Development Control – Delegated Officer Report

Application Number: AWDM/0486/12 Recommendation – Approve

Site: Tesco Holmbush Centre Upper Shoreham Road Shoreham-By-Sea West Sussex

Proposal: Erection of customer collection 'pod' and canopy within customer car park

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site comprises part of the car park (178 square metres) at Tesco Superstore (Holmbush), located to the south and west of the main store building.

Permission is sought for the installation of a customer collection storage pod and canopy to facilitate a new customer service. [The customers order their shopping and pay for it online. A member of Tesco's staff picks the shopping. The 'picked' shopping is processed and stored in the existing Home Shopping Department within the store. The 'click and collect' orders are loaded onto an existing Dotcom Home Shopping van and taken to the proposed customer collection storage pod within the car park. The pod will consist of a customer-serve area and store room including chilled and freezer areas. The customer is allocated a predetermined collection timeslot when ordering their shopping and collect from the 'click and collect' area.]

The purpose of the canopy is to provide weather protection to customers loading their cars.

The submitted drawings show the pod as 3.6m wide and 8.1m long. The canopy forms the roof of the pod and extends further northwards by 4.7m (8.4m wide overall) at a height of 3.4m. Two tandem customer collection bays are enclosed by the canopy. The pod construction consists of a proprietary modular unit finished in 'mushroom' coloured metal panels with timber clad panels. The canopy would be faced in white cladding panels and supported on the north side by white steel posts set within the tarmac surface of the car park. Ten parking spaces would be lost to facilitate the development.

The canopy and pod would be located 19m from the western perimeter of the car park which is enclosed by a post and rail fence and low level planting. Beyond the edge of the car park is the service road for deliveries to the main store. Further to the west is the exit lane from the A27 By-pass to the Holmbush roundabout, on lower ground.

The drawings show 3 no. low-level refrigeration condensers on the south side of the pod. The application is accompanied by a noise assessment by Sharps Redmore Partnership. This concludes that the 'click and collect' service can be sited 25m from a noise sensitive property without the likelihood of operations harming the amenity of local residents.

The hours of operation would normally be 8.00hrs to 21.00hrs (Monday to Friday) 08.00hrs to 19.00hrs on Saturday and 11.00hrs to 17.00hrs on Sunday. The condensers would be turned off outside these hours.

Relevant site history: None

Consultations

West Sussex County Council:

The Highway Authority comment that this proposal has been considered by means of a desktop study, using the information and plans submitted with the application, in conjunction with other available WSCC map information. A site visit could be arranged on request.

There will be no change to the vehicular or pedestrian access points and the pods will be place on land under the applicant's control. From inspection of the documents on Adur & Worthing Councils website it does not appear that the provision of these pods will significantly increase vehicular movements at the site and therefore no overriding highway safety concerns regarding traffic generation will be raised.

No changes will be made to the layout of the car park; however 11 standard car parking spaces will be lost (2.1%), resulting in 506 spaces being available for customer parking. There will be no change to the disabled parking provision on site. No highway safety concerns would be raised to this loss of car parking and it is assumed the day to day running of the Tesco store would not be adversely affected by the loss of parking.

From the information supplied no highway safety concerns would be raised to this proposal.

Representations

One representation has been received from a resident in Bay Tree Close querying the necessity of the facility when customers can shop in-store which is open all hours.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1
South East Plan (GOSE 2009): CC1, CC6, BE1, T4
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The site is located within the curtilage of a large retail superstore within the built-up area boundary and there is no objection in principle to the proposed development which facilitates a customer service (and does not provide additional sales area) subject to consideration of its impact on the visual and residential amenities of the locality and highway safety issues.

Visual amenity

Other structures in the car park include curved, metal-framed, Perspex trolley bays and vertical lighting columns. The parking rows are separated by landscaped beds incorporating low-level planting interspersed with small trees, which provide some 'green' within the wider expanse of tarmac car park. The proposal would create another structure within the car park, adding to the visual clutter.

It was suggested to the applicant that the 'click and collect' pod be located closer to the main store where it would be seen against the backdrop of the 'bulk' of the main store building, and from a more environmentally sensitive perspective, may avoid having to transport customer shopping via the refrigerated 'Dot.com' vehicles (which could potentially be transported by hand instead). The applicant is not amenable to this suggestion, commenting that the Dot.com vehicles will have to travel further if the facility is pushed back into the car park, and experience has shown that the facility needs to be readily accessible and visible for optimum customer use.

The pod and canopy (3.4m high) would be located some 19m from the edge of the car park and would not be intrusive in views from the A27 slip road. The nearest residential properties in Bay Tree Close are located some 95m distant, screened from the site by mature tree planting on the west side of the slip road.

Residential amenity

The proposed 'click and collect' facility would be some 95m from the nearest residential properties, separated by the A27 slip road and servicing route to the main Tesco store. Noise from the condenser units would not give rise to nuisance for residents at this distance bearing in mind background road traffic noise. The 'click and collect' facility would not be open beyond 21.00hrs on any day when arguably background noise levels drop.

Accessibility and parking

It is anticipated that all customers using the 'click and collect' facility would visit the store by car as the operation replaces a normal 'weekly shop' visit. The facility is located in a less busy section of the car park away from the areas normally chosen by customers to park which tend to be closer to the main shop entrance. No objection to the loss of the existing parking spaces has been raised by the Highway Authority.

Through-put of vehicles is estimated at 3 minutes per car with two vehicles accommodated at any one time. It is not anticipated that queues would form in the car park, but this could be addressed by reconfiguring the internal layout of the parking aisles if necessary, and would not give rise to highway safety issues on the public highway.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local built environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties or unacceptable detraction from highway safety. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Permission relates to approved plans
3. Hours of Use 8.00hrs to 21.00hrs (Monday to Friday) 08.00hrs to 19.00hrs on Saturday and 11.00hrs to 17.00hrs on Sunday.

Is recommendation contrary to letter(s) of representation? Yes

Case Officer: Jo Morin Date: 15 June 2012

Authorised by: Peter Barnett Date: 18 June 2012