

DEVELOPMENT CONTROL COMMITTEE
29 APRIL 2009

**DIRECTORATE OF COMMUNITY AND
 ENVIRONMENT**
PLANNING REPORT NO.PLN0918
SECTION C

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

APPLICATION NO.	09/00103/FULPP
DATE REGISTERED	11 March 2009
EXPIRY OF CONSULTATIONS	8 April 2009
PROPOSAL	Continued use of land to the rear of the premises for siting of metal storage container with the erection of fencing to provide screening
LOCATION	173 - 175 North Lane Aldershot
WARD	North Town
APPLICANT	Co-operative Group Ltd
AGENT	Ms Katie Priest
RECOMMENDATION	GRANT

DESCRIPTION

The application site is located to the rear of a parade of shops and flats at Nos.165 - 173 North Lane. This area of land is served by a driveway from Canning Road between No. 2 Canning Road and No.165 North Lane. It currently comprises a metal storage container which is being used as ancillary storage to the Co-op supermarket (173-175 North Lane).

In February 2009 planning permission was granted for the siting of refrigeration plant to the rear of the Co-op, 08/00827/FULPP. This has not been implemented.

Planning permission was granted in May 2007 for the continued siting of the container, 07/00497/COU for a temporary period of six months. The temporary period lapsed in March 2008. Following a complaint the site was re-inspected and the container was in situ. The Co-op have now submitted an planning application to retain the storage container for a further period.

The container is as previously approved in that it measures 6m in length by 2.5m in depth and has an overall height of 2.5m. It is sited as previously approved and continues to be used for storage of shop stock. The proposal also includes the erection of a 2.8 metre high larch lap fence with brick piers to screen the north and east side of the container.

CONSULTEES RESPONSES

Environmental Health Services Raises no objection
 Transportation Strategy Officer Raises no objection

NEIGHBOURS NOTIFIED

Individual letters of notification were sent to 31 Addresses in North Lane including flats above the shops, Canning Road and Fontwell Close.

NEIGHBOUR COMMENTS

A reply from the occupier of 165A North Lane objects on the grounds of loss of value to the households in the immediate vicinity, increase in noise levels and general degenerative impact on residents. In addition this resident has commented that the local members have a vested interest in the Co-op and as such queries who is able to represent residents views in respect of this application.

POLICY AND DETERMINING ISSUES

The site lies within the Built Up area and Local Shopping Area as defined in the Rushmoor Local Plan Review (1996-2011) and Policies ENV17 (Development on smaller sites) and S1 (Local shopping centres) are relevant.

The main determining issues are the visual impact, impact on residential amenity and highway considerations.

COMMENTARY**1. Principle -**

The Co-op shop is an important 'anchor' shop within the North Town local shopping centre and are considered to be a valuable asset to the local community. Policy S1 supports in principle proposals that would enhance the vitality of such centres. The container provides storage for surplus non-perishable goods ancillary to the Co-op shop premises. The applicant has stated that the container is required to meet the current storage needs for the shop due to its popularity of the store within the immediate area. The applicant is considering the long term storage requirements for the premises but is unable to confirm a timescale for a permanent solution at the present time due to the economic climate and the uncertainty of the retail business in general.

In the light of the supportive nature of Policy S1, and as the premises are a valuable asset to the local community it is considered the proposal is acceptable in principle subject to normal development control criteria being satisfied.

2. Visual appearance and impact on neighbours –

To lessen the visual impact of the container, new 2.8m high larch lap wooden fence panels are proposed. When viewed from the north and east these panels will effectively screen the container from general view and are considered to be a visual improvement to the existing situation. As there are only oblique views of the container from the adjacent flats no material loss of visual amenity to adjoining residents is considered to result. The pattern of activity associated with the container remains as existing and is acceptable. It is therefore considered that the proposal would not have an adverse impact on the visual character of the area nor on the amenities of nearby residents.

3. Impact on parking -

The land on which the storage container is sited was designated as a service area for the shops for the loading and unloading of vehicles and to provide general off road parking under planning permission for the shops and flats in 1961 (ref: ALB/1222/2). The Landowner of this area has not allocated parking spaces for the shop nor to any occupants of the flats. There are no planning restrictions relating to the use of the service area.

The rear service area provides limited parking and appears to be generally used for parking by both staff and residents of the flats on an ad hoc basis. The storage container occupies an area of land directly outside the rear doors of the Co-op that could, otherwise be used to park a single car only. The Co-op continues to have its main deliveries to the front of the premises in North Lane as the service area has no turning space and cannot accommodate the delivery vehicles used. Furthermore due to the existing parking within the service area it would be difficult for any vehicle to deliver goods to the rear of the shops other than by small vans and possibly only then with prior arrangement with local residents so that their vehicles could be removed temporarily. The storage container only takes up one space that was formerly used by Co-op staff and does not affect parking spaces used by staff from the adjoining shops. Due to its position, it does not cause any direct obstruction to other car parking users. The Transportation Strategy Officer is satisfied that the proposal does not give rise to any adverse parking or servicing issues and as such raises no objection to the proposal.

The applicant is seeking permanent permission for the siting of the container which given its temporary nature is not considered to be appropriate. However having regard to the current difficulties being experienced in the retail market and the value of the Co-op to the local community a period of 18 months is considered to be sufficient to enable the applicant to find a more suitable long term solution to overcome the current storage problems.

FULL RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the conditions and informatives set out below:-

- 1 The container and fencing hereby permitted shall be removed and the land restored to its former condition on or before 18 MONTHS from the date of this permission.

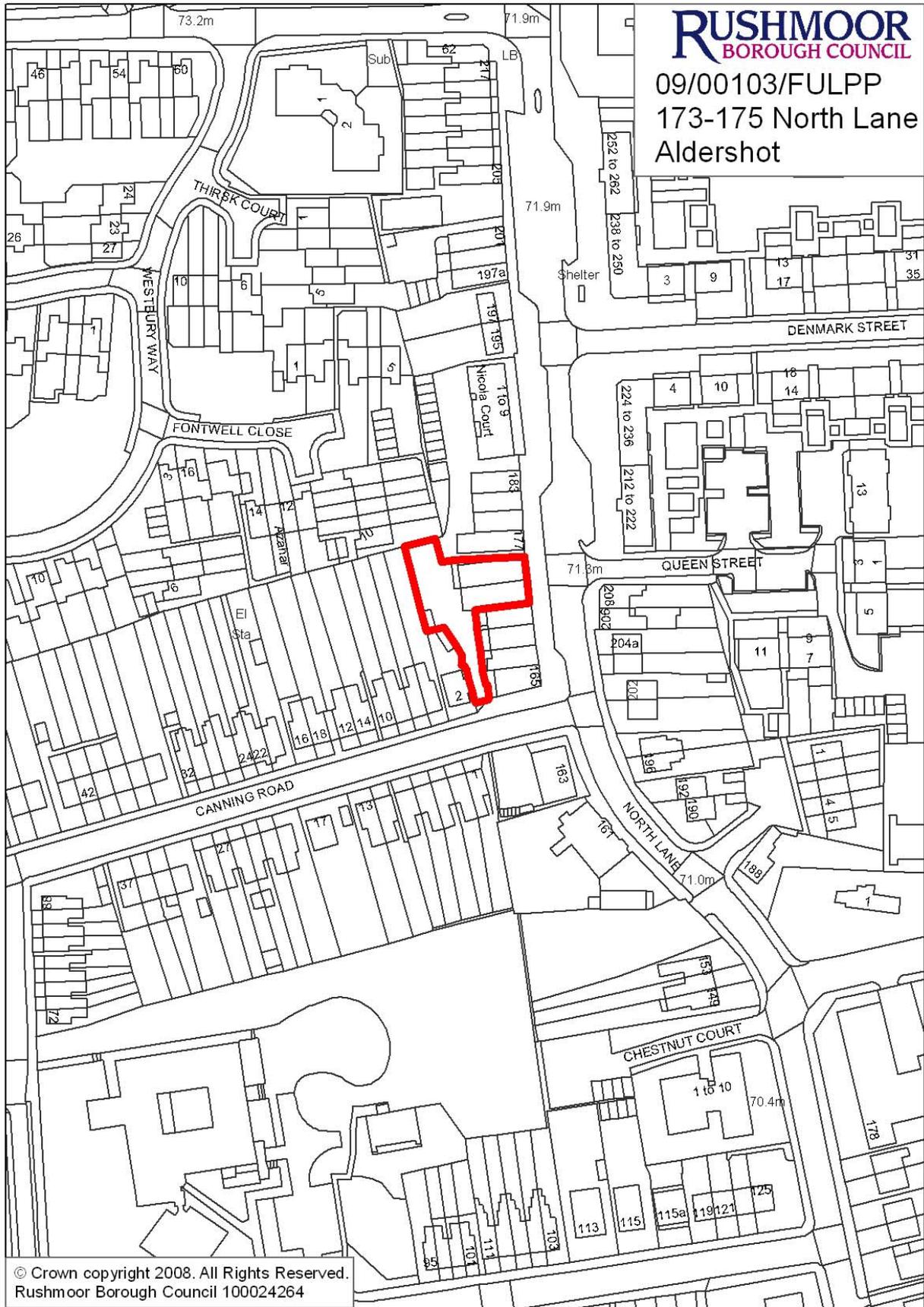
Reason – The storage container and fencing by reason of type and means of construction is not considered suitable for permanent retention and in order to encourage the bringing forward of a more permanent solution for the storage needs of the shop.

INFORMATIVES

- 1 INFORMATIVE - THE FOLLOWING PLANS ARE HEREBY APPROVED:- Drawing numbers:1199.01 AND 1529.02B X 2 SHEETS (PROPOSED LAYOUT AND ELEVATION PLANS), 1:250 SITE LOCATION PLAN AND 1:500 BLOCK PLAN.
- 2 INFORMATIVE - REASONS FOR APPROVAL - The Council has granted temporary permission because: It is considered that the continued siting of the container would

have little impact upon the visual amenity, residential amenity or highway safety and therefore the proposal accords with Policies ENV17 and S1 of the Rushmoor Local Plan Review (1996-2011). It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

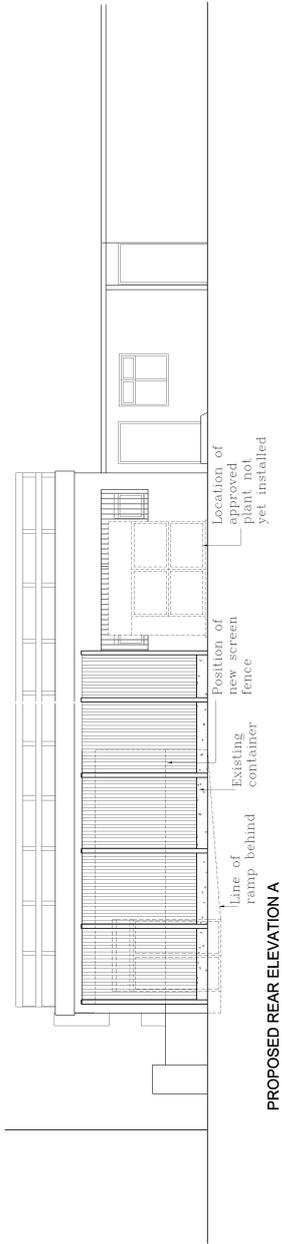
- 3 **INFORMATIVE** - The applicant is advised that in view of the visual appearance of the container, the Council is unlikely to give favourable consideration to an application for a further temporary consent on the expiry of the current permission. The applicant is therefore strongly advised to seek a more acceptable permanent solution to the storage requirements of the premises



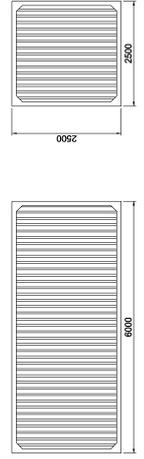
REVISION

- A. FENCE RAISED 300mm ABOVE CONTAINER
- B. ADDITIONAL INFORMATION ADDED AT CLIENTS REQUEST - CHRIS BEEBE

13.02.09
02.10.09



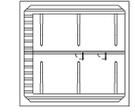
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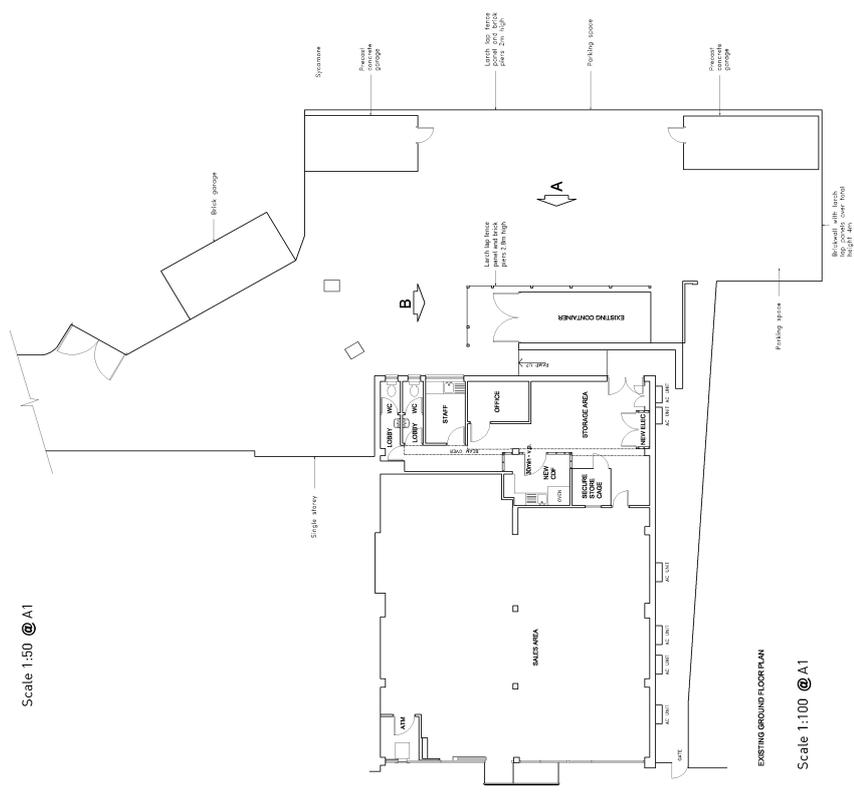
Scale 1:50 @ A1



ELEVATION B WITH FENCE



CONTAINER ELEVATIONS
Scale 1:50 @ A1



Scale 1:100 @ A1

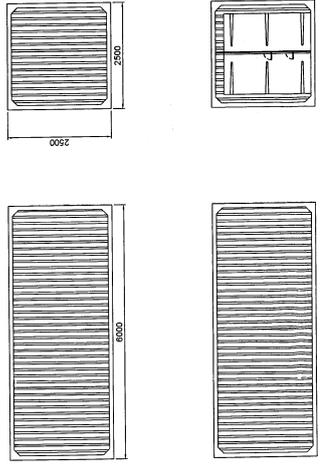
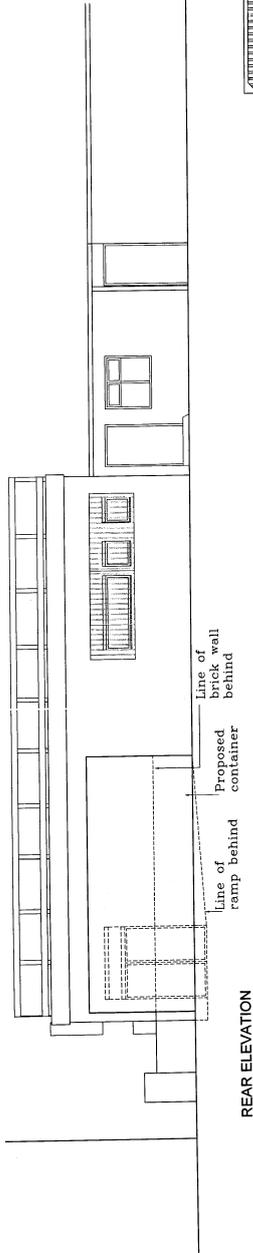
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PROJECT
CO-OP SUPERMARKET
173-175 NORTH LANE
ALDRSHOT
HAMPSHIRE
GU13 4SY
PROPOSED FENCE

date: JAN 09
drawn: CJJ

scale: 1:50 1:100 @ A1
drg no: 1529.02b

REVISION



NOTES.
 NO PARKING FOR RESIDENTS IN PLATS ABOVE
 ALL DELIVERIES THROUGH FRONT
 NO PARKING ALLOCATED (USED) BY COOP STAFF

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Project
 PROPOSED CONTAINER
 173-175 NORTH LANE
 ALDRERSHOT
 HAMPSHIRE
 GU13 4SY
PROPOSED PLAN & ELEVATION

date JUNE 2007 **drawn** JAL
scale 1:50 1:100 @ A1 **drg no.** 1199.01

