

WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT

APPLICATION No:	S6/2013/1916/FP
APPLICATION Site:	Tesco Express, 59 Station Rd

NOTATION:

The site lies within the specified settlement of Cuffley as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF PROPOSAL:

This application seeks full planning permission for the realignment of existing car park

PLANNING HISTORY:

Relevant planning history:

S6/2013/1919/FP – Erection of single storey side extension and installation of new shopfront (Granted 28/10/2013)

S6/2013/19/15/FP – Installation of ATM pod and erection of 7x security bollards (Granted 28/10/2013)

S6/2013/0238/AD – Installation of 1 non illuminated fascia sign and graphics panel surround to ATM, 1 internally illuminated projecting sign, click and collect/welcome vinyls to glazing, new graphic vinyls to glazing and 1 internally suspended Click & Collect signage (Granted 27/03/2013)

S6/2007/1721/FP – Conversion of existing first floor to three self-contained flats, erection of a two storey rear extension and various external works associated with the proposed residential use including provision of four designated parking spaces, amenity space and landscaping (Granted 07/01/2008)

S6/2007/0955/FP – Various applications for alterations to the building to provide accommodation for retail use (Granted August 2007)

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Planning Policy Framework 2012

Circular 03/09: Costs Awards in Appeals and Other Planning Proceedings

Welwyn Hatfield District Plan 2005:

GBSP2 Towns and Specified Settlements

SD1 Sustainable Development

R3 Energy Efficiency

D1 Quality of Design

CONSULTATIONS:

Hertfordshire County Council Transportation Planning and Policy – Does not wish to restrict the grant of planning permission.

TOWN/PARISH COUNCIL COMMENTS:

Northaw and Cuffley Parish Council – No response

REPRESENTATIONS:

This application was advertised by site notice and neighbour notification letters. Two representations were received which commented on the number of parking spaces allocated to the residents of the flats above the Tesco store.

DISCUSSION:

The main issues are:

1. Parking provision and impact on the highway
2. Other material considerations

1. Parking provision and impact on the highway

At present there are a total of 21 parking spaces available for customers, including 2 disabled spaces. The proposed realignment of the car park would result in the loss of 1 parking space overall but would provide one additional disabled parking space. Welwyn Hatfield District Plan 2005 Policy M14 requires parking provision for new development to accord with the standards in the Council's Supplementary Planning Guidance (SPG) on parking, which is a maximum for car parking. The maximum parking standard for a small food shop is 1 space per 30sqm gross floor area. The total gross floor area of the existing Tesco store is approximately 430sqm. The maximum parking standard is therefore 14.33 spaces. Even taking account of the extant permission for an extension to the store, which would provide an additional 13sqm in floor area, the maximum parking standard would still be under 15 spaces. Given that it is proposed to retain a total of 20 parking spaces, it is considered that adequate parking provision would be available for customers. Furthermore, the site is situated in the centre of Cuffley where there is public parking available nearby both on and off street and good access to bus and railway services. Taking into consideration the nature and scale of development, the proposal would not detrimentally impact upon the current parking provision within the area. Access arrangements would remain unchanged and as such the development would not have an unreasonable impact on the safety and operation of the adjoining highway. The proposal complies with Policy M14 of the Welwyn Hatfield District Plan 2005.

Two representations were received from occupiers of the flats on the first floor above the Tesco. Both representations raised concerns regarding parking provision with particular reference to a parking space which is allocated to residents but not shown on the existing and proposed plans. The applicant submitted amended plans during the course of the application which clearly identify four resident parking spaces.

CONCLUSION:

The proposals comply with the relevant national policies and guidance, policies within the Welwyn Hatfield District Plan 2005 and the requirements of the Supplementary Design Guidance (Statement of Council Policy).

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. C.2.1 – Time Limit
2. C.13.1 – The development/works shall not be started and completed other than in accordance with the approved plans and details F9D12-161 A(00)100A & F9D12-161 A(00)101 C & F9D12-161 A(00)111B received and dated 16 October 2013

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Councils website or inspected at these offices).

INFORMATIVES: None

Signature of author..... Date.....