

UTT/1928//11/REN (GREAT DUNMOW)

PROPOSAL: Renewal of planning application UTT/1850/06/FUL extensions of existing Class A1 retail store. Alterations to existing car park

LOCATION: Tesco Store, Stortford Road, Great Dunmow

APPLICANT: Tesco Stores Ltd.

AGENT: Montagu Evans

GRID REFERENCE: TL 616-219

EXPIRY DATE: 26.12.2011

CASE OFFICER: Nigel Brown

APPLICATION TYPE: Major

1. NOTATION

1.1 Within Development Limits.

2. DESCRIPTION OF SITE

2.1 The site is situated on the western edge of the town adjacent to Woodlands Park. It measures 3.4 hectares and comprises an established supermarket with ancillary car parking and petrol filling station. The main building on the site has an existing floor space of 4056sqm. Around the north, south and western boundaries is established structural landscaping. Residential development exists to the north west of the site and Woodlands Park Primary School lies to the east of the site. To the south 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.

2.2 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.

3. PROPOSAL

3.1 The current application seeks a renewal of extant planning permission reference UTT/1850/06/FUL dated 1 October 2008. When dealing with applications to renew extant planning permissions which are submitted prior to the expiry of planning permission, the consideration of the proposal should be confined to its reconsideration in light of any significant changes in national/local policy or any specific local changes in circumstances on site.

- 3.2 The planning permission the subject of this renewal is a full planning permission to erect extensions to the main building on the site. These involve two extensions to the sales area with one on the northern side of the store, and one on its southern side, which will provide 795sq.m and 447sq.m of floor space respectively, totalling an additional 1,242sq.m. Of this increase to the sale area, 471sq.m is to be added to the food hall, 663sq.m for the sale and display of comparison goods and a total of 108sq.m will be added to the checkout area and customer café. Alterations are also proposed to the rear of the store, involving the creation of an additional 424sq.m of bulk storage (375sq.m of new floorspace), which will free up space for further internal alterations. These will include the conversion of an existing frozen food storage area to provide a home shopping processing and loading area and the creation of a dedicated area for home shopping delivery vans.
- 3.3 As a consequence of these works a number of other changes are proposed. These include alterations to the parking areas, the provision of a new pedestrian crossing between the store building and Stortford Road and new passenger waiting facilities at the bus stop in Stortford Road. The application proposes an additional 1,617sqm of floorspace within the site. Parking spaces would increase from 378 spaces to 395 spaces.
- 3.4 No changes are proposed to the petrol filling station or to the vehicular or pedestrian accesses. Also no changes to the opening hours are proposed from those current operating hours i.e. 24 hours each day except Saturday when it closes at 2200 and Sunday when it is restricted to 1000 to 1600.

4. APPLICANT'S CASE

- 4.1 As this application is for the renewal of an extant planning permission, in accordance with the relevant regulations only a revised Design and Access Statement, the necessary notices and a planning fee are required.
- 4.2 The applicant has provided a letter dated 23 September 2011 in support of their application. This letter outlines the status of Uttlesford's Core Strategy and the saving of the relevant policies considered within the original 2006 planning application.
- 4.3 The letter also highlights the fact that the East of England Plan (May 2008) does not consider any specific policies which effect this proposal.
- 4.4 The letter also states the implications of the new PPS4, Planning for Sustainable and Economic Growth. The implications of PPS4 required specific additional attention by the applicant's agent.
- 4.5 E17.1 states that
- “Planning applications for main town centre uses that are not in the existing centre and not in accordance with an up to date development plan should be refused planning permission where:
- a. the applicant has not demonstrated compliance with the requirements of the sequential approach (policy EC15);or
 - b. there is clear evidence that the proposal is likely to lead to significant adverse impacts in terms of any one of the impacts set out in policies EC10.2 and 16.1 (the impact assessment, taking account of the likely cumulative effect of recent permissions, developments under construction and completed developments).
- 4.6 In response to this change in central policy advice the application has been accompanied by a sequential site assessment. Whilst there are a number of current vacant units within Great Dunmow, including some small new-build units around the

market square, these units are not of a sufficient size to accommodate the proposed extensions as set out in the submitted Design and Access Statement. Therefore we are of the view that the proposed extension application continues to meet the requirements of the sequential site assessment.

4.7 EC10.2 of PPS4 sets out the impact considerations against which all applications for economic development should be assessed. In summary these comprise:

- a. Carbon Dioxide Emissions/Environmental Considerations
- b. Accessibility
- c. High Quality and Inclusive Design
- d. Economic and Physical Regeneration
- e. Employment

4.8 In response to these the applicant has commented:

- a. Carbon Dioxide Emissions/ Environmental Considerations

The applicant's letter of 23 September 2011 addresses Tesco's specific corporate approach to reduced energy use; reduced CO2 emissions; recycling; reduced packaging and appropriate incentive schemes.

- b. Accessibility

The full assessment of the extended store's accessibility is set out in the Transport Assessment submitted with the original application and the updated Design and Access Statement submitted with this application.

- c. High Quality and Inclusive Design

The layout of the proposal takes into account the need to protect the residential amenity of dwellings close to the site. The principal retail areas will be built to the southern side of the store where the service yard is currently located and to the northern side where the car parking is currently located.

The site is already attractively landscaped and there is a substantial landscaping strip that separates the store site from the residential properties to the east of Barberry Path.

It is proposed that the materials to the front (western) elevation will match the existing, with brickwork and shopfront glazing, and a continuation of the tiled mansard roof. The northern and southern elevations and the bulk storage areas will be constructed from white Ranilla cladding. The use of the material, which is part of a "dry" construction process, will significantly increase the speed of construction of the parts of the development which are closest to residential properties and thus reduce potential disturbance to nearby residents during the building programme.

The Design and Access Statement considers design and accessibility in more detail.

- d. Economic and Physical Regeneration

The development will create a number of new jobs and also encourage more expenditure to be retained within the Great Dunmow site.

- e. Employment

The proposed extensions will create additional employment during the construction and operational phases. The additional retail floorspace will create the equivalent of approximately 50 full time jobs during the operational phase.

- 4.9 Policy EC16.1 of PPS4 sets out considerations that should be taken into account in assessing the effect of proposed developments on centres. These comprise:
- a) The impact on existing, committed and planned public and private investment;
 - b) The impact of the proposal on town centre vitality and viability;
 - c) The impact of the proposal on allocated sites outside town centres being developed in accordance with the development plan;
 - d) The impact of the proposal on in-centre trade/turnover;
 - e) If located in or on the edge of a town centre, whether the proposal is of an appropriate scale; and
 - f) Any locally important impacts on centres.
- 4.10 In response to these the applicant has commented that as the site is an out of centre location it is not necessary to consider whether the development is of an appropriate scale (criterion e). The Council has not identified any locally important impacts, therefore there are no additional impacts to be considered under criterion f. There are no allocated sites outside town centres, therefore there is no impact in terms of criterion c. What remains therefore is to consider the proposed development against criteria a, b and d.
- 4.10 The previously approved Planning and Retail Statement addressed the impact of the proposal on town centre vitality and viability and the impact of the proposal on in-centre trade/turnover.
- 4.11 The applicant states that in considering the proposed extensions against the relevant retail tests the Council previously found that: "Officers have considered the information before them and do not dispute the details and findings of the submission, which meets the requirements of PPS6 (Planning for Town Centres). The Local Plan recognises the lack of availability for sites capable of accommodating larger stores within its town and local centres (para 8.2) and also the fragility of the town centres due to the loss of trade resulting in residents looking to the sub-regional shopping centres further afield such as Chelmsford, Harlow and Colchester (para 13.2). As a consequence, in accordance with internal advice from the Council's Policy section, officers are satisfied that any affects on the town centre are likely to be negligible. The improvements to the store could in fact potentially benefit the district because by making the store more attractive to shoppers, expenditure is more likely to be retained within the district rather than lost to new bigger stores located beyond the district boundaries. This in turn will retain more people shopping at Tesco in Great Dunmow rather than in other towns, which shall encourage the additional shoppers to use other shops, services and facilities in the adjacent town centre".
- 4.12 The applicant believes that this continues to be the case and therefore criteria b and d are satisfied. Therefore the remaining criterion to assess the proposed development against relates to the impact on existing, committed and planned public and private investment. Whilst recent improvements have taken place to the centre of Great Dunmow including the creation of a town square, no further planned public or private investments are known which propose the creation of additional retail floorspace which would be prejudiced by the proposed extensions to the Tesco store in Great Dunmow.
- 4.13 Policy EC17.2 of PPS4 notes that where no significant impacts have been identified following an assessment based on the criteria set out in Policies EC10.2 and EC16.1 planning applications should be determined taking account of the following:
- a) The positive and negative impacts of the proposal in terms of policies EC10.2 and EC16.1 and any other material considerations; and

- b) The likely cumulative effect of recent permissions, developments under construction and completed developments.

- 4.14 In response to these the applicant has stated that the positive and negative effect of the proposal were assessed as part of the submitted Planning and Retail Statement and have been summarised in the supporting letter. What remains therefore is to set out whether there are any other material considerations that should have been taken into account in determining the application. The applicant concludes that having considered the proposed development no additional material considerations have been identified which should change the previous decision.
- 4.15 An updated Design and Access Statement has been submitted to take account of the updated information requirements published by the Department of Communities and Local Government in March 2010.

5. RELEVANT SITE HISTORY

- 5.1 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. Permission granted under UTT/1850/06/FUL to extend the store together with alterations to the existing car park; this current application seeks to renew that permission.

6. POLICIES

6.1 National Policies

PPS1 – Delivering Sustainable Development
PPS4 – Planning for Sustainable Economic Growth
PPG13 - Transport

6.2 East of England Plan 2006

SS1 – Achieving Sustainable Development
SS6 – City and Town Centres

6.3 Essex Replacement Structure Plan 2001

No policies relevant.

6.4 Uttlesford District Local Plan 2005

Policy GEN1 – Access
Policy GEN2 – Design
Policy GEN3 – Drainage and Flooding
Policy GEN4 - Amenity
Policy GEN5 – Light Pollution
Policy GEN8 – Parking
Policy E3 – Access to Workplaces
Policy ENV11 – Noise Generators
Policy ENV15 – Renewable Energy
Policy RS1 – Access to Retailing and Services.
Policy RS2 – Town and Local Centres
Policy S1 – Development Limits for the Main Urban Areas

7. PARISH/TOWN COUNCIL COMMENTS

7.1 Great Dunmow Town Council support the application.

8. CONSULTATIONS

8.1 Environment Agency has no objection.

8.2 Highway Authority does not object as nothing has changed within the application. No objection subject to a legal agreement relating to a financial contribution towards improvements to cycle way and signal crossing in the vicinity of the site, towards improvements to bus infrastructure on the 312/313 route north of the site, towards improvements to the bus stops adjacent to the store on the site and footway/access improvements and towards improvements to the 17/18 bus service to the south of the site. A Travel Plan shall be secured and this shall include a monitoring fee.

8.3 Environmental Health made no comments.

8.4 Drainage Engineer has no objection.

8.5 UDC Policy

8.6 Landscape Officer made no comments.

8.7 Building Control does not object.

9 REPRESENTATIONS

9.1 Neighbours have been notified and one letter received objecting on the grounds that there is no consideration for residents who live in Barberrry Path or the primary school, questions why support is forthcoming for a large superstore, the current store is large enough, should support local shops on the high street, the car park is only full on bank holidays, noise nuisance has been a problem, they need to control what they have now, questions how residents and the school would be protected from noise and disruption, litter is a concern, generators should be moved away from houses, concerns over loading and unloading.

10 APPRAISAL

The issues to consider in the determination of the application are:

- A The principle of residential development (PPS1, EEP SS1, ULP Policy S1);
 - B The affect on the economic viability of Great Dunmow (PPS4, EEP SS6, ULP Policy RS2);
 - C Transport, traffic, parking and access issues. (PPG13, ULP Policies GEN1, GEN8, E3 & RS1);
 - D Residential amenity of neighbours. (ULP Policies GEN4 & ENV11);
 - E Design including materials, landscaping and lighting (ULP Policies GEN1, GEN2, GEN4 & GEN5) and
 - F Minimising consumption of power and water (ULP Policies GEN2 & ENV15).
- A The principle of retail development. (PPS1, EEP SS1, ULP Policy S1);**

The application site is located within the development limits of Great Dunmow wherein policy S1 of the Local Plan applies. This dictates that development is appropriate within these areas if compatible with the character of the settlement and

its countryside setting. In these respects the extensions are located within the confines of the site, which has very well defined boundaries. Views of the extensions and other associated works will not be visible from outside of the boundaries to the site to a degree where the proposal could be considered visually intrusive. When viewed in the context of the existing building and use of the site as a retail store, officers are satisfied that in principle the development is acceptable in light of policy S1 of the Local Plan.

B The affect on the economic viability of Great Dunmow. (PPS4, EEP SS6, ULP Policy RS2);

The applicants have submitted supporting statements in respect of the possible impacts of the development on the neighbouring town centre. With reference to the findings of the research undertaken, the applicants state that using County Council population forecasts and expenditure estimates from the Council's retail consultant, together with industry standard expenditure growth rate forecasts, it has been demonstrated that there is sufficient expenditure to support both the additional convenience and comparison goods floorspace in order to demonstrate 'need'.

The applicants also state that the sequential approach to site selection that has been undertaken demonstrates that no suitable, available and viable sites were identified within or on the edge of Great Dunmow or Thaxted. Similarly, no vacant units were identified, as a consequence of both centres low vacancy rates. With regard to competition between existing retailers within the town centre and Tesco's the applicant state that in terms of non-food goods, there is little cross-over in terms of goods that Tesco proposes to sell and the existing on offer in the town centre. Where there is likely to be a cross over, however, it is explained that diversion would be minimal given the qualitative differences between the products that Tesco sells and the products on offer in the town centre retailers. For example, the range of clothing on offer within the town centre caters for the designer end of the market, or specialist items such as outdoor clothing, whereas Tesco will be seeking to provide value for money clothing in direct competition with retailers such as Asda in Harlow or other good value retailers in Chelmsford. Conditions can be imposed by local planning authorities to limit the range of goods sold, and to control the mix of convenience and comparison goods. However no such restrictions apply to the existing store area and therefore arguably such a restriction could only reasonably be imposed on the new floorspace created by the extensions.

Officers considered the information in assessing the previous application and do not dispute the details and findings of the submission. The Local Plan recognises the lack of availability for sites capable of accommodating larger stores within its town and local centres and also the fragility of the town centres due to the loss of trade resulting in residents looking to the sub-regional shopping centres further afield such as Chelmsford, Harlow and Colchester. As a consequence, officers continue to be satisfied that any affects on the town centre are likely to be negligible. The improvements to the store could in fact potentially benefit the district because by making the store more attractive to shoppers, expenditure is more likely to be retained within the district rather than lost to new bigger stores located beyond the district boundaries. This in turn will retain more people shopping at Tesco in Great Dunmow rather than in other towns, which shall encourage the additional shoppers to use other shops, services and facilities in the adjacent town centre.

C Transport, traffic, parking and access issues (PPG13, ULP Policies GEN1, GEN8, E3 & RS1);

The Highway Authority is satisfied that the traffic likely to be generated by the proposal can be accommodated adequately and safely by the surrounding road network.

Vehicular access to and egress from the site will remain as existing, although changes are proposed to the circulation routes for vehicles and pedestrians within the site. The alignment of the road to the western side will ensure that vehicle speeds are likely to remain low, although officers advise that speed controls are put into place either side of the main entrance into the store in the interests of pedestrian safety. A condition to this effect has been recommended. Dedicated routes are proposed from the parking spaces to the store for disabled people to ensure that users will not have to cross any roads to get to the store. The parking provision for the store is 395 parking spaces, which includes 23 disabled parking spaces and 19 parent and child spaces, which equates to a car parking ratio of 1 space per 15.3sq m of gross floor area. Officers remain satisfied in this case that the provision is adequate given the location of the store in close proximity to a local centre of population and the alternative means of transport available for people visiting the store.

In general the site performs well in accessibility terms as it is accessible by public transport (a bus service stops close to the store), walking (pedestrian accesses from nearby Woodlands Park and from Stortford Road), cycling and the car. A Travel Plan also forms part of the proposal, which is primarily focused on the store staff, with the aim of encouraging them to reduce their use of private car travel to and from their place of work.

D Residential amenity of neighbours (ULP Policies GEN4 & ENV11);

In terms of residential amenity the closest properties to the site are those of Barbarry Path, which are located adjacent to the north eastern corner of the site. Other properties are located to the north but are separated by Woodlands Park Drive. The development will be confined within the existing site, which is screened partly by banking and mature landscaping. This will mitigate many of the possible affects of the development on neighbouring residential amenity, although the concerns of a resident relating to noise has been noted and considered. A condition is suggested in order to control noise levels at the site boundary with neighbouring residential properties in the interest of amenity. A condition restricting times of deliveries and opening hours of the store is not considered reasonable in this instance as the present store is not encumbered by such a condition. Notwithstanding the letter of objection it is not considered that circumstances have changed sufficiently to resist the renewal on this issue.

E Design including materials, landscaping and lighting. (ULP Policies GEN1, GEN2, GEN4 & GEN5) and

With regard to design, the extensions are compatible with the scale and height of the existing building and the details of the design and materials will also largely match or complement that of the existing building, with brick work, glazing and the continuation of the tiled mansard roof to the buildings front (western) elevation. The northern and southern elevations of the bulk storage area are proposed to be constructed of 'Ranilla' cladding. The use of materials can be controlled by the imposition of a condition. The site already benefits from a substantial landscaped strip which was planted following the original construction of the store. Officers consider this to be adequate and no further changes to the landscaping are proposed. No significant changes are proposed to the current levels of artificial lighting within the site.

F Minimising consumption of power and water. (ULP Policies GEN2 & ENV15).

The applicant indicates within the Design and Access Statement that it will be incorporating measures across its branch network to reduce water and energy consumption, with such schemes also incorporated in the extensions. Examples given include the use of dry construction methods using 'Ranilla', which is stated to be more energy efficient than brick and mortar based construction. A condition is recommended however in order to require the applicants to submit further information

on sustainable construction in order to ensure that the development is carried out in a sustainable manner.

10 CONCLUSION

The following is a summary of the main reasons for the recommendation:

- A There have been no significant changes in circumstances since the previous approval and the principle of the proposal therefore remains acceptable.

RECOMMENDATION – CONDITIONAL APPROVAL SUBJECT TO A S106 LEGAL OBLIGATION

- (I) The applicant be informed that the committee gives delegated powers to the Assistant Director Planning and Building Control in his discretion to refuse planning permission for the reasons set out in paragraph (III) unless before 6 months the freehold owner(s) enters into a binding obligation to cover the matters set out below under Section 106 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991, in a form to be prepared by the Assistant Chief Executive – Legal, in which case he shall be authorised to conclude such an agreement to secure the following:
- i) financial contributions towards improvements to cycle way and signal crossing in the vicinity of the site, improvements to bus infrastructure on the 312/313 route north of the site, improvements to the bus stops adjacent to the store on the site and footway/access improvements and improvements to the 17/18 bus service to the south of the site.
 - ii) travel plan monitoring fee
 - iii) pay the Council's reasonable costs.
- (II) In the event of such an agreement being made, the Assistant Director Planning and Building Control shall be authorised to grant planning permission subject to the conditions set out below:
- (III) If the freehold owner shall fail to enter into such an agreement, the Assistant Director Planning and Building Control shall be authorised to refuse permission for the following reasons:
- 1) lack of financial contribution in relation to highway improvement works to the cycle way and signal crossing in the vicinity, improvements to bus infrastructure on the 312/313 route, improvements to the bus stops adjacent to the store and footway/access improvements and improvements to the 17/18 bus service.

- 1 The development hereby permitted shall be begun before the expiration of 2 years from the date of this decision.

REASON: To comply with the requirements of Section 91 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 as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with Policies Policy GEN1, GEN2, GEN4, GEN5, GEN8, E3, ENV11, ENV15, RS1, RS2 and S1 of the Uttlesford Local Plan (adopted 2005).

- 3 Before development commences full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-
- a) proposed finished levels
 - b) means of enclosure (with particular reference to the southern and eastern boundaries and north eastern corner of the site)
 - c) car parking layout
 - d) vehicle and pedestrian access and circulation areas
 - e) hard surfacing, other hard landscape features and materials
 - f) existing trees, hedges or other soft features to be retained
 - g) planting plans, including specifications of species, sizes, planting centres, number and percentage mix
 - h) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife
 - i) details of siting and timing of all construction activities to avoid harm to all nature conservation features
 - j) location of service runs
 - k) management and maintenance details

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted and to comply with policy GEN2 of the Uttlesford Local Plan.

- 4 All hard and soft landscape works shall be carried out in accordance with the approved details. All planting, seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development and to comply with policy GEN2 of the Uttlesford Local Plan.

- 5 Before development commences samples of materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall be implemented using the approved materials. Subsequently, the approved materials shall not be changed without the prior written consent of the local planning authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity and to comply with policy GEN2 of the Uttlesford Local Plan.

- 6 All plant, machinery and equipment installed or operated in connection with the implementation of this permission shall be so enclosed and/or attenuated that noise emanating there from does not, at any time, increase the ambient equivalent continuous noise level as measured according to British Standard BS4142:1990 at any adjoining or nearby residential property.

REASON: To protect the amenities of the occupiers of adjoining properties and to comply with policies GEN2, GEN4 and ENV11 of the Uttlesford Local Plan.

- 7 There shall be no floodlighting or other form of external lighting constructed within the application site without the prior written consent of the local planning authority.

REASON: To protect the amenities of the occupiers of adjoining properties and to comply with policy GEN2 of the Uttlesford Local Plan.

- 8 The development as designed, specified and built shall achieve the equivalent of a BREEAM 'very good' rating, namely the building emissions rate (BER) achieved shall be at least 25% lower than the target emissions rate (TER) as calculated by the Building Regulations 2006 Part L2A SBEM methodology, and will incorporate other water saving and environmental features agreed with the planning authority.

The applicant will provide the planning authority with a design SBEM rating of the proposed development carried out by an accredited assessor before work commences on-site, as well as details of water saving and other environmental features. Within four weeks following its completion, the applicant will provide a SBEM rating of the as-built building and details of water saving and other environmental features incorporated.

REASON: In the interests of the promotion of sustainable forms of development and construction and to comply with GEN2 of the Uttlesford Local Plan.

- 9 There shall be no pharmacy, Post Office, optician, dry cleaners or hairdressers/beauty salon on the premises.

REASON: In the interests of maintaining the vitality and viability of the town centre and to comply with policy RS2 of the Uttlesford Local Plan.

- 10 There shall be no wall mounted external refrigeration units between points A-B-C-D on the site layout plan (1208 SK02).

- 11 Before development commences a Travel Plan shall be submitted to and approved in writing with the Local Planning Authority. The Travel Plan shall address and make provision for alternative means of travel to and from the site for employees and visitors to provide alternatives to use of the private car. Any agreed facilities shall be provided before first occupation of the extensions and maintained thereafter. The Travel Plan shall be subject to ongoing monitoring and review in association with the Sustainable Travel Team at Essex County Council.

REASON: To promote sustainable travel and to comply with policy GEN1 of the Uttlesford Local Plan.

- 12 Before development commences details of the provision of suitable temporary construction access arrangements, including appropriate visibility splays, adequate access width and radii to accommodate the simultaneous entry and exit of vehicles using the temporary access, temporary traffic management/signage and wheel

cleaning facilities for the duration of the construction phase to prevent the deposition of mud or other debris onto the highway network/public areas, turning and parking facilities for delivery/construction vehicles within the limits of the application site, together with an adequate parking area for those employed in developing the site shall be submitted to and approved in writing by the Local Planning Authority. The measures shall subsequently be implemented as approved. REASON: In the interests of highway safety and efficiency and to comply with policy GEN1 of the Uttlesford Local Plan.

- 13 Before development commences the details of the amount, location and design of powered two wheeler parking facilities, to accord with the requirement of the Parking Standards Design and Good Practice Guide dated September 2009, shall be submitted to and approved in writing by the Local Planning Authority. The approved facility shall be secure and shall be provided prior to occupation of the extensions and shall be retained for that purpose at all times.

REASON: To ensure adequate facilities are provided and to comply with policy GEN8 of the Uttlesford Local Plan.

- 14 Before development commences the details of the amount, location and design of the secure and covered parking for cycles to accord with the requirement of the Parking Standards Design and Good Practice Guide dated September 2009 shall be submitted to and agreed in writing by the Local Planning Authority. The approved facility shall be secure and shall be provided prior to occupation of the extensions and shall be retained for that purpose at all times.

REASON: To ensure adequate facilities are provided and to comply with policy GEN8 of the Uttlesford Local Plan.

- 15 Details of the surface material of the parking spaces together with associated soakaways shall be submitted to and approved in writing by the local planning authority before the development commences. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: In order to prevent pollution of ground water with fuel or oil spillages and to provide a satisfactory standard of service and to comply with policies GEN3 and GEN8 of the Uttlesford Local Plan.

- 16 The building hereby approved shall not be occupied until the roads and footpaths associated with the extensions have been constructed and surfaced in accordance with details which have been submitted to and agreed in writing by the local planning authority before the development commences.

REASON: In order to ensure that adequate vehicular and pedestrian access is provided in the interests of highway safety and to comply with policies GEN1 and GEN8 of the Uttlesford Local Plan.

- 17 Prior to the commencement of development a revised Transport Assessment shall be submitted to and approved in writing by the Local Planning Authority and any requirements arising from the Traffic Assessment shall be implemented in accordance with its requirements.

REASON: In the interests of highway safety and to comply with policies GEN1 and GEN8 of the Uttlesford Local Plan.

- 18 The extensions hereby approved shall not be used until the car parking spaces shown on the approved plans have been hard surfaced and laid out to the satisfaction of the local planning authority. Such spaces shall not thereafter be used for any purpose other than the parking of vehicles.

REASON: In the interests of highway safety and to comply with policy GEN8 of the Uttlesford Local Plan.

- 19 The 23 parking spaces for disabled users as designated on the proposed site layout plan shall be laid out as specified in BS.8300:2001 and marked in yellow thermoplastic road paint applied to the 1.4m wheel chair symbol and to the 1.2m wide access zones cross hatched as specified in BS.8300:2001. Thereafter such parking spaces shall remain as designated.

REASON: To provide adequate provision in the interests of highway safety and to comply with policy GEN8 of the Uttlesford Local Plan.

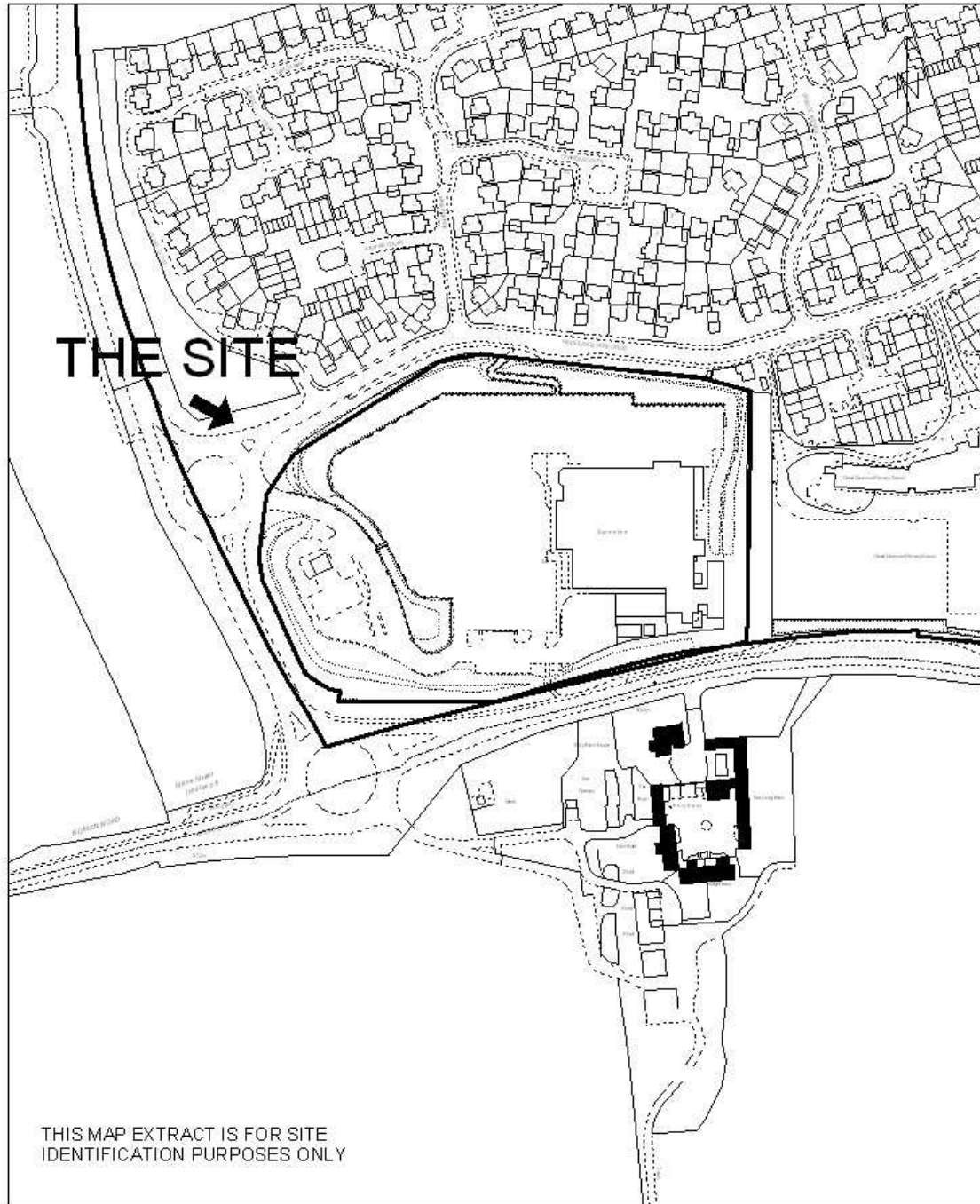
- 20 Prior to the commencement of the development hereby permitted details of traffic calming measures to be implemented on the access road in the area opposite the main pedestrian entrance to the store, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: In the interests of pedestrian safety and to comply with policy GEN1 of the Uttlesford Local Plan.

- 21 Before development commences a revised plan shall be submitted to and approved by the Local Planning Authority in writing showing the following amendments which shall be incorporated into the design for the development hereby permitted and the permission shall be implemented in accordance with the amendments listed below:

- a) revision of car parking layout and circulation area;
- b) location of disabled visitor parking spaces;
- c) provision of traffic calming measures.

REASON: To ensure a higher quality of development and to comply with policies GEN2 and GEN8 of the Uttlesford Local Plan.



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