

necessary.

4 **Policy Considerations**

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
DM10	(Pollution)
DM2	(Protection of Existing Community Facilities and Shops)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
-----	--

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Property Services Manager -

The land is the responsibility of The Cabinet. The Estates Team is supportive of this application for change of use of the land to the broader 'community use'. It will enable the land to be potentially used by an extended range of appropriate community-based occupiers rather than its current very restrictive use relating to a specific occupier who has advised that it has no requirement for this land.

Officer Comment - Note is taken that the Estates Team have been involved with the submission of the application.

Development Engineer -

No adverse comment to this application

Environmental Health Manager -

No comments

Economic Development -

No comments

Havant Area Disability Action Group -

Our group is fully supportive of NTC's. We are also conscious that this area is one of significant social deprivation, so any facility offering a suitable diversion to local youths has to be a good thing. Two questions were asked is this just the initial change of use application only. Will the Council or the group be submitting further plans? Secondly – can we reasonably assume that all such renovations will include the requirement and/or condition to ensure adequate and appropriate access which would satisfy building controls and especially part 'M' requirements. Our group exists to promote fully inclusive developments for all members of the community, and in general, the Training Ships are great supporters of members with special needs.

Officer comment - The estates team were forwarded these comments in the interests of joined up working across the Council and their response was;

TS Active are looking to renovate existing buildings (which are currently in extremely poor repair) to a usable condition. Planning permission already exists in respect of the buildings and at present there are no plans to alter them, merely to bring them back into repair. There is an existing ramp which provides disabled access to the building and (I think) there is a disabled WC, but aside from that I am unaware to what extent

the design of the existing buildings facilitate disabled access.

The application is simply for change of use at this stage. TS Active have intimated that they may at a future date wish to submit applications to extend or add to the existing buildings but there are no plans to do so at present. As such, any requirement in respect of disabled access to the buildings would need to be addressed at the time of application in order to satisfy the requirements of Building Control.

6 Community Involvement

- 6.1 This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

- (a) Our property is immediately adjacent to the site and, provided that the existing wooden fencing between us is repaired to an acceptable standard, (for our security), we would have no objection to the "Change of Use"

Officer Comment: This is a matter for the Estates Team and maintenance and not directly a consideration of the acceptability of the use. The letter has been forwarded to the Estates Team accordingly.

- 6.2 Comments on the application were also received from the Havant Area Disability Action Group as follows:

Our group is fully supportive of NTC's. We are also conscious that this area is one of significant social deprivation, so any facility offering a suitable diversion to local youths has to be a good thing. Two questions were asked is this just the initial change of use application only. Will the Council or the group be submitting further plans? Secondly – can we reasonably assume that all such renovations will include the requirement and/or condition to ensure adequate and appropriate access which would satisfy building controls and especially part 'M' requirements. Our group exists to promote fully inclusive developments for all members of the community, and in general, the Training Ships are great supporters of members with special needs.

Officer comment - The Estates Team were forwarded these comments in the interests of joined up working across the Council and their response was;

TS Active are looking to renovate existing buildings (which are currently in extremely poor repair) to a usable condition. Planning permission already exists in respect of the buildings and at present there are no plans to alter them, merely to bring them back into repair. There is an existing ramp which provides disabled access to the building and (I think) there is a disabled WC, but aside from that I am unaware to what extent the design of the existing buildings facilitate disabled access.

The application is simply for change of use at this stage. TS Active have intimated that they may at a future date wish to submit applications to extend or add to the existing buildings but there are no plans to do so at present. As such, any requirement in respect of disabled access to the buildings would need to be addressed at the time of application

in order to satisfy the requirements of Building Control.

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The use applied for is a community use and is not specifically attached to TS Active MTC. It is considered that this is an appropriate approach in terms of allowing flexibility within the planning system to support the site remaining in a useful and beneficial community use should TS Active MTC decide not to enter into a lease or should they terminate any such lease in the future.

(ii) Impact upon the streetscene

7.3 It is not considered that the change of use will have an impact on the street scene as there are currently no external alterations proposed. The Community Team as applicant and Estates Team as site manager have been advised by the case officer that any future changes to the external elevations of the existing buildings within the site may require planning consent.

(iii) Impact upon residential amenity

7.4 The application site has existed as a St Johns Ambulance garage and training centre for a considerable period, as the planning history attests. As such it has clearly been used in the past both for meetings and for vehicular access/storage purposes. In this context it is not considered that the change of use applied for will impact the surrounding neighbouring dwellings to a greater degree than the previous lawful use, and the absence of third party objection to the proposal would suggest that the previous use was not harmful to residential amenity. An hours of use condition is recommended to ensure that the use of the building accords with the details applied for (and in respect of which public comment has been invited).

8 Conclusion

8.1 It is considered that the application for a change of use to a community use is acceptable and is a positive step with regards to the future of the site. Therefore it is recommended that the application be permitted subject to the planning conditions listed below.

9 RECOMMENDATION:

That the Executive Head of Planning and Economy be authorised to **GRANT PERMISSION** for application APP/15/00716 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3

years from the date on which this planning permission was granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Covering letter dated 30 July 2015

Photos of the site received 30 July 2015

Site Location Plan received 30 July 2015

Block Plan received 30 July 2015

Reason: - To ensure provision of a satisfactory development.

- 3 The use of the premises hereby permitted shall not commence before 09:00 hours or continue after 22:00 hours on any day.

Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Appendices

A: Location Plan

B: Block Plan

C: Photographs

Additional Documents

<http://tinyurl.com/pfs7uc4>