
Site Address:	Asda Stores, Hambledon Road, Waterloooville, PO7 7XR		
Proposal:	New external freezer and new Click and Collect canopy.		
Application No:	APP/21/00314	Expiry Date:	04/05/2021
Applicant:	Mr C Rico		
	ASDA Stores Ltd		
Agent:	Mrs Brown	Case Officer:	Graham Speller
	Whittam Cox Architects		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is a purpose built retail unit (Asda) with associated parking.
- 1.2 There is an existing click and collect facility within the car park area.
- 1.3 The surrounding area is mixed in character with retail, police and fire station, community centre, doctors' surgery and residential.

2 Planning History

02/51763/016 - Application for advertisement consent to display 4 internally illuminated and 1 non illuminated sign (5 in total) on north west, north east, south east and south west elevations., PERM,09/07/2002

97/51763/014 - Single storey extension to store entrance area to provide for new automatic telling machines PERM,21/04/1997

97/51763/015 - Provision of new containerised plant equipment and replacement of existing roof mounted equipment to south west of main building (retrospective application), PERM,19/12/1997

96/51763/013 - Retention of 4 no. internally illuminated advertisement panels on wall adjoining precinct; wall facing ramp from car park; and wall to right of store entrance from ramps and car park, PERM,04/02/1997

91/51763/007 - Alterations to elevations of existing building including installation of 3 Automatic Teller Machines in north-east elevation, PERM,27/12/1991

91/51763/008 - Externally illuminated and non-illuminated signs on superstore building and miscellaneous non-illuminated signage to car park, ZHIS,06/01/1992

92/51763/009 - Free standing directional sign with halo illuminated letters, ZHIS,17/03/1992

93/51763/012 - Extension to restaurant area, PERM,26/01/1994

05/51763/017 - Erection of a free standing internally illuminated static sign adjacent to vehicular access to car park., PERM,16/01/2006

06/51763/018 - To provide shelter to existing trolley park areas in supermarket car park., PERM,22/03/2006

06/51763/019 - Display of illuminated and non-illuminated fascia sign(s); wall-mounted signs (3); disc and post signs (44); window vinyl (16); acrylic letters (2); totem (3); twin posts (1) and vinyl logo (1) to whole of application site., PERM,11/12/2006

06/51763/020 - Proposal for 5 additional plant units, 7 additional trolley bays and a smoking shelter to the upper car park area., PERM,18/12/2006

APP/11/00228 - Installation of additional light columns and replacement of existing lighting columns to car park. Alterations to existing footpath incorporating new bollards. Road widening with alterations to existing kerbed island and realigned pedestrian crossing., PERM,23/06/2011

APP/11/01453 - Erection of extension to house Home Shopping;erection of metal canopy over van loading area; replacing the service yard gates with a metal sliding gate., UNK,

APP/11/01814 - Erection of single storey rear extensions to south west (rear) elevation, metal canopy over van loading area and replacement of existing gates with a metal sliding gate., PERM,17/04/2012

APP/12/00595 - Installation of 6No. banner signs, comprising 2No. single sided and 4No. double sided signs, within the car parking areas., PERM,07/08/2012

APP/13/00398 - Erection of a new four pump petrol filling station on area of existing car park., PERM,06/08/2013

APP/13/00729 - Crown reduce height and laterals of 1No. Oak (T1) by 3m, subject to TPO 1744., PERM,12/09/2013

APP/13/00780 - Single storey canopy within the ASDA customer car park for use by customers using the grocery collection service., PERM,25/09/2013

APP/13/00781 - Display of 4No. illuminated and 2No. non-illuminated fascia signs around canopy; 3No. illuminated post mounted directional signs and amendment to existing totem sign., PERM,25/09/2013

APP/13/00866 - Display of 1No. illuminated Totem sign and 20No. non-illuminated signs consisting of canopy fascia panels, post mounted signs and directional signs., PERM,29/10/2013

APP/13/00984 - Discharge of Condition No.5 of Planning Permission APP/13/00398., PERM,14/11/2013

APP/14/00445 - Installation of a Car Park Valeting hand car wash concession within the car park at Asda Waterlooville. The scheme includes a cabin for equipment storage, a canopy for drying and detailing works and associated drainage channels connecting into existing foul drains., UNK,

APP/14/00452 - Installation of new refrigeration unit. (One to be made redundant), PERM,10/06/2014

APP/15/01220 - Change of use of land from parking bays to area for hand car wash and valeting service, incorporating installation of a cabin, a canopied area for dry washing and an open area for wet washing., PERM,10/03/2016

APP/15/01389 - Replacement plant located on rear canopy roof., PERM,09/02/2016

APP/17/00258 - Display of 3No. replacement internally illuminated fascia signs and 1No. internally illuminated totem., PERM,03/05/2017

APP/21/00315 - Display of 4No. internally illuminated Grocery Collection Fascia and 2No. non-illuminated Advertisement Panels., Under consideration

3 Proposal

- 3.1 New external freezer and new Click and Collect canopy.
- 3.2 The freezer building would have a 20 square metre footprint and maximum 3metres in height and would be finished in a dark grey composite cladding construction.
- 3.3 This element of the proposals has been revised during the course of its consideration in that it has been re sited by a small amount to avoid a drain manhole. The colour has also been amended from white to dark grey to match the existing shop. Reconsultation was not considered necessary for this minor change.

- 3.4 In terms of the proposed new click and collect facility, there would be 3 waiting bays and 3 grocery collections bays. The canopy would have a maximum width of 12.75m, depth of 6.34m and height of 3.9m.
- 3.5 Three existing disabled bays would relocate to 3 existing parent and child bays.
- 3.6 The applicant has confirmed that the existing click and collect facility and canopy would be removed within six weeks of the commencement of development.

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)
CS4 (
DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No comments received.

Councillor Mike Sceal

No comments received.

Councillor Peter Wade

No comments received.

Developer Services, Southern Water

No comments received.

Environment Agency

No comments received.

Portsmouth Water Company

No adverse comments from a groundwater quality perspective.

Property Services Manager, Corporate Group

HBC is landlord of this property. Under the terms of Asda's lease landlords consent is required for the works. I can confirm this has been sought and provided, subject to a formal Licence to Alter executed as a deed. Legal are currently drafting the Licence to Alter.

Southern Water

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

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.

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: 71

Number of site notices: Not applicable.

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) Highway safety and parking

(i) Principle of development

7.2 The application site is situated within the defined urban area of WaterlooVille 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 freezer unit would be sited immediately adjacent to the entrance to the Asda Store, which is within the car park and effectively an open entrance that leads to the main store via a ramp and steps.

- 7.4 Whilst utilitarian in design and appearance, sited away from the main public domain, it is considered that there would be no adverse impact on the character of the area as a result of the new external freezer.
- 7.5 The proposals would result in an increase in the size of the click and collect canopy area when compared to the existing one, however, it would be located nearer the entrance to the store and set within the large car park would not result in any adverse impact on the character and appearance of the area.
- 7.6 The new click and collect facility would improve the service to customers and there would no longer be storage lockers but the groceries would be taken to the customer and therefore the location is more appropriate.
- 7.7 The design and appearance of the proposal is deemed appropriate in context to the main building and its surroundings and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

- 7.8 Sited within the main car park area, the development will not appear overbearing and would have limited and acceptable impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Highway safety and parking

- 7.9 In support of the application the applicant has advised that resituating the Click & Collect canopy from its existing position their main concerns for the current position are as follows:

“ Due to increased demand for the Click and Collect service at the Waterlooville store the site has been experiencing a back up of traffic for the service from the main vehicle entrance from the highway to the C&C canopy itself creating undesirable risk of vehicular accident at the main entrance area. The proposed new position moves the canopy away from the entrance and closer to the store which provides safer vehicular access to the site for all customers and allows for the store to continue to provide the click and collect service within safer surroundings. “

- 7.10 The new facility would also result in the relocation of 3 disabled bays to what are currently parent and child spaces.
- 7.11 It is considered that there is a good highway safety reason as to the proposed relocation of the click and collect facility and it is evident that the existing siting could give rise to highway safety issues.

8 Conclusion

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

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00314 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:

PL 01 – SITE LOCATION PLAN

PL 03 REV C - PROPOSED SITE LAYOUT PLAN

PL 04 REV A - EXISTING & PROPOSED ELEVATIONS

PL 05 - PROPOSED CLICK & COLLECT CANOPY DETAILS

PL 06 REVA - EXISTING & PROPOSED HOME SHOPPING OVERLAY

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 borough council:

Roof: roof cladding panel with single ply membrane. External finish – colour light grey

Walls; dark grey cladding panels with green vinyl

Other Drive through canopy – polyester powder coated aluminium fascia, galvanised steel structure

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 The existing click and collect canopy/lockers and centre console shall be removed from the site within six weeks of the commencement of the new 3 bay click and collect canopy hereby approved.

Reason: To safeguard the amenities of the locality and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.