
Site Address:	Tesco Stores Ltd, Solent Road, Havant, PO9 1TR		
Proposal:	Replacement of existing click and collect canopy with new click and collect pod and canopy.		
Application No:	APP/15/00736	Expiry Date:	28/08/2015
Applicant:	Tesco Stores Ltd	Team:	Team 1
Agent:	A Donkin	Case Officer:	Sally Smith
	Woods Hardwick		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is in the position of the existing click and collect facility at the western end of the Tesco site - in close proximity to the Petrol filling station. The present facility is an open canopy only.

2 Planning History

APP/12/00705 - Erection of canopy and associated works within the car park to support customer collection service. Permit 27/4/2012
APP/12/01022 - Adverts for canopy. Approved 23/11/2012.
APP/15/00737 - Various advertisement - associated with this application for click and collect pod/canopy. Current.

3 Proposal

The proposal is to replace the existing click and collect facility with a collection pod and associated canopy. The pod is 9.3m by 3.66m and there is a canopy on the southern side to provide a customer collection bay. The overall dimensions of the facility are 8.1m by 8.47m. The pod is proposed to be finished in a mushroom colour with applied red vinyls and timber cladding panels to match their current branding. The canopy will be red, supported on white poles. There will be a slight alteration to the circulation around the pod and two car parking spaces are relocated.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS4 ()

Havant Borough Local Plan (Allocations) July 2014

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, (Fire Access Consultation) - no response but not considered needed.
Development Engineer - Highways - No objections
Crime Prevention -Minor Apps - No response

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: One

Statutory advertisement: Not applicable.

Number of representations received: None

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) Effect on the appearance of the area
- (iii) Highway and parking considerations

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The site is within an existing retail development within the town centre and provides a collection facility for the click and collect facility rather than active retail floor space. It replaces an existing click and collect canopy and will enhance the retail offer. It is therefore considered acceptable in principle subject to being acceptable in terms of impact on the operation of the site and visual appearance.

(ii) Effect on the appearance of the area

The proposal cannot be seen from public vantage points - just from within the car park and circulation areas of the store. It replaces an existing canopy with red side panels. In terms of visual impact it will make a similar visual statement to the existing facility. The replacement proposal is therefore considered acceptable.

(iii) Highway and parking considerations

The proposal impacts only on a 'quiet' area of the Tesco site and effects only their own arrangements. There will be no change in parking numbers, although two will be relocated. The Development Engineer has no objection.

8 **Conclusion**

It is considered that the proposal is acceptable. It will add to the store offer without impacting unacceptably on the street scene or the parking provision for the store. CIL is not payable as even if the provision is considered retail floorspace it is within the town centre.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00736 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with 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 and documents:

Application Form
Design and Access Statement
Location Plan 17464-P001
Existing Site Plan 17464-P002
Existing Canopy Plan and Canopy 17464-P003
Proposed Site Plan and Directional Signage 17464-P004
Proposed Pod and Canopy Plan 17464-P005
Proposed Pod and Canopy Plan 17464-P006

Reason: - To ensure provision of a satisfactory development.