

Application Number: F/YR13/0080/RM
 Major
 Parish/Ward: Whittlesey
 Date Received: 08 February 2013
 Expiry Date: 08 May 2013
 Applicant: Harrier Developments Limited
 Agent: Miss E Dent, ICIS Consulting

Proposal: Erection of Foodstore (A1), petrol filling station, car parking, servicing and associated highway works
 Location: Land West Of Benwick Road Industrial Estate fronting Station Road, Whittlesey

Site Area/Density: 2.81ha

Reason before Committee: Due to the number of objections received.

1. EXECUTIVE SUMMARY/RECOMMENDATION

The proposal seeks approval of the last two remaining reserved matters following outline planning permission for a supermarket and petrol filling station which was granted by the Planning Committee in 2010. The application involves agreement of the details of appearance and landscaping. The proposal has been designed to have the appearance of a typical branded supermarket and petrol filling station, which is considered to be acceptable in this mixed industrial/residential area. The proposed landscaping is considered to be an improvement on the existing situation and a green wall has been included to help mitigate the visual impact of the supermarket as viewed from neighbouring properties to the west. It is considered that the details of the appearance and landscaping are acceptable and as such it is recommended that the application is approved.

2. HISTORY

Of relevance to this proposal is:

2.1	F/YR09/0582/O	Erection of a foodstore (A1), petrol filling station, car parking, servicing and associated highway works	Granted – 16.06.2010
	F/YR09/0158/O	Erection of a foodstore (A1), petrol filling station, car parking and associated highway works	Refused - 18.05.2009,
	F/YR07/0295/F	Erection of a building for B1/B8 use and use of land for B1/B8 use	Granted – 24.07.2007

3. **PLANNING POLICIES**

3.1 **National Planning Policy Framework:**

Paragraph 2: Planning law requires that application for planning permission must be determined in accordance with the development plan.

Paragraph 14: Presumption in favour of sustainable development.

Paragraph 17: Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

Section 04: Promoting sustainable transport

Section 07: Requiring good design

3.2 **Draft Fenland Core Strategy:**

CS1: A Presumption in Favour of Sustainable Development

CS2: Facilitating health and wellbeing of Fenland residents

CS15: Facilitating the Creation of a More Sustainable Transport Network in Fenland

CS16: Delivering and Protecting High Quality Environments

3.3 **Fenland District Wide Local Plan:**

E8: Landscape and amenity protection

4. **CONSULTATIONS**

4.1 ***Parish/Town Council:***

It is our understanding that approving the application would permit the applicant a further two years from the decision notice to start work on site and not necessarily build the store. The applicant may decide to dig a trench or a token gesture of some footings to demonstrate a commencement.

It is requested that FDC require a least groundwork to be completed and services to be installed considering the size and how controversial this proposal has been. This will not only display a commitment to the building process but delivery to Whittlesey the promised out of town food store.

Whittlesey town councillors have been heavily lobbied by residents wishing to continually raise strong objections to the proposal despite town councillors pointing out that in principle planning approval already exists.

- 4.2 **Natural England:** Standard comments – if the LPA is aware of the possible presence of any protected species on site then the authority should request a survey.
- 4.3 **Wildlife Trust:** Not received at time of report
- 4.4 **Middle Level Commissioners:** You will recall that the MLC opposed the outline planning application. Still opposed to this proposal as it is not known whether there would be any material prejudice on the respective water level/flood risk management systems, local water level management system, natural or built environment. Concerns that outline approval has been given to a development which may not be able to be developed due to water level/flood risk management issues.
- 4.5 **CCC Highways:** A condition is required to ensure that there is regular maintenance of all trees, shrubs and hedges specifically to the landscaping areas that directly abut the public highway.
- 4.6 **Police Architectural Liaison Officer:** The position of the trees in relation to the lighting columns needs to be clarified in order that the lighting is not compromised. Concerned that the landscaping does not offer any segregation of the service yard. There is no mention of CCTV.
- 4.7 **FDC Environmental Health Services:** No objections
- 4.8 **FDC Planning Agreements Officer:** The S106 is on the outline so there is no need to carry out a new agreement
- 4.9 **FDC Housing and Development:** No objection, should the foodstore wish to sell alcohol or provide hot food and refreshment between 23:00 and 05:00hrs then a Premises Licence would be required.
- 4.10 **CCC County Development, Minerals and Waste:** Not received at time of report

4.11 **FDC Arboricultural Officer:**

As the space along the boundary with 239 Station Road is quite small there may be a future tendency for maintenance to be neglected. Perhaps consideration should be given to a green wall instead? The landscape plan in general represents a significant increase in tree cover in the area and I am satisfied to see the use of Sitra Cell specified in tree planting areas of hard landscaping.

4.12 **Neighbours:**

20 letters of objection from separate sources received. Concerns regarding:

- rural nature of the road
- heavy traffic which would be generated
- highway safety given narrow and weak bridge nearby
- pedestrian safety
- volumes of traffic given proximity to railway crossing
- impact on town centre
- proximity to childrens play area
- there are other more suitable sites which are available
- there are garages which have ceased trading in the town, it seems pointless opening another one
- residents have rejected the proposal twice before
- inadequate access
- there is no need for the proposal given the other approved supermarket development
- traffic congestion
- highway safety given inappropriate traffic speeds
- vibration damage and noise pollution
- no consideration given to the impact on Eastrea village
- extensive delays to traffic
- it will benefit no one as it is far from the town centre
- health implications given proximity to a business which uses lead
- People of Whittlesey have already made clear that they support Sainsburys
- properties being shaken by passing lorries
- the increased traffic is likely to lead to the provision of double yellow lines which will reduce the area for residents to park

- the development would not be good for the environment
- no traffic report or environment agency report has been received
- the loss of the land will reduce the opportunity for further industry in Whittlesey
- The approval of any supermarket on Eastrea Road would make the Station Road site unviable
- drainage issues
- light and noise pollution
- the loss of industrial land will result in the loss of jobs
- the proposal will result in the loss of trade in the town centre therefore loss of jobs

1 letter of support received. Comments regarding:

- the supermarket provision for the town should be increased given the amount of housing planned
- the building seems to replicate the Ramsey supermarket
- the building is not out of keeping with the surroundings

5. **SITE DESCRIPTION**

- 5.1 The site lies to the north of Station Road (B1093) at its junction with Benwick Road and Turningtree Road. It is located approximately 1.4 km to the south-east of Whittlesey Town Centre. The site is currently vacant with palisade fencing to the front (southern), rear (northern) and eastern boundary, the western boundary is formed by close boarded fencing. Industrial development lies to the east of the site and residential dwellings lie to the south and directly adjacent to the south-west. There are no particular features of the development site.

6. **PLANNING ASSESSMENT**

- 6.1 The key considerations for this application are:
- Policy implications
 - Appearance
 - Landscaping
 - Other matters

(a) Policy implications

This application is a Reserved Matters application following outline approval which was granted in 2010. The outline consent approved the access, layout and scale of the proposal therefore this application seeks approval of the details of landscaping and appearance only.

Issues of landscaping and appearance can be dealt with under policies E8 of the Local Plan and CS16 of the emerging Core Strategy where it stipulates that the design of new development should be compatible with the surroundings and should make a positive contribution in terms of local distinctiveness as well as providing well designed hard and soft landscaping. These aspirations are reiterated in Section 07 of the NPPF.

(b) Appearance

The proposal has been designed to have the appearance of a typical branded supermarket with large elements of glazing, canopies and, what is essentially, a flat roof. The petrol filling station is of a standard design with a large canopy area to shelter the pumps and a brick built kiosk. Both of these structures will be finished in a combination of glazed curtain walling, timber cladding, metal composite and cementitious cladding and facing bricks. The general appearance of the proposal is what would typically be expected of a supermarket of this scale. In this area, which is characterised by a mixture of industrial and residential developments, it is considered that the appearance of the proposal is acceptable.

(c) Landscaping

The existing site lacks any landscaping features and it is considered that the proposed landscaping in general is an improvement as it will represent a significant increase in tree covering within the area. FDC Tree Officer is satisfied to see the use of shrub planting and Sitra Cell trees in particular in the areas of hard landscaping.

Concerns were initially raised with regard to a bank of trees to be planted between the main supermarket and the boundary with the existing dwelling at 239 Station Road. This is due to there being potential maintenance issues resulting from growth overhanging. In order to overcome this potential problem, whilst still providing adequate soft screening in the interests of the residential amenities of 239 Station Road, amended drawings have been received which show a 'green wall' finish the west elevation of the main supermarket building.

CCC Highways have requested that the shrubs contained within the Pictorial Meadow are kept below a height of 600mm in order to maintain appropriate pedestrian and vehicle visibility. The maintenance height of the shrubs have not been specified in the submission however in the interests of highway safety, a condition to secure the maintained height of the shrubs can be applied.

The Police Architectural Liaison Officer (PALO) has noted that there is no segregation between the public area and the service yard. Amended drawings have been received showing fencing and trees to separate the two areas. A reconsultation has been forwarded to the PALO and Members will be updated with any comments received.

(d) Other Matters

The vast majority of the objections received from local residents relate to fundamental issues associated with the principle of the development. As the principle has already been established by virtue of the outline consent, as well as the approval of the access, layout and scale of the development, the objections received cannot be revisited within the assessment of this application. The issues raised by residents and other stakeholders which can be dealt with within the remit of this application have already been addressed within the body of this report.

The comments received from Whittlesey Town Council relating to commencing the development have been noted. The conditions relating to the timescales to commence the proposal have already been imposed on the outline consent. In an ideal situation it would be preferable to have a guarantee that the development will be carried out. However the planning system does unfortunately not allow for Local Planning Authorities to enforce the commencement of development. It is however hoped that the Planning Agent and Developer will take note of the Town Councils comments.

7. CONCLUSION

- 7.1 This application seeks approval of the details of appearance and landscaping for a supermarket proposal which was originally granted outline planning permission in 2010. The appearance is what would typically be expected of a branded supermarket and the proposed landscaping scheme is considered to be an improvement on the existing situation. Where possible the scheme has been revised so as to mitigate any harm to the amenities of neighbouring residents and issues raised by professional consultees have been addressed within amended drawings. It is considered that the details of the appearance and landscaping are acceptable and as such it is recommended that the application is approved.

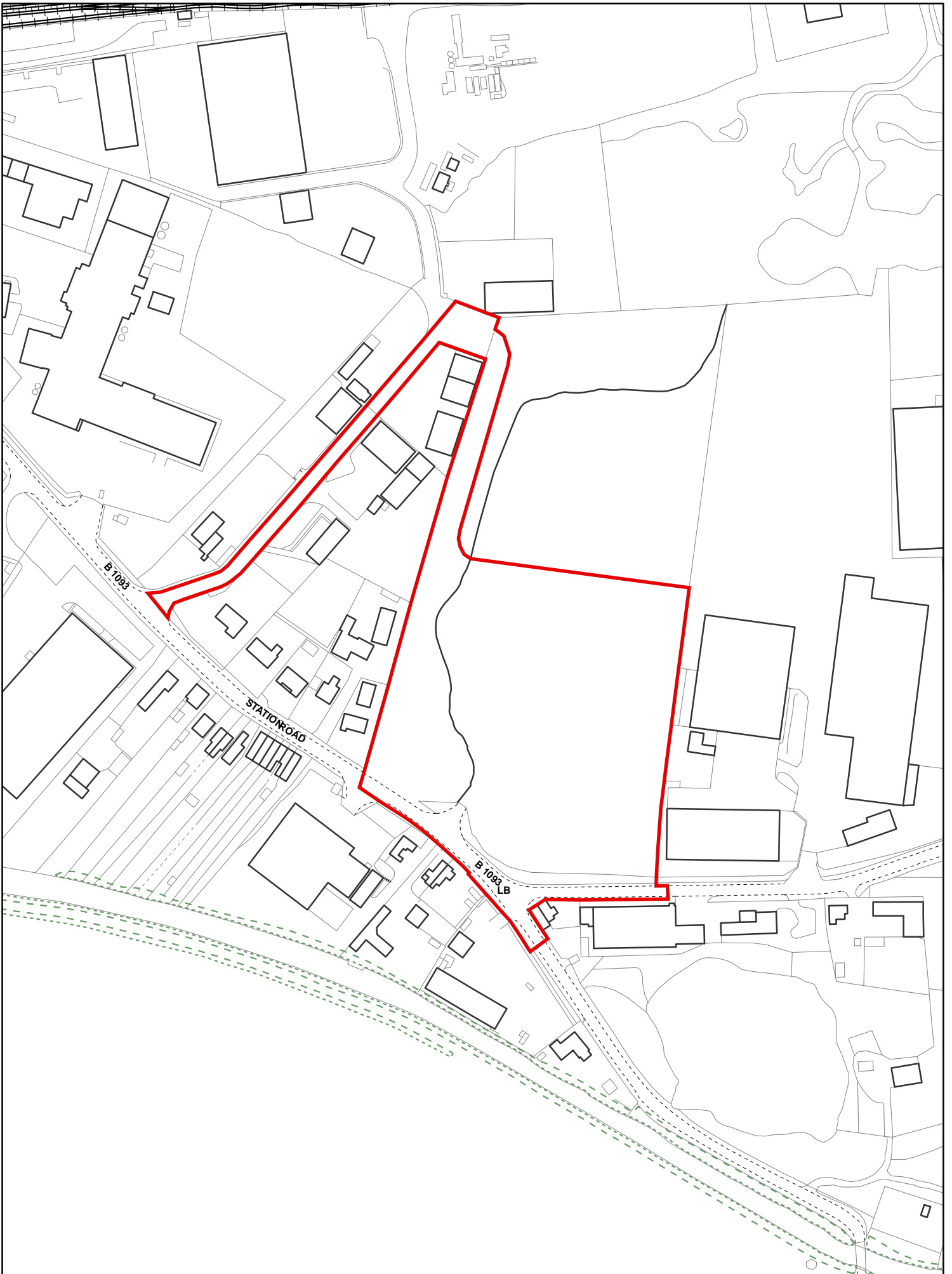
8. RECOMMENDATION

Approve

- 1. The ground cover shrubs located within the Pictorial Meadow shown on drawing number ICIS 347/4/001 rev B dated 18 April 2013 shall be maintained in perpetuity at a height of no more than 600mm.**

Reason

To maintain appropriate pedestrian and vehicle visibility in the interest of highway safety.



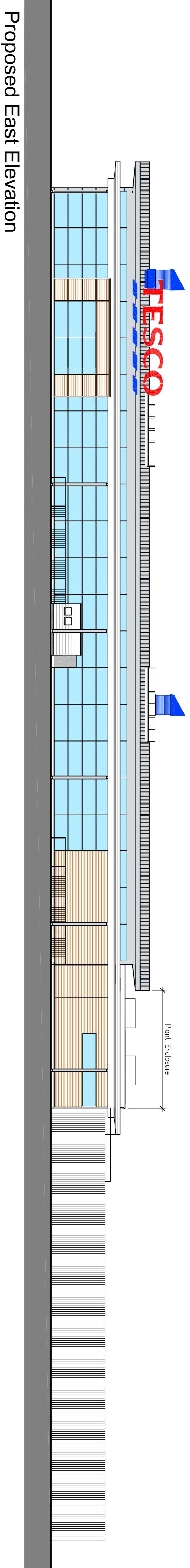
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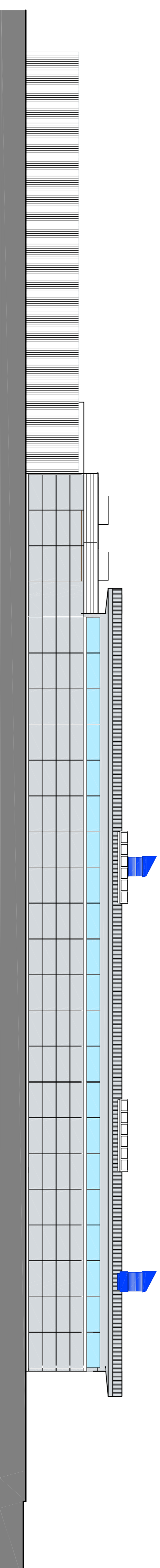
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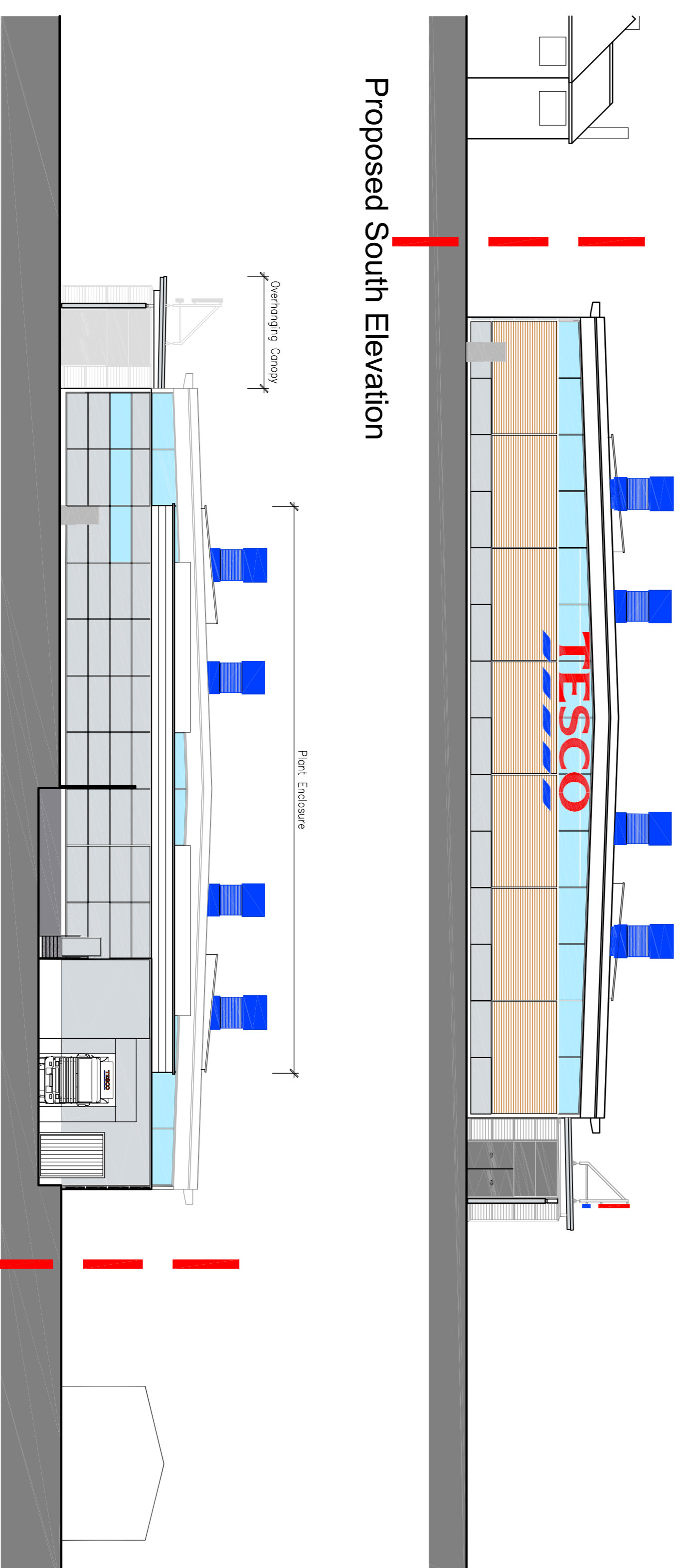




Proposed East Elevation

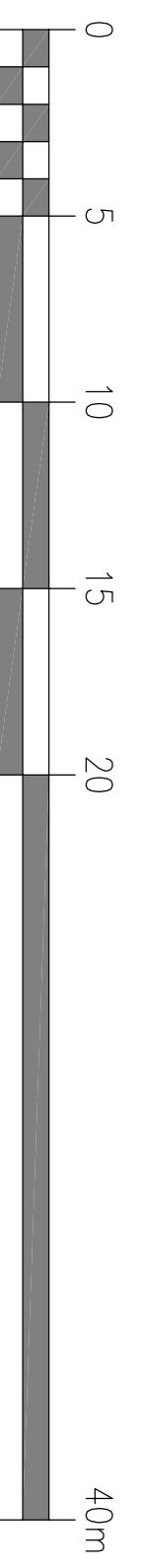


Proposed West Elevation



Proposed South Elevation

Proposed North Elevation



Key	
	Glazed Curtain wall system
	Timber cladding (European Larch)
	Single-glazed membrane on metal composite panel to roof
	Metal composite cladding panel colour to.c.
	Cementitious cladding panel colour to match above.
	Face Brickwork
	Polyester powder coated aluminum fascia
	Polyester powder coated doors



Key Map - NTS

NB: Key map referenced from Ordnance Survey data

Project of Issue:

RESERVED MATTERS - EXTERNAL APPEARANCE

Client: **Harrier Developments Limited**

Project: **STATION ROAD, WHITTLESEY - Proposed Food Store**

Drawing Title: **Proposed Foodstore Elevations**

Project number: **1240**

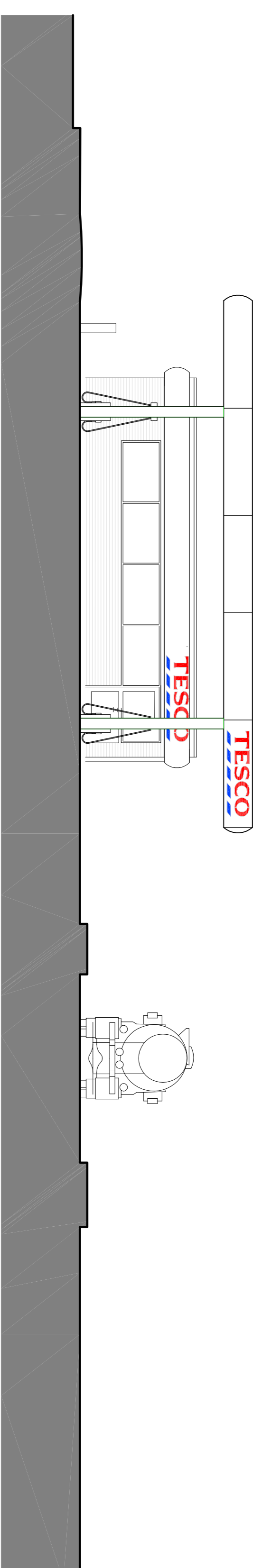
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Drawn by: **RM03**

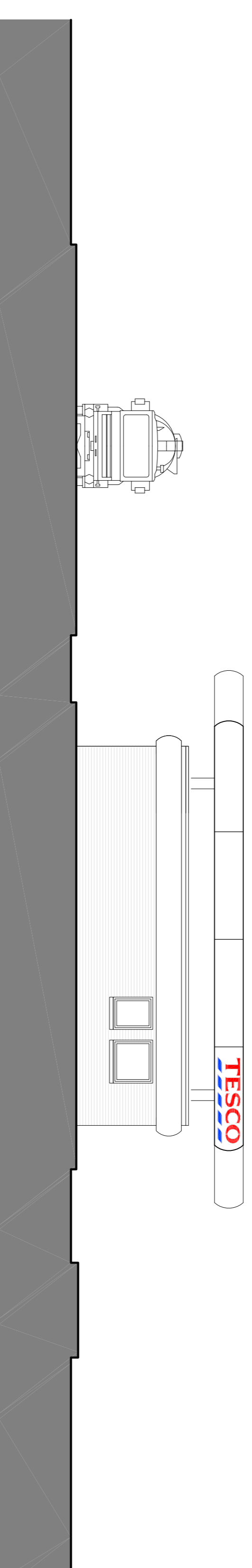
Checked by: **A**

Date: **13/12/20**

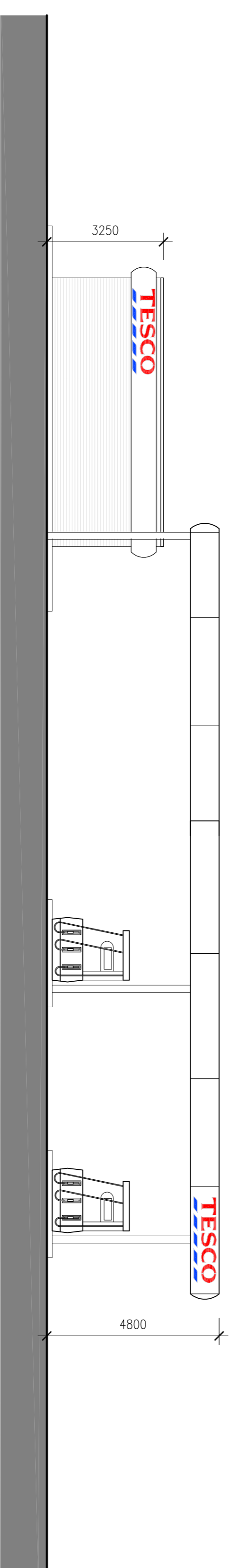
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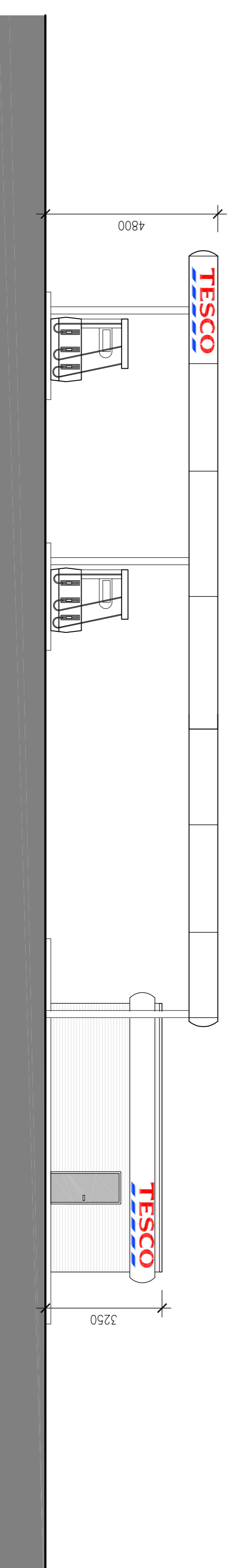
Proposed East Elevation



Proposed West Elevation

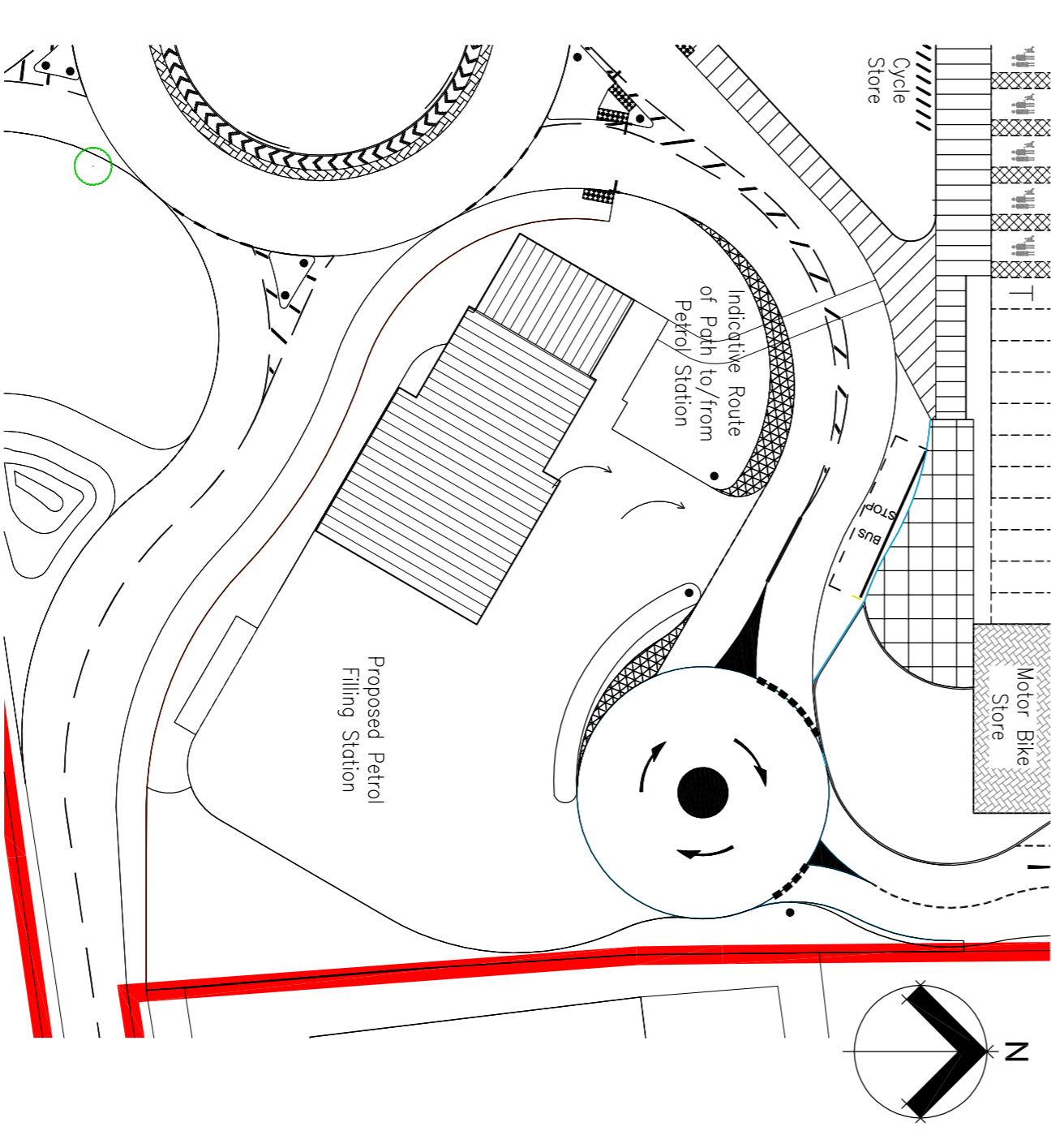


Proposed South Elevation



Proposed North Elevation

Key	
	Glazed Curtain wall system
	Timber cladding (European Larch)
	Single-ply membrane on metal composite panel to roof
	Metal composite cladding panel, colour to be confirmed
	Cementitious cladding panel colour to match above.
	Face Brickwork
	Polyester powder coated aluminum fascia
	Polyester powder coated doors
	Motor Bike Store



Key Map - NTS

NB: Key map referenced from Ordnance Survey data

Proposed At Issue:

RESERVED MATTERS - EXTERNAL APPEARANCE

Client: Harrier Developments Limited

Project: STATION ROAD, WHITTLESEY - Proposed Food Store

Drawing Title: Petrol Filling Station Elevations **accord - architecture**

Project number: 1240 **Scale of A1:** 1:100

Drawn by: RM04 **Date:** 13/11/20

