

Committee: Development Control

Date: 31 January 2007

Title: Advanced report of issues relating to planning application UTT/1850/06/FUL for extension of existing class A1 retail store and alterations to existing car park at Tesco store, Woodlands Park, Great Dunmow

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Item for decision

Summary

- 1 The attached report sets out the main issues officers consider to be relevant in relation to the above application, and officers seek the views of Members on whether there are any additional matters that require consideration prior to drafting a final Committee report containing a recommendation. **Members are reminded that they should not form or offer an opinion on the merits of the proposal at this stage.**

Background

- 2 Members will recall that the advanced reporting scheme was introduced to improve the authority's performance in determining major applications within the 13-week target set by Government. Under the scheme officers prepare reports outlining the main issues relating to specific major applications, where appropriate, prior to final recommendation. These provide Members with an opportunity to identify additional planning issues they consider require investigation prior to determining such applications. This particular application is classified as a major application under the Government's definitions of Major, Minor and Other applications because it involves erecting extensions having a total floor space of more than 1000 square metres. It is likely to be presented to the committee for determination on 21 February 2007. The initial report is attached to this report.

Recommendation

That the Committee identify any additional issues that Members would like to be addressed in the report to Committee when it comes before it for determination.

Background Papers: Planning application UTT/1850/06/FUL

**ADVANCED REPORT OF ISSUES RELATING TO PLANNING APPLICATION
UTT/1850/06/FUL FOR EXTENSION OF EXISTING CLASS A1 RETAIL STORE
AND ALTERATIONS TO EXISTING CAR PARK AT TESCO STORE,
WOODLANDS PARK, GREAT DUNMOW**

APPLICATION NO: UTT/1850/06/FUL

CLASSIFICATION: MAJOR application

NOTATION: Within Development Limit

DESCRIPTION OF SITE: The site is situated on the western edge of the town adjacent to the Woodlands Park residential estate. It measures 3.4 hectares (8.4 acres) and is an established supermarket with ancillary car parking and petrol station. The main building on the site opened about 12 years old and has a floorspace of 4056 square metres. Around the north, south and western site boundaries is established structural landscaping. Opposite the site across Woodlands Park Drive is residential development with some to the north east. Most of the land to the east is the grounds to the recently developed Woodlands Park Primary School. To the south of the site is the former A120 (B1256) and to the west is the entrance to the Woodlands Park estate which forms part of the proposed north west bypass.

The supermarket is located to the eastern side of the site, with its non public servicing side along its southern edge. The public faces of the building are its northern and western elevations. The car park is to the west of the main building, with a smaller area of parking wrapping around the northern edge of the supermarket. A turning and stopping area used by bus services is near to the southern end of the supermarket. The petrol station and car wash are located close to the site entrance on its western edge. All vehicular access to the site is via a roundabout on the original section of the proposed north east relief road also serving Woodlands Park Drive. This allows indirect vehicular access via a further roundabout to the B1256. Pedestrian access to the site is from the north and south. The natural topography of the site is such that the supermarket is raised slightly from prevailing ground level to the south of the site and cut in significantly below natural levels to the north and west.

DESCRIPTION OF PROPOSAL: The application seeks full planning permission to erect extensions to the main building on the site and relatively minor alterations to the layout of the car park and bus stop facilities. The extensions would be in three areas – to the northern and southern elevations of the building, with a smaller extension to the eastern elevation. The following table outlines the main physical aspects of the proposal.

	<i>Existing</i>	<i>Proposed</i>
Retail floorspace	2606 m ²	3848m ²
Ancillary floorspace	1450m ²	1825m ²
Total floorspace	4056m ²	5673m ²
Car parking spaces	378 spaces	395 spaces

The bus stop would be relocated a short distance from its current position near to the servicing area. No changes to the vehicular or pedestrian accesses are proposed. No changes to the opening hours are proposed from those currently operating i.e. 24 hours

each day except Saturday when it closes at 2200 and Sunday when it is restricted to 1000 to 1600.

APPLICANT'S CASE: The following documents have been submitted with the application:

Statement of Community Involvement – An explanation of discussions with residents and interest groups prior to submission.

Design & Access statement – An explanation of the process of formulating the proposal and of the proposal itself in line with the requirements of recent legislation.

Planning and retail statement –

Transport assessment with two volumes of appendices

Travel Plan - Relates primarily to measures to reduce the use of single occupation cars by staff.

RELEVANT HISTORY: Permissions for supermarket 1991 – 1994; Permission for covered marshalling area 2001; Permission for trolley bays 1999 and traffic beacons in car park; Permission for installation of car wash at petrol station and extension to supermarket 2001; Permission for erection of refrigeration equipment; Permission for bulk extension to store 2002.

CONSULTATIONS: County Highways: Request extra time (NB officers have replied giving timetable for determining application).

Environment Agency: Assessed as having low environmental risk

Environmental services (Due 6.12.06)

Policy (Due 6.12.06)

Landscaping (Due 6.12.06)

Drainage engineer: No comment.

TOWN COUNCIL COMMENTS: No objections subject to the applicant adhering to the statement “will not seek permission for a pharmacy, a Post Office, an optician’s, a dry cleaners or a hairdresser/beauty salon as part of this application” or as part of any future application.

PUBLICITY: 33 properties were been notified and the application has been advertised in line with Government requirements for a Major application with site notices and a press advertisement.

PLANNING CONSIDERATIONS: The main issues identified by officers are:

1. Principle of development (*Development Plan policies: Structure Plan BE1, Local Plan S1*)
2. Affect on economic viability of Great Dunmow (*Development Plan policy: Structure Plan TCR4 and Government Policy PPS6 Planning for Town Centres*)
3. Transport/traffic/parking/access issues (*Development Plan policies: Structure Plan RS1 T3; Local Plan GEN8 E3*)
4. Amenity of neighbours (*Development Plan policies: Local Plan Policy ENV11 GEN4*)
5. Design including materials, landscaping and lighting (*Development Plan policies: Local Plan GEN1 GEN2 GEN 4 GEN5*)
6. Minimising consumption of power and water (*Development Plan policies: Structure Plan PolicyEG4; Local Plan GEN2 ENV15*)
