

HAVANT BOROUGH COUNCIL

At a meeting of the Development Management Committee held on 16 June 2016

Present

Councillor Keast (Chairman)

Councillors Buckley, Patrick, Perry, Quantrill, Satchwell and Hughes

15 Appointment of Chairman

It was RESOLVED that Councillor David Keast be appointed as Chairman for the meeting.

16 Apologies for Absence

There were none

17 Minutes

The Minutes of the meeting of the Development Management Committee held on 26 May 2016 were agreed as a correct record and signed by the Chairman.

18 Matters Arising

There were no matters arising

19 Declarations of Interest

There were no declarations of interest.

20 Chairman's Report

The Chairman advised members that Councillor Caren Howard was no longer a member of the Development Management Committee and Councillor Gary Hughes had been formally appointed to the committee.

21 Matters to be Considered for Site Viewing and Deferment

There were no matters considered for site viewing or deferment.

22 Deputations

(1) Mr D Crichton (objector) – Application APP/16/00182 – Unit 3, The Precinct, Waterlooville, PO7 7DT

(2) Mr T Cook (applicant's agent) – Application APP/16/00182 – Unit 3, The Precinct, Waterlooville, PO7 7DT

23 APP/16/00182 - Unit 3 The Precinct, Waterlooville, PO7 7DT (The site was viewed by the Site Viewing Working Party)

Proposal: Change of use to ground floor from retail (A1) to betting shop (Sui Generis) and new shop front.

The Committee considered the written report and recommendations of the Head of Planning Services to grant permission.

The Committee was addressed by the following deputees:

(1) Mr D Crichton who objected to the proposal for the following reasons:

- a. The proposal had created a high level of public concern and attracted 102 objections from the public.
- b. Under the NPPF the proposal had no environmental or social benefits for the community.
- c. A Betfred betting shop was already situated within the town centre and it was unnecessary to relocate.
- d. The town centre had experienced an increase in anti social behaviour and it was felt the proposal would contribute to this. The Police had also not been consulted on the proposal.
- e. The applicant had not provided an economic statement outlining the benefits to the community for the proposal.

(2) Mr T Cook who supported the proposal for the following reasons:

- f. The recommendation to approve the proposal was based on an extensive and informative report outlining all principal planning considerations.
- g. It was an appropriate use of the site and was compliant with Policy AL3 of the Havant Borough Local Plan in terms of the balance of retail and non-retail uses in the frontage of shops.
- h. The proposal would fill a long standing empty unit. Extensive marketing reports had also been submitted for inspection.

In response to questions raised by the Committee, the officers advised that:

- (1) The existing Betfred shop was located further south of the high street from the proposed new location.
- (2) The move would situate Betfred in a more prime location.

The Committee discussed the application together with the views raised by the deputees. The committee understood the concerns from the public regarding the proposal, however also raised the following points:

- A consistent frontage of shops would be attractive to the public and the proposal would fill a premises that had been vacant for an extended period of time.
- The proposal would increase footfall in the area of the town centre and aid in regeneration by encouraging the public into the town centre.
- The public had raised concerns over an additional betting shop being placed in the town centre, however the proposal was not to create an additional betting shop, but to move from the existing site already in the town centre.

It was therefore

RESOLVED that the Head of Planning Services be authorised to grant permission for application APP/16/00182 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Notwithstanding any description of materials in the application no shopfront works shall take place until samples and a full specification of the materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The premises shall only be open for trade or business between the hours of 08.00 hours and 22.00 hours on Mondays to Saturdays inclusive and from 09.00 to 22.00 hours on Sundays and Bank Holidays.

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.

- 4 The ground floor windows shall at all times incorporate and maintain a window display to the satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy AL3 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Statement 2012.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:
 Planning Statement dated February 2016
 Location Plan Licence No. 100022432
 Existing and Proposed South West Elevation Drawing No. 1156BF-SF2
 Existing and Proposed North West Elevation Drawing No. 1156BF-SF1
 Existing and Proposed Ground Floor Drawing No. 1156BF-LP

Reason: - To ensure provision of a satisfactory development.

24 Nomination of Chairman

It was RESOLVED that Councillor Diana Patrick was nominated as Chairman for the next meeting of the Development Management Committee.

The meeting commenced at 5.00 pm and concluded at 5.29 pm

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Chairman