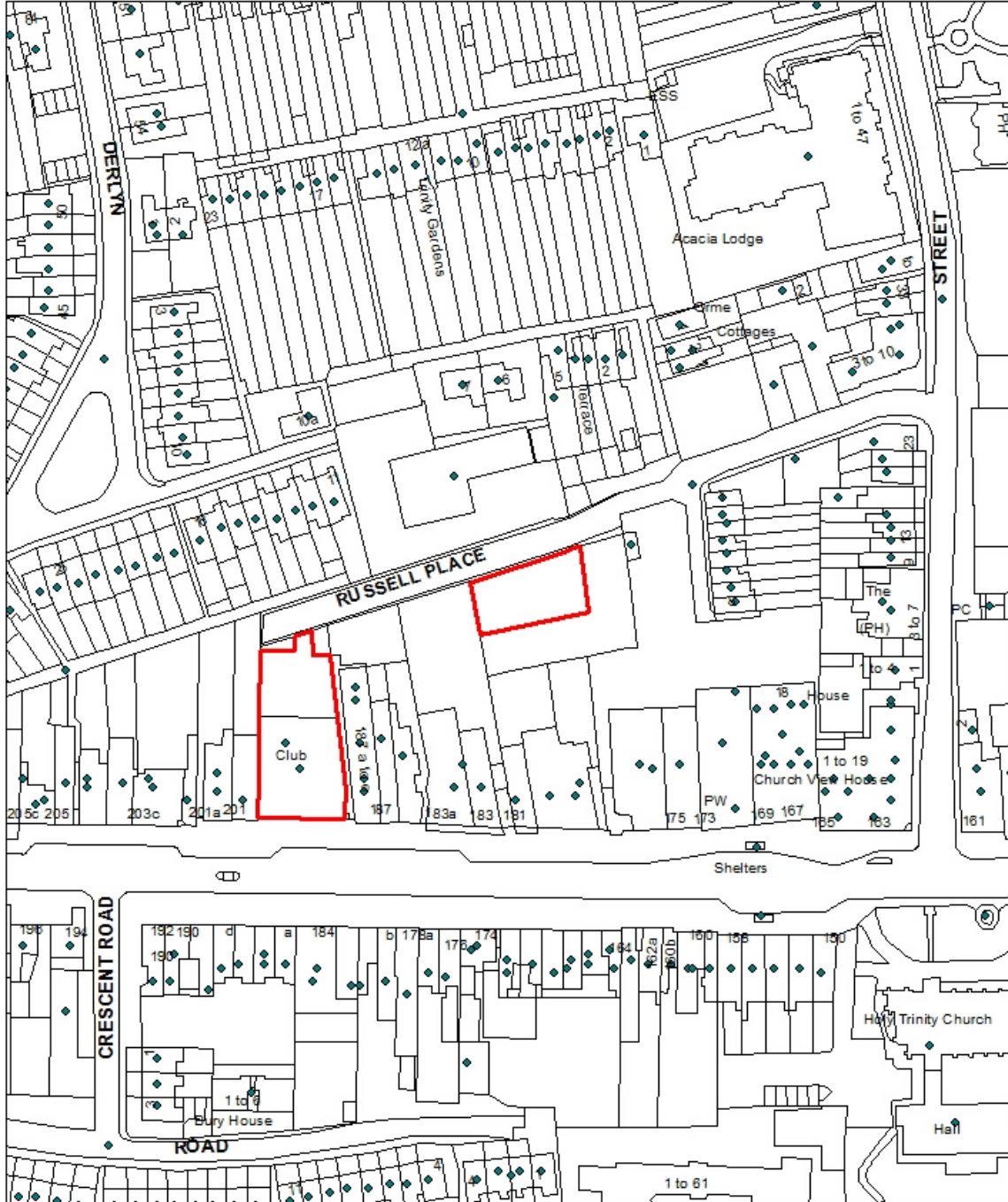
Subject to conditions: 1)Implementation of permission in 3 years; 2)Development in accordance with plans; 3)Details of access management/security measures and; 4)Provision of staff and disabled parking spaces.

### ***Background Papers***

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# FAREHAM

## BOROUGH COUNCIL



189 - 199 WEST STREET  
SCALE: 1:1,250

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