

APPLICATION NO.	P14/S3070/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	7.10.2014
PARISH	WHEATLEY
WARD MEMBER(S)	Janet Carr Roger Bell
APPLICANT	ASDA Stores Ltd
SITE	Asda Stores Ltd, London Road, Wheatley, OX33 1YZ
PROPOSAL	Proposed 'Home Shopping' van loading canopy , extension to provide a 'Home Shopping' pod and relocation of existing smoking shelter, trolley shelter and compactor.
AMENDMENTS	None
GRID REFERENCE	461099/205149
OFFICER	Sharon Crawford

1.0 INTRODUCTION

- 1.1 The application has been referred to the Committee because the recommendation conflicts with the views of the Parish Council.
- 1.2 The site lies on the edge of Wheatley and is within the Oxford Green Belt. The Asda complex includes the Supermarket, a car park and a petrol station. Asda share an access with the Wheatley Harvester restaurant and the McKenna site to the north west of Asda.
- 1.3 The site is identified on the Ordnance Survey Extract **attached** at Appendix 1.

2.0 PROPOSAL

- 2.1 The application seeks full planning permission for:
- a 'Home Shopping' van loading canopy adjacent to the service road (for two vehicles) - white profiled metal roofing
 - an extension off the existing warehouse into the car park to provide a 'Home Shopping' pod (this would square off an existing splayed wall giving an additional floor space of some 150 square metres and 4.7 m in height. The extension would be flat roofed structure (as is the existing building); it would be a modular construction clad in profiled metal on a steel frame with no windows,
 - and relocation of existing smoking shelter, trolley shelter and compactor.

Reduced copies of the plans accompanying the application are **attached** at Appendix 2. Full copies of the plans and consultation responses are available for inspection on the Council's website at www.southoxon.gov.uk.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Wheatley Parish Council Recommend refusal. Restricted access on the road shared with neighbour McKenna Plant Hire HGVs and safety concerns for pedestrians.

Environmental Health No objection subject to smoking shelter complying with regulations.

Agenda Item 12
South Oxfordshire District Council – Planning Committee – 10 December 2014

- OCC (Highways) No objection. The proposed “Home Shopping” facility is contained within the existing service area to the supermarket and will not have a significant impact, on the local road network in highway terms. In fact the more that the facility is used there will be a reduction in customer traffic movements, which would be a “highway gain”.
- Neighbour Objectors (1) Due to potential for vehicles to block the access another business site to the rear of the site.

4.0 RELEVANT PLANNING HISTORY

- 4.1 [P14/S2346/A](#) - Approved (29/09/2014)
Car park signage.

[P12/S2954/DIS](#) - Approved (18/12/2012)

Provide a new footway link to and from the store from London Road including: - New footway construction within the existing verge. - New kerbing - New dropped crossings including tactile paving. - New carriageway construction to maintain the access to the sub-station.

Discharge of conditions on P12/S2156/FUL

[P12/S2156/FUL](#) - Approved (09/11/2012)

Provide a new footway link to and from the store from London Road including: - New footway construction within the existing verge. - New kerbing - New dropped crossings including tactile paving. - New carriageway construction to maintain the access to the sub-station.

[P12/S0817/A](#) - Approved (16/07/2012)

Installation of Car Park Banner Signs for Asda stores

[P12/S1114/DIS](#) - Approved (15/06/2012)

Proposed entrance lobby to store customer entrance.

Discharge of condition on P11/W1696

[P11/W1696](#) - Approved (19/12/2011)

Proposed entrance lobby to store customer entrance.

[P10/W1878](#) - Approved (27/01/2011)

Proposed entrance lobby to existing store main entrance.

5.0 POLICY & GUIDANCE

- 5.1 South Oxfordshire Core Strategy policies

CSEN2 - Green Belt protection
CSQ2 - Sustainable design and construction
CSQ3 - Design
CSS1 - The Overall Strategy

- 5.2 South Oxfordshire Local Plan 2011 policies;

D1 - Principles of good design
G2 - Protect district from adverse development

Agenda Item 12
South Oxfordshire District Council – Planning Committee – 10 December 2014

GB4 - Openness of Green Belt maintained
EP1 - Adverse affect on people and environment

South Oxfordshire Design Guide 2008

5.3 National Planning Policy Framework

National Planning Policy Framework Planning Practice Guidance

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues in this case are:

- whether the principle of development is acceptable
- Impact on openness of the Green Belt
- Design
- Neighbour impact
- Highways

6.2i **Principle.** The NPPF lists categories of development that are not inappropriate development in the Green Belt at paragraph 89. The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building is not inappropriate development. In this case the scale of the extension is modest in comparison with the existing superstore it is a subservient extension and the principle of development is acceptable in my view.

6.2ii Planning permission was refused in 2009 for an extension to allow for a home shopping facility. In that case the application was refused because the scheme was inappropriate development in the Green Belt and also due to the loss of trees. Policy considerations and the details of the proposal have changed considerably since 2009. Previous Green Belt policies did not allow for the extension of commercial buildings but this has changed when NPPF was issued as detailed above. In addition the location of the extension has changed from the south of the building to the north off the service yard and no trees are affected.

6.3 **Impact on openness of the Green Belt.** The extension is a subservient addition to the side of the existing building projecting into a pedestrianised area within the Asda car park housing a trolley shelter and smoking store. The impact on openness of the Green Belt is limited and the scheme would accord with Policy GB4 of the SOLP.

6.4 **Design.** The flat roof boxy design matches the form of the existing building and the materials match those on the main store. As such the proposal accords with Policy D1 of the SOLP.

6.5 **Neighbour impact.** The extension is within the superstore complex and has no impact on surrounding residential neighbours.

6.6i **Highways.** The proposed Home Shopping facility is contained within the existing supermarket complex and will not have a significant impact, on the local road network in highway terms and does not involve the loss of any parking spaces. In fact the more that the facility is used there will be a reduction in customer traffic movements, which would be a “highway gain”. OCC highways have no objection to the proposal and have not suggestion any conditions.

6.6ii The Parish Council and a commercial neighbour who shares the access with Asda have objected to the location of the parking canopy for the home shopping facility on the grounds that it will increase the likelihood of vehicles blocking the access road. The

Agenda Item 12
South Oxfordshire District Council – Planning Committee – 10 December 2014

proposed parking spaces for the home shopping vehicles are located behind an existing high wall and would leave a clear passage of 7m in width. This section of road is not a public highway and the access rights over the route or parking thereon can not be controlled through planning legislation. An informative has been added to the recommendation to remind Asda to keep this route clear for the passage of vehicles.

- 6.6iii The Parish Council have also objected on the grounds of concern in relation to pedestrian safety. Pedestrian access and safety into the site has been improved in the last two years with the approval of planning permission for, and provision of, a new footway from the A40 into the site where there was previously no footway. Whilst traffic movements associated with the home shopping facility will increase the overall traffic movements into the site should decrease as shopper journeys should fall. In addition vehicle speeds within the site are low due to the road configuration and position of junctions.
- 6.6iv The concerns of the Parish Council are acknowledged but the scheme should work to reduce overall traffic movements onto the site and pedestrian access and safety have recently been improved. As such the scheme complies with policies T1 and T2 of the SOLP.
- 6.7 **Smoking shelter.** Environmental Protection has commented that the smoking shelter should comply with the Health Act 2006. Smoking is not permitted in either an enclosed or substantially closed area. (An area is defined as 'Substantially closed' if it has a ceiling/roof and openings in the walls with a total area that is less than half that of the walls (this includes other structures that serve as walls)). In order to comply with the smoke-free legislation a smoking shelter that is in use should have walls that are at least 50% open to the elements. As this issue is covered by separate legislation an informative only has been added to the recommendation.

7.0 **CONCLUSION**

- 7.1 Your officers recommend that planning permission is granted because the proposed development is not inappropriate development and would not be harmful to the openness or visual amenity of the Green Belt. The development would not harm the residential amenity of local residents or increase traffic generation on the site. Given the recent provision of a new pedestrian footway into the site the proposal will not compromise pedestrian safety. The proposal therefore accords with Development Plan policies.

8.0 **RECOMMENDATION**

- 8.1 **To grant planning permission subject to the following conditions**

- 1 : Commencement three years - full planning permission.**
2 : Approved plans.
3 : Matching materials (walls).

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