MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/15/76683

DESCRIPTION	Extension to internet shopping facility to provide enlarged chiller/freezer unit and covered storage area.
ADDRESS	Tesco Supermarket Hamble Lane Bursledon Southampton SO31 8GN

SITE VISIT DATE	23 July 2015
ARE PLANS ACCURATE?	It is considered that sufficiently detailed information has been provided to allow for the assessment of the development proposed.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	A site notice was displayed at the entrance to the site advertising the proposals in the public interest.

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the construction of an extension to the existing internet shopping facility ('dotcom') present at the Tesco Supermarket Store (as approved under planning permission F/12/71513). The extension will have a flat roof and be 3.115m in height, with its footprint being 79.242sqm (7.025m x 11.28m). The extension is to provide for a larger chiller for the storage of perishable goods awaiting delivery, as well as an adjacent proposed covered storage area (CMA) which is to be used for the storage of empty delivery trays and boxes.
SITE AREA	The proposed extension has a footprint of 79.242sqm. The Tesco supermarket site extends to an area of approximately 4.7ha.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No residential development is proposed.
TOPOGRAPHY	The site is relatively flat and level.
TREES	There is a dense tree belt to the north-eastern and north-western boundaries of the site which provides for a good degree of screening for it from Bursledon Road and Hamble Lane. These trees are covered by a Tree Preservation Order. The proposed extension is, however, sited on an existing area of hardstanding and it is not considered that it will impact upon these trees.
BOUNDARY TREATMENT	As noted above, there is a fairly dense tree belt to the north-eastern and north-western boundaries of the site, with dense undergrowth and vegetation also being present, with these combining to provide for a good degree of screening from the adjacent surrounding roads.
SITE CHARACTERISTICS	The area within which the proposed development is to be sited is situated to the northern side of the store adjacent to the existing 'dotcom' facility. This area is currently laid to hardstanding in the form of concrete paving slabs. There is a footpath around this area which serves as part of an emergency means of escape from the store (not a public

THE SITE AND ITS SURROUNDINGS

	footpath which is utilised for access purposes in other circumstances). This path is to be maintained as part of the proposals.
CHARACTER OF LOCALITY	The site is part of the Tesco Superstore which, along with its adjacent car park, fuel filling station, and other ancillary structures, extends to an area of approximately 4.7ha. There are areas of residential housing to the south and south-east of the site, with Windhover Roundabout lying to the north. The Bursledon Market and Car Boot Site lies opposite the supermarket site to the western side of Hamble Lane.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/12/71513	Single storey side extension and extension to existing canopy to enlarge 'dot.com' facility, extension of associated yard area and revision of parking areas	PERMIT – 10/12/2012

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Burseldon Parish Council	No comments received.
Head of Environmental Health	Thank you for consulting this Service on the above application. This Service has no objection in principle to the proposed development, neither do we wish to recommend any conditions.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Existing and Established Major Out of Town Retail Store / Supermarket

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011), Saved Policies 59.BE, 100.T, 104.T, 134.TC. **Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014,** (the Submitted Local Plan) comprising: Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014, Policies DM1, DM19, DM23, DM24.

CHARACTER APPRAISAL AREA

n/a

SPECIAL POLICY AREA

The site does not fall within a designated special policy area.

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to the principle of the development proposed, its use and layout and design, residential amenity, highway matters, and the impact of the proposals on the street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

The comments received are noted.

COMMENT ON REPRESENTATIONS RECEIVED

No third party representations were received in relation to this application.

PLANNING OBLIGATION/CONSIDERATIONS

As the proposed development is to enhance and improve existing facilities and the nature of the use (being associated with internet shopping orders and delivery) is one which will not increase multi-modal trips to and from the store and indeed can serve to actually reduce these (i.e. through a single vehicle delivering to a number of properties, the occupiers of which would have otherwise individually visited the store themselves), there is considered to be no requirement for contributions towards Sustainable Transport. There are no other planning obligation requirements associated with this application.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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."

Development Plan Policies:

Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) 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.

Saved Policy 100.T states that development that accords with other relevant policies of the Local Plan provided it meets a number of stipulated criteria including (i) it is, or could be well served by

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

public transport, cycling and walking; (ii) it includes measures that minimise its impact on the existing transport network; and, (iii) that where a large number of journeys are likely to be generated, the development is located to minimise travel demand and provide a choice of transport mode.

Saved Policy 104.T requires the provision of an adequate level of off-highway parking to serve development in accordance with the Council's adopted standards.

Saved Policy 134.TC relates to development for edge-of-centre or out-of-centre retail uses. This states that applications for development of this nature will only be permitted if: (i) there is demonstrable need for the development; (ii) there are no suitable, viable and available sites or premises for the proposed use within an existing centre of edge-of-centre location; (iii) it will not itself or cumulatively with other recently completed or permitted schemes undermine any Council's strategy to sustain and enhance the vitality and viability of existing town centres and the roles of other centres; (iv.) it is genuinely accessible by a choice of means of transport and will reduce reliance on the car; and, (v.) it will not increase the need to travel overall.

MATERIAL CONSIDERATIONS

The application is considered to be acceptable and to accord with the relevant development plan policies, associated supplementary planning guidance, and national planning policy, for the following reasons:

- The principle of the development is considered to be acceptable and the application accords with Saved Policy 134.TC in this respect. Whilst the proposals relate to an out-of-town retail use, they will not create any additional tradeable floorspace, are modest in size, and are ancillary to an established retail use and one of its existing ancillary operations in the form of its internet order and delivery service. For these reasons, it is considered that the proposals would not serve to undermine the vitality or viability of existing town and other centres.
- In addition, the proposals are to provide for enhanced chiller and delivery crate storage to improve existing operations. As a result it is not considered that they will result in a requirement for additional car parking, nor will they reduce the existing currently available provision in this regard. The internet order and delivery facility can also serve to reduce the number of trips to and from the site, with vehicles delivering to a number of residential properties in a single trip as opposed to each of the respective customers visiting the store themselves. The proposals are therefore considered to comply with the requirements of Saved Policies 100.T, 104.T and 134.TC (iv.) and (v.) in this regard.
- The proposed development is not located close to any residential properties and, as noted above, will not result in any additional vehicle movements. As such, it is not considered that there will be any notable impact upon the amenity of local residents and the application therefore accords with the requirements of Saved Policy 59.BE (vii.) in this respect.
- The extension is also modest in size and of a design and form which is not considered inappropriate given its proposed use, nature and location. It will be positioned in an area which is well screened from all sides through a combination of planting and tree screening as well as the much larger main retail store. As such, it is not considered that it will have an unacceptable impact upon the character of the area or upon visual amenity in the locality. The proposals therefore accord with the provisions of Saved Policy 59.BE (i) in this regard.

OTHER MATERIAL CONSIDERATIONS

Also of relevance Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

It is recommended that planning permission be granted.