MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/16/79571

DESCRIPTION	Alterations to entrance area including relocation of parking bays & drop off/pick up point, removal of trolley shelter & provision of 2no. trolley stores & outdoor seating area, and erection of bollards.
ADDRESS	Waitrose Supermarket Oakmount Road Chandler's Ford Eastleigh SO53 2LG

SITE VISIT DATE	13/12/16 and site notices placed			
ARE PLANS ACCURATE?		Yes	X	No. If not why not…….
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?		Yes	X	No. If not why not…….

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is proposing the alteration to entrance area including relocation of parking bays & drop off/pick up point, removal of trolley shelter & provision of 2no. trolley stores & outdoor seating area and erection of bollards
SITE AREA	• 26.4 hectares
TOPOGRAPHY	• Reasonably flat and level
TREES	• None will be affected
BOUNDARY TREATMENT	• NA
CHARACTERISTIC OF THE SITE AND LOCALITY	• The application site contains Waitrose supermarket occupying a corner plot on the junction of Winchester Road and Oakmount Road • The building consists of a single storey • To the north is a service yard and car park to the south and west

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/36906/001/00	Amendments to approved scheme for retail store (a1) (ref 36906/000) for minor elevational alterations and a reduction in size of the first floor warehouse	Granted 13/7/2001
F/16/78005	Single storey rear extension and new air conditioning unit	Granted 5/4/2016
F/13/72099	Installation of external horticultural product display units and covered trolley bay	Granted 9/4/2013
F/16/78530	Installation of new covered trolley bay to front of store	Granted 29/6/2016
F/16/79614	Single storey extension to provide new entrance lobby	Granted 4/1/2017

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
7 Claremont Close	No mention in the description of the proposed changes that 4 cycle parking spaces will be removed leaving 8 spaces
Kingsway, no house number provided	These plans remove parking for 8 bicycles leaving only 4 stands, none of which under cover. Four stands are not enough at peak times. Cycle access more inconvenient/dangerous via outdoor seating area. Previous development by Waitrose removed cycle parking - people locked bikes to trolleys, stands, etc. parking was eventually reinstated. EBC should insist Waitrose provides equivalent or improved cycle parking and also improves access by bike (e.g. dropped kerb to Oakmount Road, ramp access to Winchester Road via alley - latter also benefits prams/buggies).

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	None received
Head of Transportation and Engineering	Holding objection received on the initial plans The cycle parking will be considerably reduced, cycle parking has already reduced due to planning application for cycle parking to trolley bays. UPDATE – objection withdrawn

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Established Residential Area Primary shopping zones 137.TC

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

Eastleigh Borough Local Plan Review (2001-2011) saved policies 59.BE, 100.T, 137.TC
Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1, (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'

CHARACTER APPRAISAL AREA

NA

SPECIAL POLICY AREA

NA

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 residential amenity, highway matters, trees, nature conservation, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

These will be discussed.

COMMENT ON REPRESENTATIONS RECEIVED

Noted

PLANNING OBLIGATION/CONSIDERATIONS

NA

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

Saved 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.

Principle, Layout and Design, Impact upon the Area

The application is proposing the reconfiguration of the external area of the store for which other planning applications have been submitted. Currently the area is used for displaying horticultural products and trolley park. It is proposed that a new trolley park will be sited where the horticultural area and the new seating area which will include table to be located where the trolley park is under the covered walkway. The drop off /pick up point will involve the removal of three disabled bays and a new trolley store will be positioned adjacent. The existing bollards will be repositioned to take into account the new layout and there is no concern with their siting or appearance.

Overall there is no concern with the proposal, the alterations are considered to be of an appropriate scale and design and will provide for a more accessible and better layout.

Parking, Accessiblity

The majority of the alterations will be focussed by the main entrance and the covered walkway. There is no concern that the siting of the seating, barriers or trolley park will reduce pedestrian access, from the plans submitted there appears to be very little difference.

The head of Transportation and Engineering had placed a holding objection on the initial plans as the cycle parking would reduce. A previous planning application had reduced the cycle parking from 24 spaces to 10 and the initial plans would have further reduced this to 6. Saved policy 100.T states that proposals should include measures that minimize its impact on the existing transport network. The reduction in cycle parking spaces would have been unacceptable and contrary to encouraging sustainable travel modes, amended plans were sought and the cycle parking has been increased to 12. To avoid doubt the provision of these will be conditioned. The disabled bays will be sited to the side of the entrance and the retention is welcomed.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

The recommendation is to permit.