

43/2007/163

HAWKS MEADOW PROPERTIES LTD

ERECTION OF SUPERMARKET (1,965 SQ M) WITH ASSOCIATED CAR PARKING AND SERVICING, LAND TO REAR OF 36-46 HIGH STREET, WELLINGTON (PARTIAL AMENDMENT TO PLANNING PERMISSION 43/2004/141)

314067/120706

FULL

PROPOSAL

The Committee considered a previous similar proposal in January 2006, when it was resolved that subject to the conclusion of a S106 Agreement on highways issues, permission be granted. Conditional approval was granted in July 2007. The current proposal provides for a building with floorspace of 1,965 sq m gross (1,300 sq m net retail floorspace), compared to 2,187 sq m on the previous scheme. The new foodstore is largely a single storey building with a small first floor section for staff facilities. Materials will be brick walls with slate roofing. A total of 112 car parking spaces, 8 disability spaces and 10 cycle spaces is proposed. The current proposal differs from the previous scheme in the following respects:- (1) The supermarket entrance has been moved from the corner of the proposed building to suit Somerfield's proposed internal layout, but the view of the building from the new High Street /Longforth Road junction remains virtually unchanged. (2) The glazed section on the projecting roof at the front of the proposed store has been replaced with a slate projecting roof. (3) The enclosed service area at the rear of the proposed supermarket has been redesigned to remove the 1.2 m high unloading platform and provide Somerfield with an unloading area which is level with the supermarket floor level. This has resulted in minor alterations to the design of the roof over this area. (4) The replacement High Street buildings have been revised on the plans to show the scheme that was granted permission in February 2007. (5) A narrow pathway has been added to the north east and south east sides of the supermarket, primarily for maintenance purposes.

A large proportion of the land is currently unused, overgrown and lying derelict.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY views awaited.

CONSERVATION OFFICER no comment to make.

TOWN COUNCIL views awaited.

THREE LETTERS OF SUPPORT have been received raising the following issues:- hope there are no more delays; the eyesore of the Discount Store and Kwiksave are long overdue for demolishing; a good supermarket in the centre of town will bring trade back to Wellington; will improve the aspect of this part of High Street;

Wellington is growing and needs a decent sized supermarket, it would be wonderful not to have to drive to Taunton for this.

ONE LETTER OF REPRESENTATION has been received raising the following issues:- would like controls put into place to stop deliveries from very large lorries due to the difficult road to get to the store from the rear, young children and older people are at risk and someone should be accountable when someone gets injured; deliveries should be prevented from being made in unsocial hours – suggest Monday to Friday 7.30 to 5.

POLICY CONTEXT

Policy STR1 of the County Structure Plan contains policies related to sustainable development.

Policy S1 of the Taunton Deane Local Plan sets out general requirements for new developments. Policy S2 of the same plan provides guidelines for the design of new developments. Policy EC10 states that Taunton and Wellington town centres will be priority location for major retail development and other key town centre uses. Policy EC12 goes on to say that major proposals for retail development and other key town centre uses will be permitted within the settlement limits of Taunton and Wellington provided that certain criteria are met. Policy W11 of the Plan allocates the site for mixed-use development provided that certain criteria are met.

ASSESSMENT

The proposals incorporate changes to the previously approved scheme which I consider are more traditional in form and more suitable for this location. Levelling the unloading area will help to reduce the time spent unloading vehicles and therefore limit the time delivery vehicles spend at the supermarket. The removal of the raised platform in the service area will also make the unloading of goods a safer operation. The car parking numbers in the development remain unchanged. The site is a town centre brownfield site and the proposed amendments compared to the previous scheme are relatively minor changes to the design of the proposed foodstore building. My recommendation is therefore a favourable one.

RECOMMENDATION

Subject to no further representations raising new issues by 21st December, 2007 and the views of the County Highway Authority, the Development Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED be subject to conditions of time limit, materials, rainwater goods, landscaping (hard and soft), boundary treatment, screening during demolition and construction, underground services, details of lighting, petrol/oil interceptors, details of cycle parking, parking, road within site to be kept free of obstruction, restrictions on use of lay-by and cross hatched area adjacent to boundary with 48 High Street and 1 and 2 Orchard Villas, archaeology, details of length of stay in car park, details of measures to control use of car park outside opening hours, demolition and construction work hours, details of levels, lighting to be switched off 30 minutes after closure of store, soundproofing of loading bay, Code of Practice for HGV vehicles,

noise limits, restrictions on delivery hours, surface water drainage, detailed design of the proposed access from High Street including incorporation of the private accesses to the residential properties to the east and pathway on north-east and south-east sides of building to be for maintenance/emergency purposes only. Notes re Food Hygiene Regulations, rights of way, disabled access, energy/water conservation, archaeology, Secure by Design, encroachment, length of stay in car park, CDM Regulations, contact Fire Officer, Conservation Area Consent, Section 106, Considerate Contractor's Programme, Conservation Area Consent required for demolition of Kwiksave building and removal of asbestos sheeting.

REASON(S) FOR RECOMMENDATION:- The site is a town centre site, the development of which is in conformity with the retail policy framework set out by central government in PPS6 and in the retail policies contained in the County Structure Plan and adopted Local Plan. The proposal is considered to be in general compliance with the criteria set out in Taunton Deane Local Plan Policy W11.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356461 MR J HAMER

NOTES: