

Recommendation: **GRANT PERMISSION**

06/58840/014 - Redevelopment of retail supermarket site with new superstore together with change of use of employment land at the western end of the application site to accommodate car wash, recycling centre, associated car parking, highways and landscaping. , S106,06/10/2008

06/58840/015 - Change of use of car parking spaces to hand car valeting operation including the siting of a cabin to house the water recycling system and a canopy., TPP,21/11/2006

07/58840/016 - Change of use of car parking spaces to hand car valeting operation including the siting of a cabin to house water recycling units and a canopy together with associated enabling works., PERM,29/03/2007

09/58840/017 - Redevelopment of retail supermarket with permitted superstore but with variation of the following conditions of planning permission 06/58840/014:
3. To vary highway works required to be in place prior to the commencement of the use of the store. 13. To vary the sustainability and energy conservation measures to be incorporated within the development. 21. To allow the approved total net sales area of 6013 sq.m. to include the customer entrance and exit lobbies. And matters relating to the discharge of conditions: 4. Details relating to roads, accesses and bus turning within the site. 13i. Details relating to the achievement of the required BREEAM rating. 13ii. Details relating to the achievement of the varied sustainability and energy conservation measures proposed. , PERM,05/06/2009

09/58840/035 - Revisions to permitted layout including main internal vehicular access and egress, position of car wash and recycling centre and western area of car parking; all associated with new retail superstore. All granted approval under Planning Permission 06/58840/014., PERM,03/11/2009

09/58840/036 - Advertisement consent for signs on the main store building at Tesco Store, Solent Road, Havant, to include 2No. illuminated fascia signs to north and west elevations, 1No illuminated 3D sign to roof facing south, and assorted Tesco branding. Opening hours and various graphics to north, east and west elevations and within car park., PERM,27/10/2009

09/58840/037 - Display of 1No. double sided, internally illuminated gantry sign, adjacent to petrol filling station., PERM,27/10/2009

09/58840/038 - Display of 6No. non-illuminated fascia signs and 2No. internally illuminated light boxes applied to petrol filling station canopy., PERM,27/10/2009

09/58840/039 - Display of various direction information and promotional non-illuminated signs to main store car park., PERM,11/11/2009

09/58840/040 - Display of various directional, information and promotional non-illuminated signs to access road and western car park of store., PERM,11/11/2009

09/58840/041 - Erection of bus shelter associated with new retail superstore at Solent Road, Havant. , PERM,22/12/2009

94/58840/000 - Demolition of buildings and O/L proposal for retail store (43,896sq.ft.gross), including coffee shop, car parking, petrol station, landscaping, highway and other works., PERM,24/02/1995

APP/12/01022 - Display of 6No. non-illuminated signs for 'Click and Collect' facility comprising 2No. fascia, 1No. hanging sign, 1No. gantry slant and 2No. freestanding signs., PERM,23/11/2012

APP/14/00602 - Display of 1No. illuminated box fascia sign and 1No. non-illuminated fascia sign., PERM,25/07/2014

APP/14/00656 - Display of 4No. illuminated 'sky' lettering signs, 3 of which are to be cleaned, repainted & relamped; 2No. illuminated 'opening hours' blip signs, 3No. non-illuminated 'opening hours' blip signs; 2No. new entrance portals; 2No. 'hello' fret lettering signs; 4No. wall mounted directional signs and 6No. double sided vinyl signs., PERM,27/08/2014

APP/14/00660 - Display of 1No. illuminated Totem sign 'Click and Collect'; 1No. illuminated Totem sign 'Hello Welcome'; 1No. illuminated Totem sign 'Recycling'; 1No. illuminated timber gantry sign; 1No. double sided hanging 'Max Height' sign; 1No. double sided 'Entrance' sign; 15No. flag face signs; 13No. pole mounted signs; 5No. wall mounted signs; 20No. trolley bay mounted signs; canopy-mounted 'Click and Collect' artwork signage; 2No. promotional banner signs., PERM,27/08/2014

APP/14/00661 - Display of 2No. illuminated 'Tesco Extra' fascia signs and 2No. non-illuminated 'Tesco Extra' fascia signs; 2No. hanging 'Max Height' signs; 3No. 'Fuel 24 Hours' fascia letters; 3No. 'Pay at Pump' pole mounted signs; 4No. various pole mounted signs; 3No. wall mounted signs; 6No. pump leader decal signs; 1No. promotional sign; 3No. vinyls., PERM,27/08/2014

APP/14/00993 - Change of use for nine parking spaces to hand car wash and valeting operation including installation of an office and erection of a canopy., TPP,26/01/2015

APP/14/00994 - Display of 5No. non-illuminated fascia signs and 8 No. other signs associated with proposed hand car wash and valeting operation., PERM,26/01/2015

APP/15/00736 - Replacement of existing click and collect canopy with new click and collect pod and canopy., PERM,20/08/2015

APP/15/00737 - Display of non-illuminated vinyl fascia to all four elevations of "Click and Collect" canopy and pod; 3No. directional signs and 1No. new gantry slat., PERM,20/08/2015

APP/12/00705 - Erection of canopy and associated works within the car park area to support customer collection service., PERM,27/09/2012

APP/19/00194 - Prior approval for installation/ alteration of solar equipment on non domestic premises relating to the design or external appearance of the development., PAYA,25/04/2019

APP/19/00878 - Display of 1No. fast charger with media charging screen and 3No. flag pole signs., PERM,15/11/2019

APP/20/00086 - Application for continuation of existing Hand Car Wash. Previously granted application reference number APP/14/00993., DEL,

APP/20/00087 - Replacement of 5No. non illuminated fascia signs and 6No. free standing signs., DEL,

APP/20/00707 - Repaint existing white rannilla panels of store with Grey RAL 7012 to bottom panel and Grey RAL 7042 above., REF,12/10/2020

3 Proposal

- 3.1 Proposal to demolish existing canopy and install new dotcom extension with armco barrier on 2-sides, storage area and canopy extension.
- 3.2 The proposals also include bays/charging points for DOT COM vans.

4 Policy Considerations

National Planning Policy Framework 2021
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)
CS2 (Employment)
CS4 ()

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL3 (Town, District and Local Centres)

Submission Version Havant Local Plan

KP1 (Havant Town Centre)
E1* (High quality design)
IN3 (Transport and parking in new development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

Based on the additional response I have no objection to the proposal.

Councillor Imogen Payter

No comments received.

Councillor J Branson - St Faiths

No comments received.

Councillor T Pike - St Faith's

No comments received.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer.

Environment Agency

No comments received.

Hampshire Highways

The Highway Authority are satisfied that the above planning application will not have a severe impact on the wider highway network.

The applicant should be made aware that the final decision regarding the loss of parking spaces in the car park is with Havant Borough Council as the parking authority.

Thus, the applicant should secure confirmation from HBC about whether the use of parking spaces to store delivery vehicles will be acceptable or not.

Having regard to the above, the Highway Authority would provide no objections subject to the applicant engaging in conversations with Havant Borough Council with the parking matter.

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: 49

Number of site notices: At least one site notice exists

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) Impact upon residential amenity
- (iv) Highways and parking
- (v) Impact upon Ecology
- (vi) Impact on trees

- (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 management criteria.

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

- 7.3 The proposed Dotcom extension and storage area and extended canopy area would be sited within the existing Dotcom enclosure. The proposed design would be similar in appearance to the existing part of the building.
- 7.4 It is considered that there would be no adverse impact on the character or appearance of the area as a result of the development.

(iii) Impact upon residential amenity

- 7.5 Due to the location of the proposed development there would be no adverse impacts on residential amenity.

(iv) Highways and parking

- 7.6 Whilst not in the description of development, there would also be a change to some of the existing parking spaces to create bays/charging points for DOT COM vans. There are two areas with one being parking spaces to the south of the click and collect facility and the other adjacent to the service yard ramp.
- 7.7 The original permission included a car management plan setting out a total of 667 spaces would be provided for the development.
- 7.8 In terms of the spaces near the click and collect facility, these are located some distance from the shop entrance and unlikely to be used as they are also on the opposite side to where the access road leads to the main parking area. The spaces adjacent to the service yard ramp was shown to be for Dotcom vehicles in the original development and not counted towards the total number of available spaces. However, they have been marked out as normal spaces.
- 7.9 Whilst some spaces would be lost to providing bays and charging points for Dotcom vehicles adequate parking provision would be retained. The original development was said to have a GFA of 8,328 sq m and based on the Council's parking requirements, 594 spaces are required to be provided and therefore the parking provision is in excess of this requirement.
- 7.10 As noted above, the Highway Authority raise no objection to the proposal.

(v) Impact upon Ecology

- 7.11 As the siting of the proposed extension would be within the existing Dotcom enclosure it is considered that there would be no adverse impact on ecology as a result of the development.

(vi) Impact on trees

- 7.12 The applicant has confirmed that no trees are affected along the boundary line including pruning.
- 7.13 As noted above, following the additional information, the tree officer raises no objections to the proposals.

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 therefore considered to be appropriate and recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01003 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:

204714-IDL-01-XX-DR-A-P1001-S3 - REV P03 - SITE LOCATION PLAN

204714-IDL-01-ZZ-DR-A-P2026-S3 – REV P03 - PROPOSED SITE PLAN

204714-IDL-01-GF-DR-A-P2028-S3 – REV P03 - PROPOSED GROUND FLOOR PLAN

204714-IDL-01-XX-DR-A-P3035-S3 – REV P03 - PROPOSED ELEVATIONS

204714-IDL-01-XX-DR-A-P2030-S3 – PO1 - PROPOSED SECTION AA

204714-IDL-01-XX-DR-A-P2031-S3 – P01 - PROPOSED SECTION BB

204714-IDL-01-XX-DR-A-P2038-S3 – P01 - 3D VISUALS

Reason: To ensure provision of a satisfactory development.

- 3 The development shall not be erected other than in the following materials or such other materials as have been approved in writing by the Local Planning Authority:

Walls: Composite cladding panels in white RAL 9010

Roof: Single ply membrane with flashing to match cladding colour (RAL 9010)

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.