
Site Address:	10 Wellington Retail Park, 2 Hambledon Road, Waterlooville, PO7 7FG		
Proposal:	Erection of three trolley bay shelters.		
Application No:	APP/13/01196	Expiry Date:	29/01/2014
Applicant:	Marks & Spencer Plc	Team:	Team 2
Agent:	Mr Alrashed	Case Officer:	Richard Nash
	Nathaniel Lichfield & Partners		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

Wellington Retail Park comprises three terraced buildings constructed around a large communal car park. The buildings are two storey equivalent with feature canopies above the parapet line over the entrances to emphasise their location. The Park has an overall floor area of approximately 15,330sqm and has a Part Open A1/Part Bulky Goods Retail Warehouse development use. The site is identified in the emerging Local Plan (Allocations) document as primary frontage within Waterlooville Town Centre.

The application site comprises three separate parking spaces close to the front of a currently vacant single unit, located within a terrace at the south east corner of the Park. The parking spaces lead on to a circulation area, which also links via a pedestrian/cycle underpass and proposed new pedestrian ramp (part of the proposed adjacent Sainsbury development) to the traditional town centre to the south east and north west.

2 Planning History

99/54013/003

Demolition of car showroom, associated buildings, existing retail unit and civic amenity site. Erection of 10,126sqm non food retail units, 1,207sqm garden centre, 232sqm fast food restaurant and associated access, car parking and servicing. Approved.

06/54013/009

Variation of Conditions 16 and 17 of Planning Permission 01/54013/007 to allow for an increase of the floor space available for unrestricted A1(Retail) use. Approved.

APP/13/00214

Variation of Condition 2 of Planning Permission 06/54013/009 to allow for an increase in the floor space available for unrestricted A1 (Retail) use of Unit 6. Approved.

APP/13/00777

Refurbishment including external alterations to the front and rear of the building and a replacement mezzanine floor. Approved.

APP/13/01197

Display of 2 No illuminated fascia signs, 1 No non-illuminated fascia sign and 6 No

trolley bay signs. Approved.

APP/13/01204

Installation of plant and machinery. Current Application.

3 Proposal

The current application proposes the erection of three trolley bay shelters within the communal Retail Park parking area.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

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

Emerging Local Plan (Allocations) document 2013 (forming part of the HBLDF)

AL3: Town, District and Local Centres.

Listed Building Grade: Not applicable

Conservation Area: Not applicable

5 Statutory and Non Statutory Consultations

Development Engineer:

No adverse comments.

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: 14

Number of site notices: Not applicable

Statutory advertisement: Not applicable

Number of representations received: None

7 Planning Considerations

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 on application site and locality
- (iii) Parking issues

(i) Principle of development

It is considered that the provision of structures for purposes supporting the use of an existing unit within the Retail Park would be acceptable in principle. Furthermore, the proposal would enhance the facilities of a retail unit within WaterlooVille Town Centre.

(ii) Impact on application site and locality

The proposed trolley bay shelters would use appropriate materials, and be of an appropriate scale and bulk, within the context of the nearby buildings and overall Retail Park site, and would not have a material impact on views from the wider public domain. Although functional, the design of the shelters is similar to others that are a common feature of contemporary business parks of this nature.

(iii) Parking issues

The proposal would result in the loss of three communal parking spaces. However, this is not considered to be material within the context of a total of 500+ spaces, and the Highway Engineer has not objected to the proposal. Furthermore, the absence of dedicated bays ('advertised' by way of the proposed shelters) might lead to the indiscriminate deposit of trolleys, potentially leading to the intermittent restricted use of many more parking spaces.

8 Conclusion

The proposed trolley bay shelters would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site and locality, or existing parking provision. The planning application should therefore be approved.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01196, 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 (including in terms of the materials stated thereon):

Q0198 GRW001 A 406 P 02 (Trolley Bay Location and Details)

Reason: - To ensure provision of a satisfactory development.