
Site Address:	Unit 1A, Dukes Walk, Waterloooville, PO7 7HS		
Proposal:	Installation of Horticultural unit and reconfiguration of trolley bay.		
Application No:	APP/14/00110	Expiry Date:	01/04/2014
Applicant:	Mr Charlesworth	Team:	Team 2
	Waitrose Ltd		
Agent:	Miss Owolabi	Case Officer:	Stephen Cantwell
	MBH Partnership		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is part of the extensive glazed frontage of a large shop, currently occupied by Waitrose. It faces onto a shared public car park and other smaller shops to the east. The proposed horticultural sales pods unit would be located within a wide, colonnaded forecourt with trolley storage area (defined by low steel barriers) which faces a footpath linking to the main pedestrianised high street (London Road) a short distance to the north.

2 Planning History

None relevant

3 Proposal

See photo below of similar provision at another Waitrose store..

Installation of a steel and timber horticultural sale and display cabinet on a concrete base outside the entrance door to the shop, alongside part of the series of large plate-glass windows. The dimensions are 4.4m wide, 2.7m tall and 1.4m deep. It would stand approximately 2.5m from the door (2m with the cabinet door open when in use).

Alongside this would stand a smaller, mobile compost unit of 1.2m width and 1.4m tall and 1.4m deep, for selling bagged compost.

The application includes up to four mobile display units for sundry items, to stand alongside the horticultural and compost units. These would be shallower (0.5m), 1m wide and 1.6m tall. A mobile table (1.2 x 0.6m) would stand in front of the horticultural sales cabinet, leaving a gap of 2m between them for customers to pass.

The proposal would shorten the existing trolley storage area from 24m to 18m.



4 Policy Considerations

National Policies

National Planning Policy Framework (NPPF) 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

CS4 ()

also, Emerging Allocation Plan policy AL3

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

TC1

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

FAO Access Officer, Community Group No response

Regeneration & Development Supports application

Environmental Health Manager, Community Group No response

Crime Prevention -Minor Apps; Confirms No objection

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: One

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) Visual Impact
- (iii) Other considerations

(i) Principle of development

7.2 The site is within the urban area and the primary shopping frontage of Waterlooville town centre, as defined in the 2005/2011 proposals map and the emerging Allocations document 2013. Accordingly, new retail development is supported by policies TC1 and CS4, where it will add to the vitality and viability of the centre, subject to detailed site considerations.

(ii) Visual Impacts

7.3 The proposed design, with unified stained timber finishes to each of the units, is of a good quality. Given the outdoor location, albeit sheltered to some extent by the colonnade, it may be prone to deterioration, particularly the large horticultural sale and display unit, which is to be mounted on a concrete base (the other units are mobile and can be moved inside when the shop is closed). Hence there is some concern about deterioration and wear and tear.

7.4 However, the units would add visual interest to the area, in accordance with policies supporting vitality in the town centre.

(iii) Other considerations

7.5 There are no residential neighbours facing or close to the location of the proposed units. In terms of accessibility, the proposal leaves spaces of 2m between the doorway and proposed units,. There is a smaller gap of 1.1m beside a supporting post but this is well away from the entrance door and is unlikely to obstruct overall access, including disabled access (requires .0.95m width for access)

8 Conclusion

The proposal is appropriate to the town centre. Permission is recommended, but given the importance of maintaining high quality appearance (policy CS16) in this important primary frontage, a temporary period of 3 years is suggested, to enable a review of this in light of weathering, wear and tear. It will also allow for any impacts on pedestrian movement/access to be reviewed, albeit that the spacings suggest that this is less likely to be a risk of this proposal.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to Grant permission for application APP/14/00110 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 This permission shall be for a limited period expiring on 30th April 2017 on or before which date the range of horticultural units hereby approved shall be permanently removed from the site and the land shall be restored to its former condition unless the prior written consent of the Local Planning Authority has been obtained in writing for a further period.
Reason: The units are of a type which may be susceptible to deterioration and in light of the need to maintain a high quality appearance in this important retail location it is not considered suitable for permanent retention without the opportunity to review the development after three years. In accordance with policies CS16 and CS4 of the Havant Borough Local Plan (Core Strategy) 2014, and the National Planning Policy Framework 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
 - 11700-239-00 - Location & Site Plan
 - 11700-239-01 - Proposed Plan and Schedule of Works
 - 2UN0763 - 3 Bay Horticulture Unit
 - 3UN2890 - Compost unit
 - 3UN0036 - Mobile Horticultural Cupboard
 - 3TB0020 - Mobile Merch Table

Reason: - To ensure provision of a satisfactory development.