REF. NO. F/16/78530

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Installation of new covered trolley bay to front of store. Waitrose Supermarket, Oakmount Road, Chandler's Ford, Eastleigh, SO53 2LG

SITE VISIT DATE – 02/06/2016

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? – Yes and site notice displayed.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above to be placed next to an existing covered trolley bay near the store entrance.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	Flat and level.
TREES	None.
BOUNDARY TREATMENT	Open to store car park and pedestrian entrance area.
SITE CHARACTERISTICS	Typical supermarket with associated customer car park within an established commercial/retail area.
CHARACTER OF LOCALITY	To the north and west of the site are further retail and commercial units and to the south and east is residential development.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	Various applications for minor works to car park and store.	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Hobbs – 36 Linden Grove	Supports application.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Head of Transport & Engineering	The area for the proposed store is used for cycle parking but no indication of where this would be relocated is given.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Commercial Centre

REF. NO. F/16/78530

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

Eastleigh Borough Local Plan Review (2001-2011), saved Policy 59.BE

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' Policy DM1

Supplementary Planning Document: Quality Places

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 proposal's impact upon the visual amenity of the area, pedestrians/customers and cycle parking.

COMMENT ON CONSULTATION RESPONSES

See below.

COMMENT ON REPRESENTATIONS RECEIVED

Noted.

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.

In this case policy issues for consideration include:

Visual Amenity – The proposed new trolley bay will sit next to and be of the same size and

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

design as an existing bay near to the store entrance adjacent to the disabled and parent and child parking bays. This area is already used for informal trolley storage by the store and the covered bay will only formalise the situation. It therefore raises no concerns in terms of its visual impact.

Pedestrians & Cycle Storage – The originally submitted proposal included a further new bay next to the store entrance but this has been removed from the proposal following concerns raised with regards to further restricting the already buy and sometimes congested store entrance doors. The remaining new proposed bay is set out of the way of the main route for most customers and therefore raises no concerns with regards to pedestrian movement or safety.

With regards to the concerns raised on loss of cycle parking, it is acknowledged that the area intended for the new covered bay is sometimes used by cyclists to lock up their bikes. However, this was never intended as a formal cycle park and is only used as it is closer to the entrance doors than the formal cycle park a little further away under the frontage canopy. The installation of the bay will not therefore result in the loss of cycle parking, with there being plenty of alternative informal locations when a bike can be locked up.

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

For the reasons given above the application is recommended for approval subject to conditions.