

## Unrestricted Report

### ITEM NO: 11

Application No.  
**14/01174/FUL**  
Site Address:

Ward:  
Harmans Water

Date Registered:  
7 November 2014

Target Decision Date:  
2 January 2015

**Tesco Stores Ltd Whitton Road Bracknell Berkshire  
RG12 9TZ**

Proposal: **Installation of Key Cutting, Shoe & Watch Repairs Pod to Class 1 Retail Premises.**

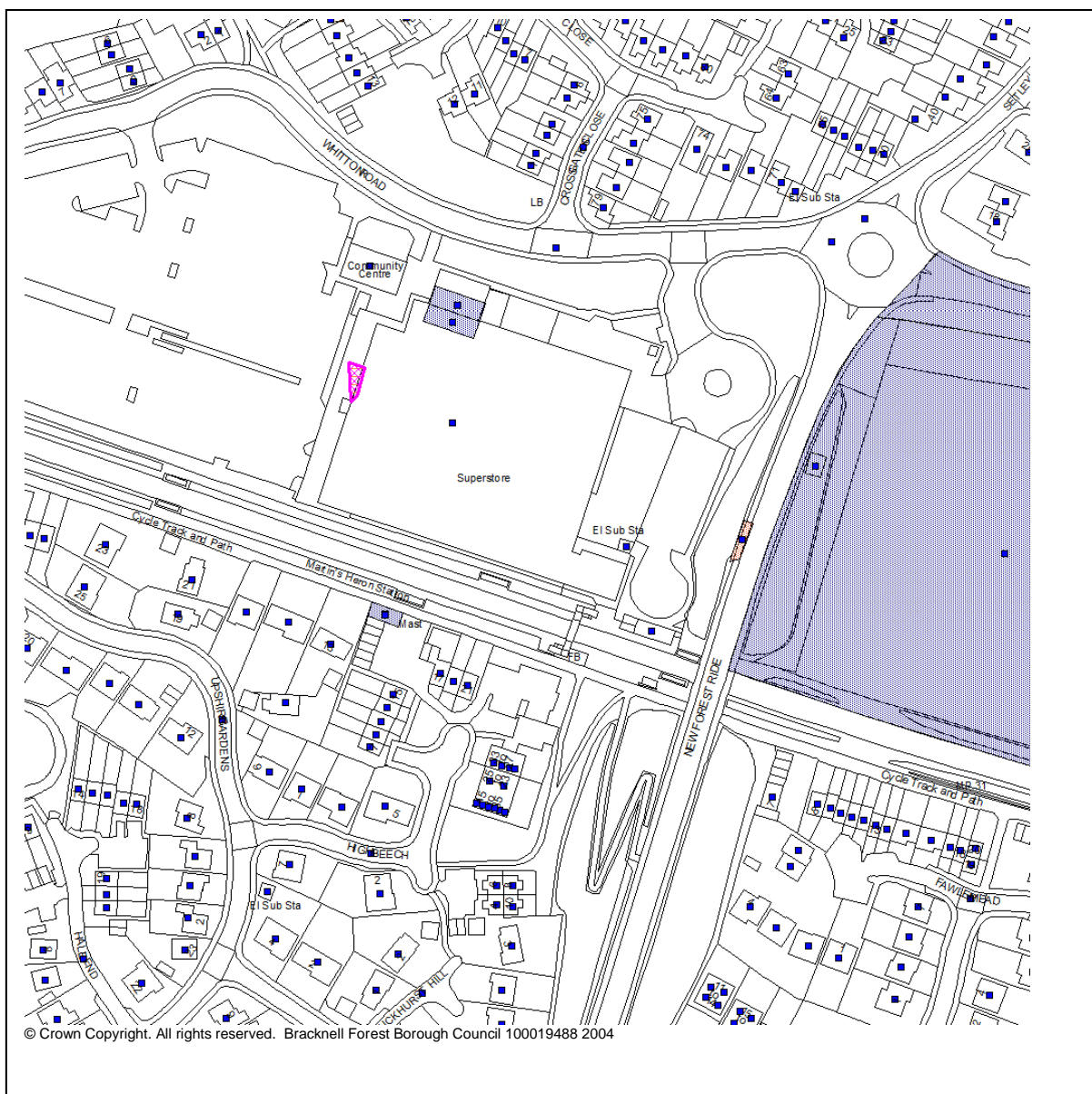
Applicant: Tesco Stores Ltd

Agent: Mr Laurence Piper

Case Officer: Michael Ruddock, 01344 352000

[Development.control@bracknell-forest.gov.uk](mailto:Development.control@bracknell-forest.gov.uk)

### Site Location Plan (for identification purposes only, not to scale)



## **OFFICER REPORT**

### **1. REASON FOR REPORTING APPLICATION TO COMMITTEE**

The application has been referred to the Planning Committee at the request of Councillor Turrell due to concerns that the development would put extra pressure on parking, and that parking spaces near the store would be taken up by displaced trolleys.

### **2. SITE DESCRIPTION**

The Tesco store is located within a residential estate and adjoining the Martins Heron rail station. The current store, retail units and community centre form a neighbourhood centre. Vehicular access to the main car park store is from an access in Whitton Road opposite nos. 3-7, with deliveries and staff access from a mini roundabout on Whitton Road close to the junction with Cross Gates Close. This access also serves the adjoining station car park.

### **3. RELEVANT SITE HISTORY**

Application 03/00901/FUL - Erection of single storey extension to store to provide an additional 2408 sq m gross external floor space including an extended loading bay, a bulk store extension, sales floor extension and two unit shops. Rearrangement of the car park to provide a total of 475 car parking spaces and relocation of recycling facility - APPROVED 2005 (With a Legal Agreement)

Application 07/00487/FUL - Erection of single storey extension to store, to provide an additional 2408 sq m gross external floor space including an extended loading bay, a bulk store extension, sales floor extension and two unit shops. Rearrangement of the car park to provide a total of 475 car parking spaces and relocation of recycling facility. (Amendment to scheme approved under 03/00901/FUL rearranging the service yard and reducing the size of the bulk store extension) - APPROVED 2007 (With a Legal Agreement)

Application 07/00994/FUL - Erection of single storey extension to store to provide an additional 1548sq.m gross external floor space including an extended loading bay, a bulk store extension, sales floor extension and two unit shops. Rearrangement of car park to provide a total of 421 car parking spaces and relocation of recycling facility. (Amendment to scheme approved under 07/00487/FUL relocating the 'dot com' facility into the previously approved 2no. shop units and the 2no. shop units and coffee shop within the main store, and changes to car parking resulting in 421 rather than 475 car park spaces) - APPROVED 2008

Application 09/00220/FUL - Section 73 application to allow store's dot.com facility to receive deliveries and despatch goods between the hours of 07:00 and 23:00, Monday to Saturday, without compliance with condition 25 of planning permission 07/00994/FUL which states that "Deliveries to and despatch of goods from the site shall take place only between the hours of 07:00-18:30 Monday-Saturday only" - APPROVED 2009

Application 09/00727/FUL - Section 73 application for variation of (a) condition 11 of planning permission 610811 which states: "Deliveries to and despatch of goods from the site shall take place between the hours of 0700 hours and 1830 hours Monday to Saturday only" to allow deliveries to the store between 0700 hours and 2200 hours

Monday to Saturday and 0900 hours and 1700 hours on Sundays and (b) condition 13 of planning permission 610811 which states: "The opening hours of the store shall be limited to 0900 to 2000 Monday to Saturday, and 0900 to 2100 Friday only" to allow the store to trade from 0700 hours to 2200 hours Monday to Saturday, and from 1000 hours to 1600 hours on Sundays - APPROVED 2009

Application 13/00214/FUL - Installation of pod with canopy (for "Click and Collect" Customer Collection) - APPROVED 2013

Application 13/00522/A - Installation of 9no. non-illuminated fascia signs on to proposed 'Click & Collect' pod and canopy, and installation of 3no. non-illuminated metal signs to existing posts - CONSENT GRANTED 2013

Application 14/01175/A - Display of 3no. illuminated wall mounted signs and 4no. non-illuminated wall mounted signs - This application is also under consideration and is for the signage related to application 14/01174/FUL.

#### **4. THE PROPOSAL**

The proposed development is for the installation of a pod to provide dry cleaning, key cutting, shoe and watch repairs. The pod would be located to the west of the main store building, south of the main entrance, in an area in between a trolley bay and an ATM unit that is currently the site for two 'kiddie rides'. It would be operated by Timpsons and would a width of depth of 4.37m, a depth of 4.33m and a height of 2.65m. The proposed opening hours for the pod are 09:00 hours to 18:00 hours Monday to Saturday and 10:00 hours to 16:00 hours Sunday.

A separate application has been made for advertisement consent for the wall mounted signage on the side of the pod (ref. 14/01175/A) which will be determined alongside this application.

#### **5. REPRESENTATIONS RECEIVED**

One neighbour letter of objection was received in respect of the proposal. The letter raises concerns that a separate retail pod is in danger of turning the site into a disjointed retail park, rather than the originally approved single Tesco premises and two attached retail units. Such expansion of the site is out of keeping with its location at the centre of a residential area, and any additional retail activity would further increase traffic volumes, noise pollution and disturbance to local residents.

#### **6. SUMMARY OF CONSULTATION RESPONSES**

##### Winkfield Parish Council

Winkifeld Parish Council has provided a consultation response on the application, and has no objection to the proposed development.

##### Highways Officer

The Highways Officer was consulted on the application, and has no objection to the proposed development.

#### **7. DEVELOPMENT PLAN**

The Development Plan for this Borough includes the following:  
Site Allocations Local Plan 2013 (SALP)  
'Retained' Policies of the South East Plan 2009 (SEP)

## 8. PRINCIPLE OF DEVELOPMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise, which is supported by the NPPF (paras. 2 and 12). This is also reflected in Policy CP1 of the Site Allocations Local Plan sets out that a positive approach to considering development proposals which reflect in the presumption in favour of sustainable development as set out in the NPPF should be taken, and that planning applications that accord with the development plan for Bracknell Forest should be approved without delay, unless material considerations indicate otherwise. This is in conformity with the NPPF.

CSDPD Policy CS1 sets out a number of sustainable development principles including making efficient use of land and buildings where it protects the character and quality of local landscapes. This is consistent with the NPPF and as such can be afforded full weight.

CSDPD Policy CS2 states that development will be permitted within defined settlements and on allocated sites. Development that is consistent with the character, accessibility and provision of infrastructure and services within that settlement will be permitted, unless material considerations indicate otherwise.

Tesco Whitton Road is located in a defined settlement in a 'Town Centre' location as designated by the Bracknell Forest Borough Policies Map, known as Martins Heron. Development within a defined settlement is considered to be in accordance with Core Strategy Policies CS1 (Sustainable Development) and CS2 (Locational Principles), Core Strategy Policy CS21 (Retail Development in Town Centres) and Bracknell Forest Borough Local Plan 'Saved' Policies E5 (Hierarchy of Shopping Centres) and E11 (Village and Neighbourhood Centres and Local Parades) are also considered relevant to this proposal. The NPPF makes reference to ensuring the vitality of town centres, therefore Policy CS21 is considered to be consistent. The Glossary to the NPPF defines 'Town Centres'. Whilst the definition includes district centres and local centres, the term 'neighbourhood' is not included. The NPPF continues by stating that 'small parades of shops of purely neighbourhood significance are excluded. As a result, Bracknell Forest Borough Local Plan 'Saved' Policies E5 and E11 are not entirely consistent with the NPPF and therefore the weight that can be given to these policies is reduced.

CSDPD Policy CS21 states that 'Retail development will be directed to the identified 'Town Centres'. The scale and nature of the retail uses will be consistent with the role and function of the centre.' The policy also gives guidance with regard to the scale and function of development, its impact on vitality and viability of other Town Centres, whether it is accessible by a choice of means of transport and potential environmental impacts. This guidance will be considered throughout the report.

BFBLP 'Saved' Policy E5 defines Martins Heron as a 'Village and Neighbourhood Centre'. In terms of the terminology used in the NPPF, it is considered that Martins Heron comprises of more than a 'small parade of shops of purely neighbourhood significance'. It acts more like a local centre. The NPPF seeks to support the viability and vitality of such areas. The proposed development (which is a 'main town centre'

use) would involve an increase in the range of services available within the centre and would not be contrary to the NPPF's approach.

In view of the above, it is considered that the proposal for the installation of the pod is acceptable in principle. This is subject to no adverse impacts upon residential amenities of neighbouring properties, character and appearance of the surrounding area, highway safety and transport implications, vitality and viability of other Town Centres etc. These matters are assessed below.

## **9. IMPACT ON CHARACTER AND APPEARANCE OF AREA**

CSDPD Policy CS7 states that development will be permitted which builds upon the local character of the area, provides safe communities and enhances the local landscape where possible. BFBLP 'Saved' Policy EN20 states that development should be in sympathy with the appearance and character of the local area.

These policies are considered to be consistent with the objectives set out within the NPPF. In addition para. 56 of the NPPF states that good design is a key aspect of sustainable development and should contribute positively to making places better for people to live.

Due to its location adjacent to the store, it is not considered that the pod would represent an overly prominent feature in the streetscene when viewed either from within or outside the site. In any case as the use of the site as existing is predominantly retail it is not considered that the addition of the proposed pod would be out of keeping with the streetscene in this location. Furthermore due to its size it is not considered that the pod would represent an overdevelopment of the site.

As such, the proposal would not adversely affect the character and appearance of the surrounding area and would be in accordance with 'Saved' Policy EN20 of the Bracknell Forest Borough Local Plan, Policy CS7 of the CSDPD and the NPPF.

## **10. RESIDENTIAL AMENITY**

BFPLP 'Saved' Policy EN20 refers to the need to not adversely affect the amenity of the surrounding properties and adjoining areas. This is consistent with the NPPF and as such can be afforded significant weight.

The site for the pod is located approximately 80m from the nearest residential property and it is therefore not considered that it would result in any unacceptable loss of light to or unduly overbearing effect on the neighbouring properties. Furthermore it is not considered that the use proposed would result in any additional noise and disturbance to the neighbouring properties over and above the existing use of the site.

The proposed operating hours are 09.00 hours to 18.00 hours Monday to Saturday and 10.00 hours to 16.00 hours Sunday. These hours are less than those operated by the main Tesco store and are considered to be acceptable. Hours for delivery have not been proposed, therefore these will be conditioned to tie in with those of the Tesco store to ensure that there is no additional activity outside the existing hours.

It is therefore considered that the development would not result in an adverse impact on the amenity of neighbouring properties, and is therefore in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policies EN20 and the NPPF.

## **11. TRANSPORT IMPLICATIONS**

CSDPD CS23 states that the Local Planning Authority will seek to reduce the need to travel and increase the safety of travel, while simultaneously promoting alternative modes of travel. 'Saved' policy M9 of the BFBLP ensures that development provides satisfactory parking provision. A further material consideration for parking provision is provided in the Council's adopted Parking Standards SPD (2007). The NPPF allows for LPAs to set their own parking standards for non-residential development and therefore these policies are considered to be consistent with the NPPF and therefore can be afforded significant weight.

The Highways Officer was consulted on the application, and considers that the likely trips to and from the pod would be low over the course of a typical day, and the highway impacts would be negligible bearing in mind the overall size of the main superstore. It is likely that the majority of customers would use the new retail unit as part of a linked trip to the superstore and even though some customers will visit as a stand-alone trip, a retail unit of such a size would not create sufficient additional parking demand to warrant requiring any additional on-site parking.

For the reasons given above the proposal is considered to be in accordance with Policy CS23 of the CSDPD and the NPPF, 'Saved' Policy M9 of the BFBLP, the Parking Standards SPD and the NPPF and would not result in adverse highway implications.

## **12. IMPACT ON RETAIL DEVELOPMENT IN TOWN CENTRES**

CSDPD Policy CS21 seeks to ensure the vitality and viability of all identified 'Town Centre' locations. The NPPF makes reference to ensuring the vitality of town centres, therefore this policy is considered to be consistent and can be afforded significant weight.

Given the size and scale of the development it is not considered that it would result in an adverse impact on the vitality and viability of other 'town centres'. It would complement existing facilities at Martins Heron and be appropriate in terms of scale and function to its location. The development is easily accessible by car and the site is also served by a railway station, therefore it is considered accessible by a choice of means of transport. Finally, there would be no adverse environmental impacts as a result of the proposals.

For the reasons given above the proposal is considered to be in accordance with Policy CS21 of the CSDPD and the NPPF and would be acceptable retail development in a town centre location.

## **13. CONCLUSIONS**

The proposal is considered to be acceptable in principle and it is considered that the development would not result in an adverse impact on the character and appearance of the area, the amenities of the residents of the neighbouring properties, highway safety or retail development. It is therefore considered that subject to the recommended conditions the proposed development complies with the Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2, CS7 and CS23, BFBLP 'Saved' Policies EN20 and M9 and the NPPF.

The application is therefore recommended for approval.

## **RECOMMENDATION**

That the application be **APPROVED** subject to the following conditions:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 7th November 2014:

2132gag1a.dgn  
12861-001 (Rev C4)  
12861-060 (Rev C2)

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. The opening hours of the pod shall be limited to 09.00 hours to 18.00 hours Monday to Saturday and 10.00 hours to 16.00 hours Sunday and at no other times.

REASON: In the interests of residential amenity.  
(Relevant plans and policies: BFBLP EN20, CSDPD CS7)

04. No deliveries shall be made to the site before 07.00 hours or after 22.00 hours Monday to Saturday and not before 09.00 hours or after 17.00 hours on Sundays.

REASON: In the interests of residential amenity.  
(Relevant plans and policies: BFBLP EN20, CSDPD CS7)

### Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission subject to conditions, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:

01. Time Limit
02. Approved Plans
03. Hours of operation
04. Delivery hours

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at [www.bracknell-forest.gov.uk](http://www.bracknell-forest.gov.uk)