

Agenda Item 12

FP/258/19/PL

107 Felpham Way Felpham PO22 8QB

Conversion, alteration & extension to provide 1 No. Class A1 Shop Unit, 1 No. Flexible Use Commercial Unit Use Classes A1,A2 and B1, a health centre or clinic (and no other uses within Class D1) or Beauty Therapist/Nail Bar only(Sui Generis) & 3 No. Flats together with secure cycle & refuse storage facilities (resubmission following FP/32/19/PL)

“I would like to thank Members for allowing me to make a few final points with regards to the submitted planning application which seeks consent for a mixed-use development comprising a shop, a flexible use commercial unit and three flats.

The application site comprises a large former COOP Food store which was vacated in 2018. Competition from the nearby Tesco and Sainsbury’s stores in Shripney Road made the continued use of the building as a small supermarket unviable. The existing building dates from the 1930s and is outdated, tired and incapable of being occupied by a modern-day retail business due to its size, physical condition and location.

Since 2018 the building has been mainly empty. It is understood that the one occupier to have leased the building could not make their antiques and bric-a-brac business operate on a viable basis and left in early 2019 with rent arrears.

The current application follows an earlier proposal to provide 9 dwellings and one shop on the site (ref: FP/32/19/PL). Officers advised the applicant that the proposal represented an overdevelopment of the land and he withdrew the application in June 2019.

The applicant considered, very carefully, the comments made by of the Council’s Planning Officer with regards to the earlier application. The revised proposals have been ‘scaled down’ considerably. The front part of the building would remain largely as it is at the moment and would accommodate a ground floor shop. The rear part of the building would be replaced by a new structure which steps down in height. The rear element would accommodate a flexible use commercial unit and three flats – one at ground floor with a garden and two first floor units. The applicant has discussed the detailed design of the flats at length with the case officer. He is of the view that the proposal represents a high-quality mixed-use scheme which would both help maintain the vitality and viability of

the existing retail frontage in Felpham Way whilst at the same time providing three flats in a sustainable and accessible location.

The applicant has noted the concerns of the Parish Council, however, is of the view that the development would have only a minimal impact on parking in the local area. Prior to submitting the application, the applicant instructed highways consultants to undertake night-time parking surveys of local roads. These surveys revealed that there were, on average, 81 available parking spaces on local roads within 200m of the site. Local roads would, therefore, comfortably accommodate any parking generated by the development. With regards to highways safety, the applicant is of the view that the proposed development would, in fact, be much safer than when it was occupied as a COOP. The former COOP was serviced by large articulated HGVs as well as its customers; traffic generated by the proposed development would be limited to mainly domestic vehicles, which would park on the road, and cyclists and pedestrians.

In conclusion, the applicant is of the view that his application represents a high-quality mixed-use development that would be similar in scale and capacity to the property immediately to the east, which is in use as a fish and chip shop and 4 flats.

The proposal would retain an attractive shop frontage onto Felpham Way and provide much needed homes to the rear. The development would, as such, provide both jobs and homes for local people. It is respectfully requested, therefore, that members follow the advice of your officers and issue a grant of planning permission.”

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Planning Consultant