It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

In view of the above this application is recommended for approval.

POLICY COMMENTARY

particular regard to residential amenity, impact on the primary shopping area, highway matters, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

Whilst it is acknowledged that the application form does not mention the trees located close to both trolley bays. These trees were viewed when visiting the site and appear healthy. There is no reason to expect that these trees will be affected by the installation of the trolley bays and Tree Officers have no objections to the proposal.

The trolley bays are considered to be of an appropriate size and design and are appropriate for their purpose. Trolley bays are common in car parks and are not considered to be unduly prominent or intrusive.

PLANNING OBLIGATION/CONSIDERATIONS

Planning Obligations are not required as a result of this application.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

MATERIAL CONSIDERATIONS

The application site lies within the urban edge and within the primary shopping zone of an established retail area where the principal if development is acceptable, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable.

The alterations to the shop front are relatively minor. The new frontage will update and improve the overall appearance of the shop. The new location of the entrance and the installation of an ATM does not cause any concerns with regard to pedestrian movements and is not considered to have any material impact on the centre.

The proposal is considered to comply with relevant Development Plan policies in that the scheme fits in with the wider townscape, does not result in any loss of shopping frontage, respects the existing built setting and does not impact on the amenity of neighboring properties/uses.

The proposed trolley bays are located within the rear car park area and although these will now be covered, their design is not particularly imposing and are not considered to have a detrimental impact on the street scene. Both trolley bays are located next/near to mature trees however there is no reason to assume the trees will be affected by the installation of the bays.

OTHER MATERIAL CONSIDERATIONS

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	mounted signs	
	Various historic advert, generator, air conditioning unit, atm, trolley bay applications	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
16 Brownhill Road	Objected to the application on the basis of: • the application form being inaccurate as it does not acknowledge the trees located close to both trolley bays, which could be harmed by proposal. • Location and design of trolley is intrusive

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandlers Ford Parish Council	No objection
Head of Environmental Health	No objection but recommended condition to control hours of work.
Head of Countryside and Trees	No objections

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within a Primary Shopping Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011): 59.BE, 137.TC, 139.TC
Supplementary Planning Guidance: Quality Places

CHARACTER APPRAISAL AREA

Not within a Character Area

SPECIAL POLICY AREA

Not within a Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with

MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/12/70847

DESCRIPTION/ ADDRESS	Replacement of entrance doors and shop front, installation of ATM and installation of 2No. covered trolly bays in rear car park Co-op Store 105-111 Winchester Road Chandler's Ford Eastleigh SO53 2GH

SITE VISIT DATE	28.6.12
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Replacement of entrance doors and shop front, installation of ATM and installation of 2No. covered trolly bays in rear car park
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	The front of the site onto the high street is relatively flat and level however the rear of the site falls away in a north westerly direction
TREES	There is a protected Yew Tree (TPO289/T22) in the car park, adjacent to the proposed trolley bay in the middle of the car park and a highway tree on the western boundary next to another trolley bay. There are no other protected trees on or adjacent to the site however there are several mature trees within the car park area, some located close to the proposed trolley bays.
BOUNDARY TREATMENT	Open frontage onto the primary shopping zone of Chandlers Ford.
SITE CHARACTERISTICS	Large convenience storey located within a terraced two storey block. To the front is a retail frontage and entrance doors. To the rear is access to the store via a large car park which contains trolley bays and trees around the edges.
CHARACTER OF LOCALITY	Within the Primary Shopping Zone of Chandlers Ford surrounded by various retail, financial, and food establishments.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/12/70845	Replacement Air Conditioning Unit	To be determined
A/12/70961	Display of 2.No externally illuminated facia signs, 1.No hanging sign, and 2.No. wall	To be determined