
APPLICATION NO.	20/02957/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	25.11.2020
APPLICANT	Mr Christopher Attrill
SITE	8-10 The Rendezvous , Union Street, Andover, SP10 1PA, ANDOVER TOWN (ST MARYS)
PROPOSAL	Change of use from community use to "I Can" therapy centre (Class E)
AMENDMENTS	
CASE OFFICER	Mr Luke Benjamin

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

1.1 The application is presented to Northern Area Planning Committee at the request of a Member.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The application site is located within Andover Town Centre and is positioned along Union Street close to the Council's George Yard Car Park. It is sited centrally within a parade of shops, which are all single storey buildings, and is situated with Andover Conservation Area. The building is owned by Test Valley Borough Council, and serves as a place for community groups to use for events and meetings and is available for hire 7 days a week. The Council's records indicate that over the course of the last three years (2017-2020), the building's occupancy rates is approximately 25% (1.75 bookings a week).

3.0 PROPOSAL

3.1 The proposal seeks planning permission to change the use of 8-10 Union Street to a therapy centre. The therapy centre is designed to support those who are in-active, de-conditioned, disabled, living with limited mobility or a range of other needs associated with mobility and aims to support these customers. The therapy centre delivers a tailored service through the skills and experience of an on-site team, who aim to help customers work towards an improved physical and mental health and wellbeing. Customers receive a full assessment from a doctor and targeted treatment. The therapy centre serves a community which predominantly lives within the Andover Town area, with 87.2% of the visitors living within a SP10 and 11 postcode. The centre has been operating for in excess of 3 years from the Salto Centre in Charlton, however, is now seeking to relocate as they are reaching the end of their initial period of their lease.

3.2 The proposal would result in no external operational development. Although it is noted that fascia sign above the unit fronts would be replaced, this matter would be dealt with under the Advertisement Regulations separately from this application for planning permission.

4.0 **HISTORY**

4.1 17/00956/FULLN - Change of use from community group/meeting hall (classes A1/A3/D1) to form a Test Centre for delivering screen-based tests – withdrawn – 07.06.2017.

4.2 07/02561/TVBC3N - Use of premises by community groups/commercial organisations for retail sales, meetings and coffee mornings (Classes A1/A3/D1) – permission subject to condition and notes - 08.11.2007.

5.0 **CONSULTATIONS**

5.1 **Design and Conservation** – No objection.

5.2 **Environmental Protection** – No objection, recommended plant machinery condition.

6.0 **REPRESENTATIONS** Expired 25.12.2020

6.1 **Andover Town Council** – Objection

Comments:

- Change of use is appropriate
- It is not a material consideration
- Concerned about lack of affordable community meeting facilities in Andover and St Mary's Ward.

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

7.2 Test Valley Borough Revised Local Plan (2016)(RLP)

COM2 – Settlement hierarchy

COM14 – Community services and facilities
LE13 - Ground floor uses in Andover

E1 – High quality development in the Borough

E8 – Pollution

E9 Heritage

LHW4 – Amenity

T1 – Managing movement

T2 – Parking standard

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- The principle of development
- Character and Appearance
- Highways
- Residential amenity

The principle of development

- 8.2 The site lies within the settlement boundary for Andover, as defined by the RLP inset maps. Policy COM2 of the RLP allows in principle for development and redevelopment within settlement boundaries, provided that it is appropriate to other policies of the RLP.
- 8.3 The proposal would result in the replacement of the existing use, an events and meeting hall as described in paragraph 2.1. The current use of the site is deemed as a community facility, and Policy COM14 is therefore applicable. Policy COM14 seeks to prevent the loss of cultural and community facilities.
- 8.4 It is considered that the proposed therapy centre should be regarded as a community facility. The centre is aimed at serving the health needs of a localised population and therefore meets the definition of a community facility as set out in paragraph 5.40, footnote 60 of policy COM14. As such there would be no loss of a community facility and the proposal accords with policy COM14 of the RLP.
- 8.5 Policy LE13: Ground Floor uses in Andover
The application site falls within the town centre boundary and within a primary shopping frontage along a pedestrian thoroughfare. Policy LE13 seeks to ensure that ground floor units within the primary shopping frontage on pedestrian thoroughfares remain within the former Use Classes A1 to A5.
- 8.6 The latest survey (October 2020) of the ground floor uses indicates that the proportion of units in the primary frontage area in non-A1 uses stands at 37%. This already exceeds the threshold within the policy, so this criterion is not engaged. Within the latest survey, the application site is indicated to be a D1 use. There is a run of three consecutive uses in non-A1 uses including the application site. It is considered that the proposal would not alter the current position, therefore it would not breach the circumstances set out within criterion b) of LE13, as the proposal would not alter the current arrangement. The proposal would comply with policy LE13.

Highways

- 8.7 Policy T2 requires parking to be provided for different types of development, the parking standards are laid out in annexe G of the RLP. Variations in parking standards will be considered by the Council where it is satisfied that there is likely to be low demand for a private car e.g. there are genuine alternative modes of transport such as accessible public transport. This proposal does not include any parking spaces, however, the site is located within the Town Centre where there are significant number of car parks. In addition there are alternative modes of public transport available for customers and employees within the town centre. As such it is considered that the site is situated in a sustainable location and a variation from the parking standards would be justified. Furthermore, it is noted that the former community use functioned without any dedicated parking spaces. As such it is considered that the proposal complies with policy T2 of the RLP.

Other Issues

- 8.8 Section 72 (1) of The Planning (Listed Buildings and Conservation Areas) Act 1990 set out that Local Planning Authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 8.9 8-10 Union Street is part of a modern parade of shops within the conservation area, although the lane itself appears on historic maps. No external alterations to the building are being proposed, and it is therefore considered that the proposal would not impact upon the character of the area or the conservation area. As such the development would comply with policies E1 and E9 of the RLP.
- 8.10 The proposed use would be contained within the building, and is largely surrounded by commercial uses, although it is noted that there are number of residential units near to the application site. The applicants state that there is no intention to install any plant equipment, and they seek to use the site with the current equipment in place. As such it is considered that the proposal would not result in any amenity harm to the area. However, it is recommended that a condition controlling the installation of new plant equipment is attached to the permission to ensure that if the situation on site were to change, the amenity of the area remains protected. With the addition of the condition, the proposal complies with policies E8 and LHW4 of the RLP,

9.0 CONCLUSION

- 9.1 It is considered that the proposed therapy centre maintains a community facility presence on the site and as such accords with policy COM14 of the RLP. The proposal would not result in further harm to the retail vitality and viability of the town centre and would comply with policy LE13 of the RLP.
- 9.2 The proposal would integrate, respect and complement the character of the area and positively sustain the significance of the Conservation Area. Furthermore it is considered that the absence of parking arrangements would be acceptable and with the addition of the recommended condition, the amenity of the local residents would be protected. As such the proposal complies with policies E1, E9, E8, LHW4 and T2 of the RLP.

10.0 RECOMMENDATION

PERMISSION subject to:

- 1. The development hereby permitted shall be begun within three years from the date of this permission.
Reason: To comply with the provision 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. The development hereby permitted shall not be carried out except in complete accordance with the details shown within the submitted full planning application supporting documentation
Reason: For the avoidance of doubt and in the interests of proper planning.**

3. **No additional fixed plant or machinery shall be installed at the site which may be audible at the boundaries of any residential premises in the vicinity shall be installed on site without prior written consent from the Local Planning Authority.**

Reason: In the interests of the amenities of the area in accordance with Policies LHW4 and E8 of the Test Valley Borough Revised Local Plan 2016.

Notes to applicant:

1. **In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
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