
Site Address: Units 5, 7 and 9 Wellington Retail Park, 2 Hambledon Road, Waterloooville PO7 7FG

Proposal: External alterations comprising new shop entrances, widened walkway, new bollards, new signage features and support columns, and widening of one parking bay.

Application Type: Full Planning Permission

Application No: APP/23/00661 Expiry Date: 06/11/2023

Applicant: N/A
Corona Vulcan Wellington Limited

Agent: Mr Harry Manners Case Officer: Denise Sheath
Montagu Evans

Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

Wellington Retail Park is located to the north-west of Waterloooville town centre. The park consists of a number of large superstores with car parking to the centre of the site. The stores are of steel frame construction with shallow pitched corrugated roofs and curved feature canopies over the main entrances. The application site is situated to the north of Wellington Retail park.

2 Planning History

06/71203/000 - Display of 2 internally illuminated static totem signs 23.664m in height. WD - 28/03/2006

07/71203/002 - Display of internally illuminated Totem sign (height 15 metres) within the south west boundary of site and display of internally illuminated estate sign (height 3.750 metres) within the northern boundary of the site. REF - 19/06/2007

07/71203/003 - Display of internally and externally illuminated totem sign (height 10 metres) within the northern boundary of site and display of internally illuminated estate sign (height 3.750 metres) within the south-west boundary of the site. PERM - 17/09/2007

02/55618/005 - Variation of conditions 10 and 11 attached to outline permission 20534/11 conditions 11 and 12 attached to reserved matters permission 20534/12 and condition 3 attached to planning permission 91/55618 to broaden the range of products that can be sold from the premises. PERM - 16/04/2002

APP/12/00289 - Display of 1No. illuminated flex fascia sign and 1No. non-illuminated replacement aluminium panel sign. PERM - 01/05/2012

APP/13/00767 - Erection of a building for uses within Classes A1 and/or A3, related public realm including outdoor seating, alterations to car park including upgrading footpath connections and landscaping. PERM - 26/09/2013

APP/14/00353 - Discharge of Condition No. 2 of Planning Permission APP/13/00767. PERM - 28/04/2014

APP/14/00365 - Application for the removal of Condition 1 of Planning Permission 02/55618/005 and Condition 1 of Planning Permission 07/51117/011 relating to restriction on sale of type of goods. PERM - 19/06/2014

APP/14/01199 - Application for non-material amendment to Planning Permission APP/13/00767 relating to changes to approved plans. PERM 19/12/2014

APP/16/00037 - Replacement of existing fascia signage and logos with 8No. internally illuminated fascia signs and logos. PERM - 10/03/2016

APP/16/00326 - Installation of 16No. air conditioning units, a gas bottle storage unit, roller shutter and fire exit door. PERM - 02/06/2016

APP/17/01173 - New shopfront and replacement doors to the rear. PERM - 15/12/2017

APP/21/00896 - Display of 2No. internally illuminated flexface signs; 1No. non-illuminated wall sign and 1No. non-illuminated welcome board sign. PERM - 23/09/2021

APP/21/01246 - Variation of condition No.1 of Planning Permission APP/12/00330 relating to the sale of food. Request to discharge condition 1 (01/04/2022). PERM - 31/03/2022

APP/21/01390 - The construction of a flow forge plant cage/compound and the installation of air conditioning/refrigeration plant; a flow forge bin store and 5 no. openings in external wall/cladding associated with AC pipework/ducting. PERM - 02/03/2022

APP/21/01412 - Blocking up of existing double fire exit door and the forming of 2No. new openings for single fire exit door and roller shutter. PERM - 02/03/2022

APP/22/00173 - Display of 2No. high level internally illuminated signs to front & rear elevations; 1No. non-illuminated loading bay sign to rear elevation; replacement of internally illuminated panels to existing 3 sided totem pole; manifestation and vinyls to internal face of windows/doors. PERM - 14/04/2022

APP/23/00145 - Application for a Lawful Development Certificate for a Proposed Use as a Gym or Cafe within Use Class E - Commercial, Business and Service of the Town and Country Planning (Use Classes) Order 1987 (as amended). PERM - 06/07/2023

3 Proposal

External alterations comprising new shop entrances, widened walkway, new bollard's, new signage features and support columns, and widening of one parking bay.

4 **Policy Considerations**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM10 (Pollution)
DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
DM21 (Shopfronts, Signs, Security Shutters and Advertisements)
AL3 (Town, District and Local Centres)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

County Minerals

No comments Received

Crime Prevention -Minor Apps

No comments Received

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul sewer within the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water.

- The 225 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.

- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.

- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying

features should be located within 5 metres of public or adoptable gravity sewers.

- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

In order to protect public sewers, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must agree with Southern Water, prior to commencement of the development, the measures to be taken to protect the public sewers.

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building

Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Officer Comment: *A pre-commencement condition is recommended - the applicant's agent has confirmed agreement to this condition.*

Economic Development

No comments Received

Hampshire Highways

Through the proposed development, the applicant seeks to widen the existing walkway to the units, providing an existing 600mm of space, along with widening one of the existing parking bays. The additional space along the walkway will improve the movement of pedestrians, whilst the widened parking bay has been tracked to demonstrate that movements into and out of the space can still be made.

The Highway Authority therefore recommends no objection to the proposed development.

Winchester City Council

Winchester City Council have reviewed the information submitted and have no comment to make.

6 Community Involvement

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: 11

Number of site notices: 1_

Statutory advertisement: Not applicable.

Number of representations received: 0

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 character and appearance of the area
- (iii) Effect on neighbouring properties
- (iv) Highway matters

(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.

(ii) Impact upon the character and appearance of the area

7.3 The proposal is to alter the external appearance of shop fronts at Units 5,7 and 9 Wellington Retail Park. The alterations will include removing the existing signage features, above the front entrances, which will be replaced with cladding to match the existing and 1No. signage feature with support columns above the entrance to each of the units. The existing glazing is to be replaced with glazing within powder coated aluminium frames to the front and north side elevations of Unit 9. New entrance doors are proposed to the centre of each unit. The existing cladding is to be cleaned and redecorated. The proposed alterations to the shopfronts are considered to enhance the existing facade which would result in the units having a more active frontage.

7.4 Part of the proposal is to widen the existing walkway to the frontage by 600mm this will include the installation of additional bollards along the paved area in front of the units and the widening of an existing car parking space to the front of Unit 5. The widening of the walkway will improve the movement of pedestrians, whilst the widened parking bay has been tracked to demonstrate that movements into and out of the space can still be made.

7.5 It is therefore considered that the development is acceptable, meeting the requirements of policy DM21 of the HBLP (Allocations) and policy CS16 of the HBLP (Core strategy). It is judged that the scheme would not result in an adverse impact on the visual amenity of the Retail Park or locality.

(iii) Effect on neighbouring properties

7.6 The proposal results in a similar type of development to other units in the retail park and there are no residential properties adjacent to the site. Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have limited and acceptable impact on the commercial units immediately adjacent to the application site and the properties opposite, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Highway impacts

- 7.7 There are changes to the layout to the front of the units resulting in widened pedestrian access, the provision of bollards, a widened parking bay and a reduction in the width of the roadway in front of the units from 4.9m to 4.3m. Tracking has been provided to show access to parking and manoeuvrability and Hampshire County Council as the Highway Authority have raised no objections to the proposals. The development is considered acceptable in terms of impacts on the highway.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character and appearance of the area and is acceptable in terms of impacts on the highway and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00661 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan and Existing Block Plan - Drawing No. 216-PL4-100.P3 - Received 11 September 2023

Existing Elevation - Drawing No. 216-PL4-101.P5 - Received 11 September 2023

Existing and Proposed Plans - Drawing No. 216-PL4-102.P5 - Received 11 September 2023

Proposed Block Plan - Drawing No. 216-PL4-104.P3 - Received 11 September 2023

Proposed Elevations and Roof Plan - Drawing No. 216-PL4-103.P4 - Received 11 September 2023

Swept Path Analysis Using 3.5t Panel Van- Drawing No. 2023-4821-AT-103

Swept Path Analysis Using a Large Car- Drawing No. 2023-4821-AT-104

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 No development shall take place until a scheme showing measures to protect the public sewers has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the public sewage network is protected during the development in accordance with policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.