Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0477/14

Site: **Tesco, Holmbush Centre**

Proposal: **Replacement trolley bays**

Date of site visit: 1.5.14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an out of town superstore car park, just off from A27 and north of Southwick.

Permission is sought for replacement trolley bays around the car park, each to measure 4.2 metres in length, 2.3 metres in width, and 2.6 metres in height. These would be made of wood and predominately glazed.

The replacement bays will occupy the same positions as the existing trolley bays.

Consultations
None

Representations
None

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies):
AG1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Upgrading of the car park apparatus is acceptable in principle.

Visual amenity

The trolley bays are situated well within the confines of the car park, with the superstore building as a visual back drop.

No visual harm would arise from these minor features in the car park.

Parking and Accessibility

The parking bays replace existing ones, so there would no material loss of parking spaces, additional to those already lost to allow for the existing trolley bays.

The presence of the trolley bays would not impede access by other means.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved Plans

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Matthew Porter Date: 9-6-2014

Authorised by: Peter Barnett Date: 9 June 2014