

25th JUNE 2019 PLANNING COMMITTEE

6e 19/0366 Reg'd: 09.04.19 Expires: 04.16.19 Ward: C
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LOCATION: Morrisons, 82 Goldsworth Road, Woking, Surrey, GU21 6LJ

PROPOSAL: Erection of a single-storey outbuilding in an existing carpark to facilitate a vehicle valuation, sale and collection service.

TYPE: Full

APPLICANT: Pendragon Property Holdings Ltd **OFFICER:** Tanveer Rahman

REASON FOR REFERRAL TO COMMITTEE

The proposal involves the erection of a non-residential outbuilding and is recommended for approval. It therefore falls outside of the scheme of delegated powers.

RECOMMENDATION

GRANT planning permission subject to conditions

PLANNING STATUS

- Urban Area
- Rail Depot Buffer
- Contamination suspected
- Thames Basin Heaths SPA Zone B (400m-5km)

SITE DESCRIPTION

The application site relates to four parking bays in the carpark of Morrisons supermarket on Goldsworth Road. The bays are located in the southern section of the carpark adjacent to a railway embankment wall.

PLANNING HISTORY

PLAN/2018/0846: Proposed signage on car park valeting concession unit stating the company name and associated supermarket, price list, product branding and health & safety manifestation. Signage to be applied to the external cabin elevations, perimeter fence and in between canopy columns as a banner - Permitted 23.10.2018

PLAN/2018/0845: Erection of a modular cabin, canopy, hoarding and drainage within an existing carpark to facilitate a proposed car valeting service - Permitted 18.10.2018.

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PLAN/2018/0422: Erection of a number of structures within an existing supermarket service yard to provide facilities to carry out home deliveries from the existing store. The proposed structures include a building containing storage areas for goods, a canopy for three delivery vans and a canopy to cover an existing ramp into the store - Permitted 24.08.2018.

PLAN/2017/0465: Advertisement consent for 2no. internally illuminated motif boxes to store, 2no. internally illuminated lettering fascia signs to store, 1no. internally illuminated totem sign to petrol station, 8no. internally illuminated canopy fascia signs to petrol station and 1no. internally illuminated fascia to petrol station - Permitted 21.06.2017.

PLAN/2017/0464: Extension to the main entrance lobby for Morrison's Supermarket - Permitted 21.06.2017.

PLAN/2016/1113: Variation of condition 3 of PLAN/2011/0350 (for Variation of condition 3 of PLAN/2001/0295) to allow the store to open from 06:00 - 00:00 on the four days prior to Christmas Eve only (excluding Sundays) each year - Permitted 14.12.2016.

COND/2011/0062: Discharge of conditions 2, 3 and 5 from PLAN/2010/1181 for the proposed extension to the main entrance elevation of the existing supermarket building. Alterations to the existing car park - Permitted 21.02.2012.

AMEND/2011/0040: Non-material amendment to PLAN/2010/1181 - Permitted 04.07.2011.

PLAN/2011/0350: Variation of condition 3 of PLAN/2001/0295 to allow the store to open from 07:00am - Permitted 15.06.2011.

PLAN/2010/1181: Proposed extension to the main entrance elevation of the existing supermarket building. Alterations to the existing car park - Permitted 02.03.2011.

PLAN/2002/0421/A: Development Appeal - Appeal allowed 05.08.2002.

PLAN/2002/0421: Removal of condition 17 of planning permission 98/0329 to facilitate 24 hour deliveries 7 days a week - Refused 27.05.2002.

PLAN/1998/0329: Demolition of existing buildings ,alteration of level, erection of Class A1 retail store of 5402m (Gross Internal) including Creche, Coffee Shop, Dry Cleaners and associated facilities and 453 space spaces - Permitted 07.09.1998.

PLAN/1995/0980: Demolition of existing buildings, alteration of level, erection of Class A1 Retail Store of 5510sq, (Gross) including Creche, Coffee shop, Dry Cleaners and associated facilities and 560 spaces - No further action.

PROPOSED DEVELOPMENT

The application proposes to erect a single-storey, flat roofed, prefabricated outbuilding on four bays at the southern end of the supermarket carpark, adjacent to the railway embankment wall. It is proposed to house a vehicle valuation, sale and collection service and would be 8.0m wide, 3.75m deep and 3.4m high.

CONSULTATIONS

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County Highway Authority (SCC): No objection.

Council Flood Risk & Drainage Officer: No objection.

Council Senior Environmental Health Officer: No objection.

Council Contaminated Land Officer: No objection subject to condition.

Network Rail: No response received.

NEIGHBOUR REPRESENTATIONS

No letters of representation were received.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (2019):

Section 2 - Achieving sustainable development

Section 6 - Building a strong, competitive economy

Section 7 - Ensuring the vitality of town centres

Section 9 - Promoting sustainable transport

Section 12 - Achieving well-designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Woking Core Strategy (2012):

CS9 - Flooding and water management

CS15 - Sustainable economic development

CS18 - Transport and accessibility

CS21 - Design

Development Management Policies DPD (2016):

DM5 - Environmental Pollution

DM7 - Noise and Light Pollution

DM8 - Land Contamination and Hazards

DM16 - Servicing development

Supplementary Planning Documents

Woking Design SPD (2015)

Outlook, Amenity, Privacy and Daylight (2008)

Parking Standards (2018)

PLANNING ISSUES

The main issues to consider in determining this application are impact on retail, character, neighbouring amenity, flood risk, contamination and car parking provision & highway safety having regard to the relevant policies of the Development Plan.

Impact on retail

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1. PLAN/2010/1181 proposed a 747sqm extension to the supermarket. Due the nature and scale of that application it included a sequential test and impact assessment. The development proposed as part of this current application would have an area of 29.56sqm. Given the ancillary nature and limited scale of the proposed development it is considered that neither a sequential test nor a retail impact assessment is required and that the proposal would not have an unacceptable retail impact on the designated Woking Town Centre.

Impact on character

2. Policy CS21 of the *Woking Core Strategy* (2012) states that new development should create buildings “*with their own distinct identity, they should respect and make a positive contribution to the street scene and character of the area in which they are situated, paying regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land*”.
3. It is considered that the scale and form of the proposal would be subservient to the existing supermarket. While it is noted that it would have a simple and utilitarian character which is not considered to be of any particular architectural merit it is considered that it would also relate to the character of the existing store. For these reasons it is considered that the proposal would have an acceptable impact on the character of the existing store as well as the wider area.

Impact on neighbouring amenity

4. Given the separation distance to residential properties on Kingsway to the north and De Lara Way to the east it is considered that the proposal would not create unacceptable overlooking issues, would not unacceptably impact daylight levels and would not appear unacceptably overbearing towards neighbouring properties.
5. Furthermore, a Council Senior Environmental Health Officer has raised no objection on noise impact grounds.
6. For these reasons it is considered that the proposal would have an acceptable impact on neighbouring amenity.

Impact on flood risk

7. According to Council records part of the supermarket’s carpark is in a Surface Water Flood Risk Area however the proposed development would not be in this area. Furthermore, the Council’s Drainage & Flood Risk Assistant Engineer has raised no objection.
8. For these reasons it is considered that the proposal would have an acceptable impact on flood risk.

Impact on contamination

9. According to Council records the application site may be at risk from contamination. The Council’s Contaminated Land Officer was consulted as part of this application and as the agent confirmed that the proposal would not involve breaking ground the Officer raised no objection.

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10. It is therefore considered that the proposal would not have an unacceptable contamination impact.

Impact on car parking provision & highway safety

11. The proposal would lead to the loss of four parking bays however the County Highway Authority (SCC) has assessed the application in terms of parking provision and highway safety and raised no objection.
12. For this reason it is considered that the proposal would have an acceptable impact on car parking provision and highway safety.

Local finance consideration

13. The proposal is not considered to result in retail (A1 use class) floor space and is not therefore liable for a financial contribution to CIL.

CONCLUSION

Overall, the proposal would have an acceptable impact on retail, character, neighbouring amenity, flood risk, contamination and car parking provision & highway safety having regard to the relevant policies of the Development Plan. The proposal therefore accords with Sections 2, 6, 7, 9, 12 and 14 of the *National Planning Policy Framework* (2019), Policies CS9, CS15, CS18 and CS21 of the *Woking Core Strategy* (2012), Policies DM5, DM7, DM8 and DM16 of the *Development Management Policies DPD* (2016), *Woking Design SPD* (2015), *Outlook, Amenity, Privacy and Daylight* (2008) and *Parking Standards* (2018) and is recommended for approval.

BACKGROUND PAPERS

Site visit photographs (24.09.2018)

RECOMMENDATION

It is recommended that planning permission be **GRANTED** subject to following conditions:

1. The development hereby permitted shall be commenced not later than three years from the date of this permission.

Reason:

To accord with the provisions of Section 91 (1) of The Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved drawings listed below:
 - 1:1250 location plan Drwg no.367_PL_01 (received by the LPA on 09.04.2019)
 - 1:500 proposed block plan Drwg no.367_PL_02 (received by the LPA on 09.04.2019)

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- 1:25 proposed plans and elevation Drwg no.000/10E (received by the LPA on 09.04.2019)

Reason:

For the avoidance of doubt and to ensure that the development is completed in accordance with the approved drawings.

3. The external finishes of the development hereby permitted shall be those stated on the submitted application form unless otherwise agreed in writing by the Local planning Authority.

Reason:

To protect the visual amenities of the area in accordance with the principles set out in the NPPF (2019) and Policy CS21 of the *Woking Core Strategy* (2012).

4. The premises hereby approved shall only be open to customers between the hours of 06:00 and 23:00 Monday to Friday inclusive; 06:00 and 23:00 on Saturdays, 10:00 and 16:00 on Sundays and Bank Holidays.

Reason:

To protect the environment and amenities of the occupants of neighbouring properties in accordance with Policy CS21 of the *Woking Core Strategy* (2012).

5. The development hereby permitted shall not be occupied until details of any external lighting including floodlighting (demonstrating compliance with the recommendations of the Institute of Lighting Engineers 'Guidance Notes for Reduction of Light Pollution' and the provisions of BS 5489 Part 9) have been submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme shall be installed prior to the first use/ occupation of the development hereby approved and maintained in accordance with these standards thereafter.

Reason:

To protect the appearance of the surrounding area and the residential amenities of the neighbouring properties in accordance with Policies CS18 and CS21 of the *Woking Core Strategy* (2012).

Informatives

01. Site Inspections:

You are advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.

02. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

03. The applicant is advised that, under the Control of Pollution Act 1974, site works which will be audible at the site boundaries are restricted to the following hours:-

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0800 - 1800 Monday to Friday.

0800 - 1300 Saturday.

Not at all on Sundays and Bank/Public Holidays.

04. The applicant is reminded that this permission does not convey the right to display any advertisements on the proposed development.