REF. NO. F/10/68320

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Extension of time to implement extant planning permission F/08/62428 for amendments to external design of retail units, sub division of Unit 4, provision of new vehicular and pedestrian access and an enlarged roundabout, regrading and realigning of car parking and revisions to landscaping. Centre 27 Retail Park, Wellington Park, Hedge End, Southampton, SO30 2QY

SITE VISIT DATE – 12th Jan 2011

ARE PLANS ACCURATE? yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks permission for an extension of time for the implementation of extant permission, F/08/62428, which gave permission for amendments to the external design of the existing retail units, the sub division of Unit 4 and works to the vehicular and pedestrian accesses, car park areas and landscaping.
SITE AREA	32495.40 sq metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No residential development proposed.
TOPOGRAPHY	The site slopes from east to west.
TREES	
BOUNDARY TREATMENT	
SITE CHARACTERISTICS	The site is an existing retail park, bounded by Botley Road and Tollbar Way. Vehicular access is from Wellington Park and there are pedestrian access points from Botley Road and Tollbar Way. The existing retail units are constructed in a single terrace. There is also a smaller detached building occupied by Burger King. The retail units contain substantial mezzanine areas.
CHARACTER OF LOCALITY	Site is one of a number of established retail/industrial parks within this area of Hedge End.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
X/11/68611	Removal of condition 7 of planning permission F/08/62428 and replacement with a phasing condition for alternative implementation timetable	Concurrent with this application - permit

REF. NO. F/10/68320

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/08/62428	Amendments to external design of retail units, sub division of Unit 4, provision of new vehicular and pedestrian access and an enlarged roundabout, regrading and realigning of car parking and revisions to landscaping.	Permitted July 2008
F/07/60497	Amendment to external design of retail units, new vehicular and pedestrian access off enlarged roundabout, re-grading and re-design of car parking; revisions to landscaping and amendment to Condition 8 of planning permission 28673/11 to include soft furnishings in the range of goods to be sold.	Withdrawn - 2007
Z/28673/11	Four retail warehouses and restaurant (amended scheme).	Permitted – July 1989

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	No objection
HCC Engineers	Preliminary design check approval was given for the highways works proposed as part of application F/08/62428, prior to a recommendation being made by the Highway Authority. Therefore, I raise no objection to this planning application.
Southern Water	No objection
Head of Transportation & Engineering	No objection in principle as highway related standards are still adhered to. However, I feel that cycle parking could be improved by spreading the provision across the unit frontages, rather than accumulating all adjacent to Unit 1a. Additionally, in regard to the roundabout works, I would like to see separating lane lines to denote carriageways and so reduce the potential for the 'cutting up' of other vehicles during circulation. It could be further expected that as the roundabout is also used by a fair amount of HGVs, 'runover' edges to the roundabout would be helpful. <u>DC Engineer</u> No objection to extension of time subject to past conditions and a section 278 agreement is needed with HCC. It appears all the old drawings have been submitted – they do not tie up

REF. NO. F/10/68320

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	on design of highway works. I note the accompanying letter, dated Dec 6, from WGDP, states that Bradbeers have bought Centre 27 Retail Park – have they also acquired the necessary land to put the roundabout in on Wickes side? It is not clear from the correspondence exactly what areas have been purchased.
Atkins Planning Team (SWS)	No comments received
HCC Highways	Support revised phasing details for car park works

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Part of Quality Bus Route

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011): 59.BE, 134.T, 62.BE, 63.BE, 104.T, 89.T, 102.T
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

PLANNING POLICY GUIDANCE / STATEMENT

PPS1 - Delivering Sustainable Development
PPS4 - Planning for Sustainable Economic Growth
PPS6 - Planning for Town Centres
PPG13 - Transport

POLICY COMMENTARY

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

COMMENT ON CONSULTATION RESPONSES

Please see below

COMMENT ON REPRESENTATIONS RECEIVED

No comments received

PLANNING OBLIGATION/CONSIDERATIONS

Not required

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

REF. NO. F/10/68320

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."*

Application seeks permission for the extension of time for the implementation of extant permission, F/08/62428, which gave permission for 'Amendments to external design of retail units, sub division of Unit 4, provision of new vehicular and pedestrian access and an enlarged roundabout, regrading and realigning of car parking and revisions to landscaping.'

Principle

The principle of the external alterations and associated works to the site were considered and found to be acceptable under the original planning permission. The details of the application remain the same and as such, remain acceptable. There have been no substantive changes in the planning policy framework since the approval of the original permission, F/08/62428.

Design & Appearance

The alterations to the external appearance of the units, with the addition of the canopy roof form, cladding and new shop fronts will provide a much needed lift to the overall appearance of the retail park, adding elements of visual and architectural interest. The proposals are therefore considered to comply with the guidance contained within Policy 59.BE of the adopted local plan.

Highway Issues

As with the design elements, the proposed highway works to the existing roundabout and the creation of the new vehicular access and alterations to the car park remain unaltered. HCC Engineers have responded to confirm that the proposals have already received preliminary design check approval and as such, the scheme remains acceptable and in accordance with the guidance contained within Policy 102.T of the adopted local plan.

A second application is also currently under consideration, which seeks to remove condition 7 of the original planning permission, relating to the implementation of these highway works, and to replace it with a revised phasing scheme. The agreed revised wording for the phasing of the car park, highways and landscaping works as now submitted is included in the recommended conditions.

OTHER MATERIAL CONSIDERATIONS

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

Permission recommended