REF. NO. F/12/71073

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Retrospective application for the siting of 17no. replacement trolley bay shelters, erection of timber posts up to 2m high around recycling area & on east side of access roundabout & new cladding panels on east & south elevation Tesco Supermarket Hamble Lane Bursledon Southampton SO31 8GN

SITE VISIT DATE – 17/6/12

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	• 17no replacement trolley bays, which are enclosed on three sides and covered. The trolley bays are spread around the car park and will measure 2.3m(w) by 4m(d) by 2.5m(h). • Erection of timber poles along the rear boundary of the recycling area and on verge adjacent to entrance roundabout. Posts form a semi cycle increasing in height to 2m at its centre • Cladding panels on east and south elevations of Tesco building. Cladding is around ATM display and signage.
SITE AREA	Roughly 43000m2
TOPOGRAPHY	Land slopes downwards from North to South with recessed car park behind recycling centre.
TREES	Various, including a row of mature trees behind the recycling area. None of the tree should be affected by the proposal.
BOUNDARY TREATMENT	Mixed
SITE CHARACTERISTICS	Large supermarket building surrounded by a big car park. There is a petrol station at the entrance to the site.
CHARACTER OF LOCALITY	Mixed. There are residential properties to the East & South of the site.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
A/12/71071	Display of illuminated and non illuminated fascia signs within petrol station, car park and on the store.	Valid

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Transportation & Engineering	**No objection** The coverage of trolley bays is sparse in the south east corner, making it a pretty inconvenient trek for some shoppers to return their trolley to a safe and unobstructive location. This is likely to result in abandoned trolleys in this area in particular. From a general convenience aspect for borough residents shopping at the store, I would suggest Tesco agents are reminded of the awkward links pushing trolleys between the car parks on south east side and the store entrance, which results in customers pushing trolleys along the 2 way vehicular aisles on south east side to avoid the zigzag path route or the stepper gradient on the path store side. For safety and convenience, it is suggested that the company look at improving shopper trolley pushing routes, I would be happy to meet on site. Also greater clarity on line markings is needed on eastern 2 way aisle to avoid what happens at present on occasions with vehicles exiting from the one way car park aisles mistakenly driving down the wrong side of the two way main south east access way along by the recycling area head on into the path of inbound cars. From a sustainability aspect, more should also be looked at for improving the accessibility by pedestrians/cyclists from the south through the woods. Local shoppers /employees walking to the store from the south are disadvantaged by the lack of proper made up link paths from the south side of the car park paths through the woods which are quite well used but difficult with the rough surfaces. The footway along Hamble Lane is not pleasant to use approaching from Jurd Way roundabout whereas the alternative routes for walkers/cyclists are safer and quieter until the Tesco curtilage borders are reached.
Parish Council	**No objection** - but wanted to express their concerns that retrospective work had started and finished and some indication maybe more bays than on the Planning Application.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

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.

COMMENT ON CONSULTATION RESPONSES

Noted

COMMENT ON REPRESENTATIONS RECEIVED

Transportation has not objected to the scheme and most of the points raised are to address existing problems outside of this planning application. If extra trolleys bay are required this can be dealt with via a future planning application. A copy of the transportation consultation will be sent out with the decision notice and the offer of a site visit can be taken up at a later date.

PLANNING OBLIGATION/CONSIDERATIONS

N/A

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."*

Policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

The proposal replaces the existing trolley bays and has updated the appearance of the store and its car park. Each element uses wood and this helps to create a unity and enforce the branding. The replacement trolley bays are small and unobtrusive structures. The timber poles add interest to the car park; those around the recycling area have replaced the old close boarded fence. The wooden cladding on the building is fairly minimal and has refreshed the appearance of the Tesco store. As such the proposal is considered to be an attractive addition to the store and surrounding car park.

The new trolley bays are replacements and there position should not cause any addition highway safety risk. The nature of the application means there is no adverse impact on any of the surrounding residential properties.

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The proposal is considered to comply with relevant Development Plan policies.

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 legislative background.

CONCLUSIONS

Recommend Permit