

APPLICATION NO.	P15/S1508/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	21.5.2015
PARISH	DIDCOT
WARD MEMBER(S)	Margaret Davies Anthony Dearlove Anthony Nash
APPLICANT	Hammerson UK Properties Plc
SITE	Land at the Orchard Centre, High Street, Didcot, OX11 8EQ
PROPOSAL	Erection of new temporary building (Class A3), new signage and change of use to create an external seating area. (As amplified by letter and supporting information from the agent dated 14 July 2015).
AMENDMENTS	None
GRID REFERENCE	452881/190099
OFFICER	Paul Bowers

1.0 INTRODUCTION

1.1 The application is referred to planning committee because the views of the Didcot Town Council Parish differ from the officer's recommendation

1.2 The Orchard Centre sits between Hitchcock Way, Broadway and Station Road. It currently comprises a number of retail units, including a Sainsbury's superstore, café and restaurants. In addition it includes some highway land and some industrial and business units located to the east of the site. To the north of the site there is parking and a petrol station. A site location plan is attached at **Appendix 1**.

2.0 PROPOSAL

2.1 The application seeks temporary planning permission and change of use for the siting of rectangular container-style unit measuring 9.14 metres wide by 6.45 metres deep to be used in an A3 capacity for a pizza restaurant. The container will be fitted with large glazed windows. An external seating area of 10 square metres in size is proposed next to the unit.

2.2 Reduced copies of the plans accompanying the application can be found at **Appendix 2** to this report. All the plans and representations can be viewed on the council's website www.southoxon.gov.uk under the planning application reference number.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 **Didcot Town Council** – Recommend that the application be refused because it is not in keeping with the street scene.

Neighbour Responses – 3 x letters of objection covering the following issues;

- No need for another pizza outlet in the town centre.
- Blocks the pavement next to the parking bays for people of restricted mobility.
- Concern about the extent of outside seating area.
- Concern about the wider redevelopment of Didcot.

OCC Highways – No objection.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P15/S0433/FUL](#) – Resolution to grant planning permission,

Orchard centre phase 2. Demolition of existing buildings and construction of 1 and 2 storey buildings comprising retail units (Use Class A1), flexible retail units (Use classes A1/A3), restaurants (Use Class A3), a gym (Use Class D2);

5.0 **POLICY & GUIDANCE**

5.1 **South Oxfordshire Core Strategy 2027** policies

CST1 - Town centres and shopping

CSQ3 - Design

South Oxfordshire Local Plan 2011 policies;

D1 - Principles of good design

T1 - Safe, convenient and adequate highway network for all users

T2 - Unloading, turning and parking for all highway users

South Oxfordshire Design Guide 2008

National Planning Policy Framework

National Planning Policy Framework Planning Practice Guidance

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues to consider in relation to this proposal are as follows;

- **Impact on the character and appearance of the site and the surrounding area.**
- **Impact on parking provision.**

Impact on the character and appearance of the site and the surrounding area.

6.2 The site is located in a prominent open space at the heart of the Orchard shopping centre. It is to be positioned below the steps up to the retail units in front of the existing Sainsbury supermarket.

6.3 The siting of the container will consume an extent of this open space which is regrettable. However the applicants intend this only as a temporary location and look to be sited in the extended Phase II area of the Orchard Centre once it is complete.

6.4 The harm that would be caused by the siting of this structure in this location would be for a limited period. This can be ensured through the use of a planning condition requiring the structure and use to cease after 2 years.

6.5 The structure itself will be adapted and altered from a storage container to become an attractive unique building. This area of the Orchard Centre is frequently occupied by market stalls some of which serve food and snacks. In this context the proposed structure would not be out of keeping. Equally in other areas of the site on the other side of the car park are storage containers and car washing facilities which arguably have a greater impact than what is being proposed. Whilst the siting of the building in this location would not be something officers would look to allow on a permanent basis, as a temporary feature it will not undermine or detract for the overall character and

appearance of the wider shopping centre.

- 6.6 The use of the building for hot food takeaways with an external seating area will add to the vibrancy of this part of the Orchard Centre. It will bring about wider benefits in terms of choice for consumers and have a positive impact on the local economy in both the short term and long term which will outweigh the limited harm caused by siting the building in this location for the temporary period.

Impact on parking provision.

- 6.7 The building will be sited next to, but not on, the car park. The development does not involve the loss of any car parking spaces and will not reduce the provision within the Orchard Centre. Whilst it is an added attraction to the shopping centre it will not have any direct implications for parking provision or requirements. In terms of pedestrian traffic, the paved areas are wide enough to accommodate the unit without blocking passage.

7.0 **CONCLUSION**

- 7.1 Your officer recommends that planning permission is granted because the harm that would be caused by siting the structure in this prominent location will be outweighed by the benefits and secured through limiting that harm for a temporary period.

8.0 **RECOMMENDATION**

- 8.1 **That planning permission is granted subject to the following conditions:**

1. **Approved plans.**
2. **Temporary building.**

Author: Paul Bowers
E-mail : paul.bowers@southandvale.gov.uk
Contact No: 07801 203570

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