

24 SEPTEMBER 2019 PLANNING COMMITTEE

6d PLAN/2019/0740

WARD: KNA

LOCATION: Sainsbury's, Redding Way, Knaphill, Woking, GU21 2QT

PROPOSAL: Erection of a canopy structure at existing "Click and Collect" point.

APPLICANT: Sainsbury's Supermarkets Ltd

OFFICER: David Raper

REASON FOR REFERRAL TO COMMITTEE:

The proposal includes the erection of a detached structure which falls outside the scope of delegated powers as set out by the Management Arrangements and Scheme of Delegation.

SUMMARY OF PROPOSED DEVELOPMENT

The proposal is for the erection of a tensile fabric canopy structure over an existing "Click and Collect" point in the car park of a large Sainsbury's supermarket.

PLANNING STATUS

- Urban Area
- Thames Basin Heaths SPA ZoneB (400m-5km)

RECOMMENDATION

GRANT planning permission subject to conditions.

SITE DESCRIPTION

The proposal relates to the car park area of a large Sainsbury's supermarket. The area is mixed in character and is characterised by modern blocks of flats to the east and two storey suburban development to the south.

RELEVANT PLANNING HISTORY

- PLAN/2019/0741 - Advertisement Consent to display 4x non-illuminated adverts on "Click and Collect" canopy and 2x non-illuminated panel signs – Not yet determined

CONSULTATIONS

- **Scientific Officer:** No objection subject to condition.

REPRESENTATIONS

None received.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2019):
Section 12 - Achieving well-designed places

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Woking Core Strategy (2012):

CS21 - Design

CS24 - Woking's landscape and townscape

Supplementary Planning Documents (SPDs):

Woking Design (2015)

PLANNING ISSUES

Principle of Development:

1. The proposal is for the erection of a canopy structure over an existing 'Click and Collect' point in the car park of the site where customers can collect shopping which has been ordered online. As the proposal relates to an existing 'Click and Collect' point which is ancillary to the supermarket, the proposal is not considered to result in an intensification of use of the site and is not considered to raise any land use issues. The proposal can therefore be considered acceptable in principle subject to the considerations set out below.

Impact on Character:

2. The proposal would comprise a tensile plum coloured fabric canopy supported by a metal frame. The structure would have a maximum height of 5.2m and would measure 8.2m in width and 9.3m in length. The proposal site is within the car parking area to the front of the large Sainsbury's and Homebase stores. The surrounding area is mixed in character and includes modern blocks of flats to the east and suburban two storey development to the south. The proposed structure would be viewed in the context of existing structures in the vicinity including the Petrol Station, car wash and trolley shelters. Overall the proposed structure is considered visually acceptable and is considered to have an acceptable impact on the character of the proposal site and surrounding area.

Impact on Neighbours:

3. Given the modest scale of the structure and the separation distance of at least 30m to the nearest residential neighbours, the proposal is considered to form an acceptable relationship with surrounding neighbours.

Transportation Impact:

4. As the proposal relates to an existing 'Click and Collect' point, the proposal is not considered to result in an intensification of use of the site or additional vehicle movements and would not result in the loss of any parking spaces. The proposal is therefore considered to result in an acceptable transportation impact.

Contamination:

5. Due to historic land uses, there is potential for there to be ground contamination on the proposal site. The Council's Scientific Officer has been consulted and raises no objection subject to a condition. The proposal is therefore considered acceptable in this regard.

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CONCLUSION

6. Overall the proposal is considered an acceptable form of development which would have an acceptable impact on the visual amenities of the area, on the amenities of neighbours and in transportation terms. The proposal therefore accords with the Development Plan and is recommended for approval subject to conditions.

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation responses

RECOMMENDATION

PERMIT subject to the following conditions:

1. The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with 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 plans listed below:

PL-A-2001 Rev.A (Site Location Plan) received by the LPA on 25/07/2019

PL-A-2002 (Existing Site Plan) received by the LPA on 25/07/2019

PL-A-2003 (Proposed Site Plan) received by the LPA on 25/07/2019

PL-A-2004 Rev.A (Proposed Plans) received by the LPA on 25/07/2019

PL-A-2005 Rev.A (Proposed Elevations) received by the LPA on 25/07/2019

PL-A-2006 Rev.A (Proposed Elevations) received by the LPA on 25/07/2019

Reason: For the avoidance of doubt and in the interests of proper planning.

3. If, prior to or during development, ground contamination is suspected or manifests itself then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted an appropriate remediation strategy to the Local Planning Authority and the written approval of the Local Planning Authority has been received. The strategy should detail how the contamination shall be managed.

The remediation strategy shall be implemented in accordance with such details as may be approved and a remediation validation report shall be required to be submitted to Local Planning Authority to demonstrate the agreed strategy has been complied with.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment.

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Informatives

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework (2019).