

**4 DCCW2004/1679/F - AMENDMENT TO PLANNING PERMISSION REF: CW2001/1848/F TO ACCOMMODATE A RE-POSITIONING OF THE APPROVED BULK STORE EXTENSION (NO INCREASE IN FLOOR SPACE) TOGETHER WITH A FREE STANDING CANOPY IN ASSOCIATION WITH HOME DELIVERY SERVICE AT TESCO STORES LTD., ABBOTSMEAD ROAD, BELMONT, HEREFORD, HR2 7XS**

**For: Tesco Stores Limited per Development Planning Partnership, 14 Windsor Place, Cardiff, CF10 3BY**

**Date Received: 6th May 2004**

**Ward: Belmont**

**Grid Ref: 49325, 38452**

**Expiry Date: 1st July 2004**

Local Members: Councillors P.J. Edwards, J.W. Newman and Ms. G.A. Powell

This application was deferred at the meeting of the Central Area Planning Sub-Committee on the 28th July 2004 in order that Members could undertake a site visit, held on 9th August 2004.

## **1. Site Description and Proposal**

1.1 The Tesco store, Abbotsmead Road is located adjacent to the A465 trunk road approximately 2 miles to the southwest of Hereford City Centre. The adjoining A465 is the main access into the city from the southwest. The site is presently occupied by a Tesco's superstore which is currently in the process of being extended and altered including the recent relocation of the petrol filling station on land to the west of Abbotsmead Road. The recent planning permission which is currently being implemented was approved on the 8th September 2003.

1.2 This application seeks full planning permission for an amendment to permission CW2001/1848/F to allow the repositioning of an approved bulk store extension and the provision of a new freestanding canopy to the rear elevation of the store in connection with the dot.com home delivery service.

## **2. Policies**

2.1 Hereford and Worcester County Structure Plan:

Policy S3 - Retail Development outside Town Centres  
Policy CTC9 - Development Requirements

2.2 South Herefordshire District Local Plan:

Policy GD1 - General Development Criteria

### 2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy DR1	-	Design
Policy DR13	-	Noise

## 3. Planning History

- 3.1 There is a detailed and complex planning history associated with this site since the store was first approved under reference SH88/1340PM on the 19th December 1988. It is not considered that any of the recent history affects the consideration of this scheme which should be assessed on its own merits.
- 3.2 This application is for an amendment to approval CW2001/1848/F - extension to existing supermarket and storage area, provision of cage marshalling area. Relocation of existing petrol filling station, alterations to car park layout and associated highway works. Approved 8th September 2003.

## 4. Consultation Summary

### 4.1 Statutory Consultations

None.

### Internal Council Advice

- 4.2. Head of Engineering and Transportation - has no objection but recommends that any permission which the Authority may give includes conditions.
- 4.3 Head of Environmental Health & Trading Standards - comments awaited.

## 5. Representations

- 5.1 Belmont Rural Parish Council - Belmont Rural Parish Council does not support the proposed development on the grounds that the additional noise generated from the activity proposed would be intrusive for those living in close proximity to the store. The existing operation is resulting in many complaints of noise nuisance from the loading and unloading activities and any expansion of this activity will exacerbate the situation.

The full text of this letter can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

## 6. Officers Appraisal

- 6.1 The key issues for consideration in this application are the design issues associated with the relocation of the bulk store extension and the addition of a freestanding canopy on the rear elevation of the building.
- 6.2 The proposal involves amendments which will enable the Tesco's dot.com home delivery service to operate from the site without causing congestion or nuisance to existing customers at the store entrance. An existing access which is presently gated on to Abbotsmead Road would be utilised for the delivery vehicles only and would give them direct access to the store area at the northern side of the existing building. Officers have carried out a detailed history search and there is no restriction on the use

of the access which is provided onto Abbotsmead Road which would enable an element of control over the proposed dot.com service. It must be noted that the provision of the dot.com service from an existing access does not require the benefit of any specific planning permission and is clearly ancillary to the overall operation of the Tesco's site. As such the critical planning considerations as set out above are the visual impact associated with relocating the bulk store extension and the provision of a new canopy over the area where dot.com vehicles would be loaded.

- 6.3 The proposed bulk store extension measures 4.5 metres to the ridge and is a flat roofed structure which would be finished with a panel cladding system. It is a very well concealed position to the rear of the store and adjoins a significant strip of Lleylandii trees which separate the retail premises from adjoining residential properties. Given that the extension will be attached to the main store which measures 8.3 metres to the ridge and having regard to the existing landscape belt between the site and adjoining residential properties, Officers do not consider the extension would have an overbearing or detrimental impact on residential amenity. Furthermore, the canopy proposed would be situated under the eaves level of the existing building and again having regard to its position on the rear of the store, an objection on design grounds could not be sustained.
- 6.4 At the time of writing this report, comments from the Council's Environmental Health Officer were awaited, however it is stressed that any noise issues associated with activity on site must be dealt with under the appropriate environmental legislation and would not be a planning issue given the use of the access by dot.com vehicles does not require as a specific planning permission. The applicant's agent has indicated that the home delivery service would involve the use of four small vans which would be loaded no earlier than 0700 hours and would typically depart by about 0900 hours. The vehicles are reloaded (if necessary) at about 1600 hours and the only activity after 1900 hours would be returning vehicles.
- 6.5 In view of the above, subject to the outstanding comments from the Council's Environmental Health & Trading Standards Officer, planning permission is recommended subject to the conditions as set out.

## **RECOMMENDATION**

**Subject to the receipt of the comments from the Council's Head of Environmental Health and Trading Standards, Officers named in the Scheme of Delegation to Officers be authorised to grant planning permission subject to the following conditions:**

- 1. A01 (Time limit for commencement (full permission)).**

**Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.**

- 2. B01 (Samples of external materials).**

**Reason: To ensure that the materials harmonise with the surroundings.**

- 3. H16 (Parking/unloading provision - submission of details).**

**Reason: To minimise the likelihood of indiscriminate parking in the interests of highway safety.**

**4. H23 (Canopies/signs/projections over the highway).**

**Reason: In the interests of highway safety.**

**5. H26 (Access location).**

**Reason: In the interests of highway safety.**

**Informatives:**

**1. N15 - Reason(s) for the Grant of Planning Permission.**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.