



St Edmundsbury
BOROUGH COUNCIL

DEV/SE/18/020

Development Control Committee 3 May 2018

Planning Application DC/18/0275/FUL – Sainsbury's, Haycocks Road, Haverhill

Date Registered: 09.02.2018 **Expiry Date:** 06.04.2018

Case Officer: Alice Maguire **Recommendation:** Approve Application

Parish: Haverhill Town Council **Ward:** Haverhill West

Proposal: Planning Application - (i) Extension to online goods area and (ii) alterations to existing service yard and car park.

Applicant: C/o Agent – Indigo Planning

Synopsis:

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and Associated matters.

Recommendation:

It is recommended that the Committee determine the attached application and associated matters.

CONTACT CASE OFFICER:

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Background:

1. **The application is referred to the Development Control Committee following an objection from the Town Council and subsequent consultation with the Delegation Panel.**

Proposal:

2. Planning permission is sought for an extension to the existing online goods area, and alterations to the existing service yard and car park. The extension is proposed to be 111sqm resulting in a 'Goods Online' (GOL) facility with a total floor space of 301sqm. The proposal will result in the loss of 36 car parking spaces from the existing supermarket car park, including one disabled space and one parent and child space.

Site Details:

3. The proposal site is at Sainsbury's, Haycocks Road. This is a large site to the north of Haverhill, bounded by Haycocks Road to the west and south, and the A1307 to the north. To the east of the site is the Cambridge Road Retail Park. The area itself is very much characterised by industrial and retail uses, although to the south of the site are residential properties. The site itself is set at a much lower ground level to those residential properties and is shielded by landscaping.

Planning History:

4. The site has an extensive planning history but nothing of direct relevance to this present proposal.

Consultations:

5. Suffolk County Highways Authority: Do not wish to restrict the grant of permission.

Representations:

6. Haverhill Town Council: Object in the interest of safety. Due to the loss of 36 parking spaces, this will lead to an increase in vehicles parking along Haycocks Road. Although Suffolk County Council is aware of hazardous parking on this road, the Town Council request that this is addressed by installing parking restrictions. In addition, HGV's queuing/waiting to enter the service yard will add to this problem. A detailed transport study is required.

7. Ward Councillor: Calls the application in following concerns raised by the Town Council and Ward Councillors relating to the significant loss of car parking spaces at Sainsbury's.
8. No neighbour representations have been received.

Policy:

- Core Strategy Policy CS2 - Sustainable Development
- Policy DM2 Creating Places Development Principles and Local Distinctiveness
- Policy DM35 Proposals for main town centre uses
- Policy DM12 Mitigation, Enhancement, Management and Monitoring of Biodiversity
- Policy DM46 Parking Standards
- Policy DM1 Presumption in Favour of Sustainable Development

Officer Comment:

9. Issues to be considered in determination of this application:
 - Principle of the Development and Sustainable Development
 - Parking standards and Highway Safety
 - Impact on residential amenity and the character of the area

Principle of the Development

10. The proposal seeks to extend the existing GOL facility and service yard to allow Sainsbury's to expand their existing GOL service. The enlarged service yard will allow turning space and parking for an additional 12 GOL vans. This will result in the loss of 36 car parking spaces (34 standard, one disabled and one parent and child spaces).
11. It is considered by the applicant that, looking into longer term shopping habits, as well as the increase in online shopping and a home delivery service along with changing lifestyles, that the number of vehicle journeys necessary to the store will be reduced.
12. Paragraph 20 of the National Planning Policy Framework (2012) sets out that to deliver sustainable development, and help achieve economic growth that '*local planning authorities should plan proactively to meet the development needs of business and support and economy fit for the 21st century*'. It is considered that this proposal is a proactive approach to meet the demands of the store and therefore encourages economic growth.

13. Policy DM1 and paragraph 20 of the NPPF advocate the *presumption in favour of sustainable development*. This also encourages local authorities to *'work proactively to find solutions that means proposals can be approved wherever possible, and to secure development that improves the social, economic and environmental conditions in the area'*. In the case of this application, the new development is required to support economic growth in the area and to ensure a more efficient online delivery service is provided by the store. This improves the environmental conditions by reducing the need for customers to visit the store by car, representing sustainable development.

Parking Standards and Highway Safety

14. Policy DM46 of the Joint Development Management Policies Document (2015) seeks to reduce the over-reliance on the car and to promote more sustainable forms of transport. Although this proposal may not change travel habits to the store, it will reduce the need to travel to the store in the first place by the better efficiency of the GOL service. In turn, along with changing shopping habits, there will be a reduced demand for car parking spaces. It should also be noted that this expansion of the GOL service is a response by Sainsbury's to increasing demand for that service and this must be respected as adding considerable weight in support to this proposal.

15. The existing number of spaces in the car park is 401, meaning the loss of 36 spaces will result in 365 retained spaces. In the applicant's covering letter, it is stated that a Parking Beat Survey was carried out in June 2015 and recorded a peak occupancy of 62.3% based on a total of 408 parking spaces. It is considered that there will be sufficient parking capacity retained in the car park and the Highways Authority do not wish to restrict the grant of permission.

16. With regard to highway safety, an objection has been raised by Haverhill Town Council. There is concern that the loss of 36 car parking spaces will result in vehicles parking along Haycocks Road. There is also concern that in addition, HGV's queuing/waiting to enter the service yard will add to this problem. From the points raised above, and the fact that vehicles are already parking along Haycock's Road (possibly for convenience), it is not believed that the redeployment of these 36 spaces will have a significant direct impact on the on-street parking along Haycock's Road. The proposal will result in parking for an additional 12 GOL vans, meaning that there will be an increase in traffic along Haycocks Road. As these vans will be using this road at different times for deliveries, it is not considered that there is any severe safety impact by the increase in the GOL vans.

Impact on the area

17. The proposal is in a location characterised by commercial use but is also in close proximity to a residential area. The site is set at a much lower level to these properties and is well screened by a landscaping buffer, therefore have no impact on the neighbouring residential properties.
18. The proposal will result in the loss of a few modest trees, and although these trees are not covered by tree preservation orders, it is considered that the loss of these trees should be mitigated by some further replacement. The site is presently open parking, and will be enclosed as part of a more service / utilitarian element of the premises and a condition requiring the submission of a soft landscaping scheme is therefore recommended. Furthermore, noting the recommendations in the tree report, tree protection is imposed through a condition.
19. The submitted noise report indicates that there will be no adverse noise effects arising from the proposal and no conditions are necessary.
20. The size of the proposal will be subservient to the existing superstore and the design and materials are in keeping with the character of the existing site. It will therefore not appear a stark contrast in the area and is considered acceptable on the basis of design and form.

Conclusion:

21. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

Recommendation:

22. It is recommended that planning permission be **GRANTED** subject to the following conditions:
1. Development to commence within 3 years
 2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents
 3. Submission and implementation of soft landscaping scheme
 4. Implementation of tree protection as per submitted tree report.

Informatives:

1 When determining planning applications The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain how, in dealing with the application they have worked with the applicant to resolve any problems or issues arising. In this case the application could be approved without negotiation or amendment so there was no need to work with the applicant.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online.

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P3W213PDM4400>