
Site Address: Sainsburys Petrol Station, Former site of Household Waste Recycling Centre, Hambledon Road, Waterlooville, PO7 7UL

Proposal: Erection of petrol filling station kiosk. (Amendment to Planning Permission APP/10/00793).

Application No:	APP/13/00358	Expiry Date:	25/06/2013
Applicant:	Sainsbury's Supermarkets Ltd.	Team:	Team 2
Agent:	Ms Mitchell	Case Officer:	Sally Smith
	WYG Planning & Environment		
Ward:	Waterloo	DMC Lead Member	

Reason for Committee Consideration:

Density:

HDS Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is on the site of the former Household Waste Recycling Centre (HWRC) and the adjacent Aston and Hambledon Roads, Waterlooville. The HWRC has now moved to its new site within the Waterlooville Major Development Area. A petrol filling station (PFS) has already been approved on the site in association with the proposed Sainsbury's redevelopment.

2 Planning History

09/58694/007 - Demolition of existing buildings and erection of 1 No. A1 retail store, undercroft car park, pedestrian access ramp and associated landscaping and highway works. Site of Salvador Caetano and 19A Aston Road sites. Withdrawn 19/03/2010.

09/53307/003 – Redevelopment of site as petrol filling station. Erection of kiosk, canopy, car wash and associated works. Site of Sprintprint, Regent House, Aston Road, Waterlooville. Withdrawn.

APP/10/00793 - Demolition of existing buildings and erection of food store, undercroft car park, 6 no, pump PFS, pedestrian access ramp and associated landscaping. Permit subject to S106 22/12/2011.

APP/12/00835 - Variation of Condition 35 of Planning Permission APP/10/00793 to amend approved plans relating to: a reduction in height of the main building; alterations to glazing; alterations to highway layout; changes in landscaping and other small amendments. Permit subject to S 106 7/3/13.

3 Proposal

- 3.1 As detailed above the site benefits from planning permissions for redevelopment of the site for a 6 no. pump PFS with a kiosk. The permissions included the redevelopment of the adjacent site for a Sainsbury's foodstore. The application only

relates to the proposed PFS kiosk which will be slightly different in size and shape from those previously permitted. The proposed kiosk is to be located in the same place at the north end of the site and will have a gross external area of 131 sq.m. which includes a sales floorspace of 74 sq.m.. the overall size is only 10sq.m. larger in gross external area than the original kiosk approved under APP/10/00793.

- 3.2 The proposed kiosk is 4.13m in height and is designed as a simple kiosk with silver cladding and a glazed facade towards the pump islands. The roof slopes to the rear behind front and side parapets. The proposal also includes a stretch of landscaping between the rear of the kiosk and the realigned Aston Road. Access to the PFS site will remain unchanged from the existing permissions with entrance and egress from Hambledon Road. Before the development of the PFS site can commence the adjacent Aston and Hambledon roads will need to be realigned as approved under the earlier permissions for the Sainsburys' store redevelopment.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012.

Core Strategies 2011 forming part of the HBLDF

CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS4	()
CS6	(Regeneration of the Borough)
DM10	(Pollution)
DM11	(Planning for More Sustainable Travel)
DM12	(Mitigating the Impacts of Travel)
DM14	(Car and Cycle Parking on Development (excluding residential))

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Property Services Manager

No comment

Development Engineer

Refer to Hampshire Highways

Landscape Team

Landscaping condition requested.

Urban Design

A query re detailing of cladding

Hampshire Highways

The proposals are unlikely to result in any further impact on the highway than already permitted and the access arrangements are unchanged so as such no objections to the proposal. Request that the highway works and contribution committed to under the S106 for APP/10/00793 should be re-secured.

Note: The development cannot proceed without realignment of the adjacent highways which are being secured in association with the Sainsbury's redevelopment. As this proposal is for the kiosk change only a new S106 is not considered necessary.

Environment Agency

No objection in principle subject to a condition with respect to disposal of foul and surface water.

Hampshire Fire & Rescue

No response but no concerns raised with respect to original application.

Southern Water

Advice in respect of trees and works within 5 metres of the centreline of a public sewer. A condition is requested with respect to measures to protect the public sewers sewers.

Note: A condition is included on APP/12/00835 requiring details of all foul and surface water drains and sewers. It is proposed to link this application to conditions on that permission.

Crime Prevention

No 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: 248

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: One

Summary:

1. It has been easier to access the estate with the closure of the tip. The PFS will bring back the queues as there is not enough room to queue within the site.

Note: The proposal is for alteration to the kiosk only; not to the layout of the site or to the approved highway arrangements.

2. Surprise that there is a need for another PFS in a location where there are 2

already within half a mile.

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) Design and Effect on Street Scene

(i) Principle of development

7.2 The principle of the construction of a kiosk for the PFS has been established by the earlier permissions. The kiosk increases on the original one permitted by only 10 sq.m. The layout, canopy, associated access arrangements and landscaped areas will remain unchanged from that. This report therefore considers only the matters that relate to the changes being proposed to the approved kiosk. A condition is proposed to ensure the PFS site is in all other respects implemented and operated in accordance with the conditions imposed on planning permission APP/12/00835. These conditions include a condition in respect of the opening hours of the PFS and deliveries by fuel tankers.

(ii) Design and Effect on Street Scene

7.3 The kiosk is designed as a modern kiosk which will be clad in Kingspan Silver composite panels to the side and rear to match the permitted foodstore. There is a pedestrian access to the rear, facing the realigned Aston Road. For the remainder of the rear of the store a proposed landscaping margin is proposed 3m in depth between the rear of the store and the new footway alongside Aston Road. This screen will soften the rear of the kiosk. The frontage of the PFS kiosk will include a glazed shop frontage facing the petrol pumps. This arrangement is considered acceptable in respect of the relationship and effect on the street scene.

8 Conclusion

8.1 The proposed size and design of the revised kiosk is considered acceptable and a condition is proposed to ensure construction of the PFS site and its operation is as already approved under APP/12/00835 which is the permission under which Sainsbury's will be constructing and operating the development.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00358 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 Construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

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

- 3 The site of the Petrol Filling Station shall be constructed and shall be operated in accordance with the conditions of relevance to the site on planning permission APP/12/00835.

Reason: To ensure the development is undertaken and operated satisfactorily, and having due regard to the policy considerations associated with planning permission APP/12/00835.

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

WYG letter ref A053120/CM of 17th April 2013

Design and Access Statement

Site Location Plan CHQ.08.8455 - PL160 A

Proposed PFS Plan & Elevations - CHQ.08.8455 - PL161

Existing Site Plan CHQ.08.8455 - PL162

Reason: - To ensure provision of a satisfactory development.

Appendices:...