

<b>To:</b>	Planning and Development Manager Nicola Williams	
<b>From:</b>	Forward Planning	
<b>Date:</b>	13 September 2018	Our Ref: 18/02603/ROC

Application type: **MAJOR**

**Town & Country Planning Act 1990**

**Town & Country Planning (Development Management Procedure) (England) Order 2010**

**Location:** Area J And S Land At Park Prewett Hospital (Park Village)  
Aldermaston Road Basingstoke RG24 9RD

**Proposal:** Variation of condition no. 1 of planning consent 13/02322/FUL to replace 2 no. retail units with 1 no. unit to provide community floorspace

**Statutory** Small Scale major Dwellings

**Class:**

It is proposed to convert the consented retail floorspace into a community facility. These comments address the principle of the change of use in relation to the adopted Basingstoke and Deane Local Plan 2011-29 and the National Planning Policy Framework.

A similar application to convert these retail units to community floorspace was withdrawn in November 2017 even though it is noted that there was a Committee resolution to approve at the time (Ref. 17/00568/ROC).

That was one of three interlinked applications which proposed to change the community floorspace in the main hall into dwellings (17/00565/FUL), and to provide replacement community floorspace in the barn (17/00566/FUL), and the commercial area (17/00568/ROC).

This time, there is only an application to convert the retail floorspace to commercial (in this case by Rooksdown Community Association). It is therefore not being provided to compensate for the loss of community floorspace elsewhere and so would be additional community floorspace.

As part of the previous application, planning policy comments identified ALP Policy CN7 (Essential Facilities and Services) as the key policy in relation to the loss of the retail,

and marketing information was provided to demonstrate that there was no commercial interest for the retail units (in relation to criteria a) and b), taking into account the requirements of the council's marketing guidance note.

The applicant's Marketing and Disposal Review was reviewed in detail in those earlier planning policy comments. In summary, it was concluded that:

'in light of the length of time which the units have been on the market, the limited interest which has been shown, and the details set out in the marketing report regarding the contextual difficulties associated with the units from a commercial viability perspective (e.g. lack of passing trade), the information provided suggests that there is little realistic prospect of the units being successfully let for retail use, and consequently it is considered that it would be unreasonable to object to the principle of the change of use proposed in this application.

The same marketing information has been submitted with the current application. Although the report is now a year old, there is no reason to think circumstances have materially changed, and that the conclusion should alter.

It is therefore considered that the proposal meets the requirements of Policy CN7 and there is no planning policy objection to the loss of the retail floorspace.