

Recommendation: **GRANT PERMISSION**

3.1 Removal of existing 'home shopping' facility and creation of larger facility with a canopy covered 5no. bay loading area and additional van parking area. The new facility represents an increase of 311 sq.m. in floorspace. The facility and associated yard is for ASDA colleagues access only. The height of the pod is 4.6m and the canopy has a total height of 3.7m. the materials will match those of the existing

building.

- 3.2 The scheme results in a small extension of the yard into the landscape buffer to the south in order to generate additional van parking space and manoeuvring space. This results in incursion into an area covered by a woodland TPO 0908

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 2012

Core Strategies 2011 forming part of the HBLDF

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS2	(Employment)
CS20	(Transport and Access Strategy)
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, (Fire Access Consultation)

Regeneration & Development

Arboriculturalist - The supporting arboricultural evidence is fair. Some tree removal is required - the report states 18 in total. They are of low value and C class but they provide an important and effective screen for the site. A low lying hedgerow will also have to be removed. The tree survey and implications did not make mention of the recommended RPSs necessary so the scale of the affected area is unknown.

Mitigation planting is referred to but there is no scheme. A high level of shrub and tree planting must be added to mitigate the loss of any current trees. There are a large number of surrounding trees and if protected and retained then this will with additional mitigation planting soften the loss of the trees highlighted for removal.

Development Engineer - No adverse comment on the application

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: 32

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: One

Summary:

Existing development already causes excessive noise and disturbance resulting from its use. 24 hour operation is not in line with the original permission.

Light pollution

Disturbance to wildlife in the woodland.

Loss of privacy

Further impact on local small businesses and degradation of the high street.

Further impact on the water table and local ecosystem leading to adverse impact on protected trees.

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) Highway and Transport considerations;
- (iii) Design and Effect on the Character of the Area
- (iv) Effect on Residential Amenity;
- (v) Effect on trees
- (vi) Other matters

(i) Principle of development

The overall site is an existing industrial and retail site and it is considered that the proposed use would be an acceptable operation in such a locality. The Government published the Planning for Growth ministerial statement in March 2011. This states that when deciding whether to grant planning permission, Local Planning Authorities should support enterprise and facilitate economic development. There is already an existing facility in this location and so the considerations relate to the increase in size from its replacement.

(ii) Highway and Transport considerations

Home shopping is a core element of many supermarkets and research demonstrates that it is a more sustainable way of supermarket shopping. The area for the parking of the vans is located behind the gate and fencing already introduced for the present arrangement. No further customer parking is therefore lost. The Development

engineer has no adverse comments.

(iii) Design and effect on character of area

The design and materials are in keeping with the retail character of both the area and the main Asda building. It is not considered that there will be any visual detriment from the replacement facility.

(iv) Effect on residential amenity

It is not considered that the structure and associated use will have any further impact on residential amenity given its siting in the location of the existing home shopping pod and parking for that operation. The agent has advised that the home shopping canopy area will be operational from 7pm to 10 pm seven days a week. These hours are less than the opening hours of the store which is 24 hours - subject to Sunday trading laws. The issue of impact on the trees is discussed below in (v)

(v) Effect on trees

The development because of the increase in the parking area for the vans will extend further into the treed bank and result in the loss of 18 trees subject to a TPO. The trees are not of great significance and a revised report and plan shows details of the specific 18 trees and root protection area of the retained trees but details of replacement planting have not been submitted. These matters have been conditioned in order to ensure the treed margin to the store is retained. This provides a buffer for the adjacent residential property. The tree officer has not raised concern over the impact of altering the water table on the remaining trees. Indeed there is not any evidence presented that the water table will be affected.

(vi) Other matters

With respect to light pollution the lighting column is an existing feature which will be relocated. This should not be detrimental. On the basis that the area is not used after 10 pm this should result in less light disturbance from vehicle movements than when the area was potentially able to be used at night by customer parking. The proposal given its busy context adjacent to the store is considered to be unlikely to result in a significant impact on wildlife within the adjacent woodland.

The development would as an out of town centre retail operation result in the requirement for a CIL contribution calculated to be £9840

8 Conclusion

8.1 The proposal is considered acceptable subject to the conditions proposed.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00255

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 No development including site clearance shall commence on the site until all trees not previously agreed with the Local Planning Authority for removal, shall have been protected in accordance with the details within EBS Tree Survey and Implications Assessment Rev 1. The tree protection fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 The tree felling for which consent is hereby granted shall not commence until a detailed scheme and specification for landscaping and replacement tree planting on an adjacent part of the site has been submitted to and approved in writing by the Local Planning Authority; such specification shall include details of the species and size of such landscaping and replacement planting.

Reason: To conserve and safeguard the visual 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 2012..

- 4 The landscaping scheme and replacement planting shall be completed within 6 months from the completion of the building shell, or such other date as may be agreed in writing with the Local Planning Authority. Any trees or plants which die during the first 5 years shall be replaced during the next planting season.

Reason: To ensure that the landscape scheme is completed in the interests of the appearance of development and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Deloitte letter of 6th march 2014

GPS Design and Access Statement July 2013

EBS Tree Survey and Implications Assessment Feb 2014 Rev 1

Tree Plan 09042-TR-01-Rev A

Location Plan D92D (0) 003 Rev A

Location Plan D92D.4672

Existing Partial Plan 0920.4672 (0) 001

Existing Elevations 0920.4672 (0)002
Proposed Partial Plan GPS0920 (0) 010 B
Proposed Elevations 0920.4672 (0)011

Reason: - To ensure provision of a satisfactory development.