

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Manager, Community Group

Whilst I have had no previous complaints regarding delivery noise at the premises, there was a case a couple of years back where delivery trucks were parking up some distance away outside residential properties, and leaving motors running etc whilst waiting for the correct delivery time. No further issues since then.

It appears that in 2009 permission was granted to include extended servicing hours Mon – Sat and public holidays, but still excluded Sundays.

I would opine that whilst there has been no complaints since this permission, this could change if Sundays were also permitted the same servicing hours, as residents expectations could be vastly different as opposed to the rest of the week. The acoustic report suggests that deliveries could be made between 08:00 and 20:00 on a Sunday and that the associated noise stemming from said deliveries should have no significant adverse impact when considered in context.

My suggestion therefore would be to grant a 12 month temporary permission to include Sundays and if no issues arise over this period, that the change could then be made permanent.

FAO Mr P Marshall, Development Engineer

No adverse comment.

Traffic Management, HBC

No adverse comment.

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: 24

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 residential amenity

- (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 residential amenity

7.3 The Tesco Station Road supermarket is surrounded by domestic accommodation including flats above the neighbouring shops, and houses on Station Road. The houses on Station Road back onto the site. Delivery lorries drive through the car park and around to the north of the site to unload at the rear of the shop.

The store currently opens between the hours of 06:00 hours and 22:30 hours Monday to Saturdays and Bank Holidays and 07:00 hours to 22:30 hours on Sundays.

The Council's Environmental Health Officer has been consulted on the application and whilst there were no objections to the application, it was recommended to grant a 12 month temporary permission to include Sundays. If no issues arise over this period, the change could then be reassessed with a view to being made permanent if required. It is noted no objections were received regarding the application.

8 Conclusion

8.1 It is considered that the appropriate way forward is to allow a one year temporary permission in order that it may be ascertained if the additional deliveries cause disturbance or are acceptable to the adjacent existing residents.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT TEMPORARY PERMISSION** for application APP/16/00061 subject to the following conditions

1 No delivery vehicles shall enter or leave the premises the subject of this application except between the hours of 07:00 hours and 20:00 hours on Monday to Friday and 08:00 hours to 20:00 hours on Saturdays, Sundays and Bank Holidays.

Reason: In the interests of the amenities of occupiers of nearly residential properties and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

2 This permission shall be for a limited period expiring on **17 March 2017**, on or before which date the increase of delivery times shall be discontinued permanently and the delivery times shall revert to those stated within condition 1 of Planning Permission 08/68697/003 unless the prior consent of the Local Planning Authority has been obtained in writing for a further period.

Reason: To enable the Local Planning Authority to assess the impact of the proposed use and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.