FORMER ALDINGBOURNE POST OFFICE, WESTERGATE STREET, WOODGATE PO20 3QL

PLANNING STATEMENT

P20-2971 | November 2020

ARUN DISTRICT COUNCIL AL/89/20/PL

NOVEMBER 2020 ¦ KP/EMO ¦ P20-2829

PLANNING APPLICATION FOR INSTALLATION OF PLANT ENCLOSURE WITH EXTERNAL FREEZER/CHILLER UNITS.

PLANNING STATEMENT

FORMER ALDINGBOURNE POST OFFICE, WESTERGATE STREET, WOODGATE PO20 3QL

ON BEHALF OF CO-OPERATIVE GROUP FOOD LIMITED

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004

Prepared by: Emma Morrison

Pegasus Group

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DESIGN ENVIRONMENT PLANNING ECONOMICS HERITAGE

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277568) registered in England and Wales
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1.0 INTRODUCTION

1.1 This Planning Statement is submitted in support of an application for the installation of a plant enclosure with external freezer/chiller units to facilitate the occupation of the former Aldingbourne Post Office, Westergate Street, Woodgate by Co-operative Group Food Limited as a new convenience food store.

1.2 This application is made in conjunction with a separate but related application for advertisement consent for the installation of new signage for the store (Planning Portal Ref. PP-09273207).

1.3 This Statement sets out the background to the site and development proposals including the relevant planning history and planning policy framework, together with their physical context, and assesses the proposals in terms of their compliance with policy.

1.4 The Statement should be read in conjunction with the supporting documents to the application, including drawings prepared by RPM, Plant Layout prepared by Orwell Design Associates and Noise Impact Assessment by KR Group.

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2.0 SITE AND SURROUNDING AREA

2.1 The application site comprises a single storey retail (Class E) unit at the front of the unit, and there was formerly a residential dwelling to the rear of the shop. Planning permission has been granted for the shop to extend into the dwelling to provide a single, larger convenience store (ref. AL/53/20/PL) which is intended to be occupied by Co-op.

2.2 The approved drawings associated with this permission (AL/53/20/PL) provide the baseline 'existing' situation against which the proposed development should be assessed.

2.3 The site is located on the corner of Westergate Street and Hook Lane. There are residential dwellings immediately to the north of the site and the wider area around the site is predominantly residential in character. To the rear (west) of the site the building is adjoined by an existing two storey dwelling.

2.4 The planning permission sets out the approved layout for the store, with 5 no. parking spaces to the front, accessed from Westergate Road.

2.5 The site boundary is comprised of timber fencing, approximately 1.5 metres high, with the site set slightly above the level of the highway along Hook Lane.

2.6 The approved drawings show three doors on the southern elevation which provide access into the back of house area.

2.7 The site does not lie within a Conservation Area and is not a Listed Building, nor is it close to any Listed Buildings.

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3.0 PLANNING HISTORY

3.1 The planning history which is relevant to the site is summarised below.

- **AL/53/20/PL** for the change of use from residential (C3) to shop (A1), new roof and new shop front. This was approved on 10 September 2020 and a copy of the decision notice is attached at Appendix 1.

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4.0 THE PROPOSAL

4.1 This application seeks planning permission for the installation of a new plant enclosure adjacent to the southern elevation of the approved convenience store.

4.2 The enclosure will be sited within the existing site boundary and will house 3 no. air conditioning units, together with refrigeration pack, gas cooler and condensing unit as specified on the Plant Layout (drg. no. E3633-CR3) submitted in support of this application.

4.3 Full mechanical specifications and details of the appearance of the units are provided within the Plant Layout and Proposed Section DD (drg. no. CO1362-212).

4.4 Adjacent to this plant, towards the rear of the unit, external chiller and freezer units will be installed. They and the plant to the west will be enclosed by timber hit and miss fencing to provide screening for the plant. The timber fencing will be 2.4 metres high and will extend for the full height of the freezer/chiller units.

4.5 In addition to the plant to be installed, three ventilation apertures will be installed with louvred covers. These will be installed above the door to the extreme left-hand side (when viewed from Hook Lane) of the southern elevation. This door will also be replaced with a new metal door with a powdercoated finish in RAL 7043 (traffic grey).

4.6 The changes are confined to the southern elevation of the unit, however the enclosure will be visible from the west.

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5.0 PLANNING POLICY

5.1 The following policy is considered relevant to this application.

National Planning Policy

National Planning Policy Framework 2019 (NPPF)

5.2 The revised National Planning Policy Framework 2019 (NPPF) sets out the Government's policies for the planning system to ensure that the planning system helps to achieve sustainable development.

5.3 The key objective of the NPPF is to achieve sustainable development and paragraph 8 confirms that there are three overarching objectives which need to be pursued, namely economic, social and environmental. The economic role should contribute to sustainable development by building a strong, responsive and competitive economy and ensuring the sufficient amount of and right type of development to support growth.

5.4 Paragraph 11 confirms that a presumption in favour of sustainable development is at the heart of the NPPF and for planning applications this means proposals for development conforming to the Development Plan should be approved without delay.

5.5 Paragraph 38 relates to decision making and confirms that *"local planning authorities should approach decisions on proposed development in a positive and creative way"* and that:

"Decision-makers at every level should seek to approve applications for sustainable development where possible."

5.6 Paragraph 80 states that *"significant weight should be placed on the need to support economic growth and productivity, taking into account local business*

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needs and wider opportunities for development."

5.7 Paragraph 92 states that planning decisions should *"plan positively for the provision and use of …community facilities (such as local shops…) and other local services to enhance the sustainability of communities and residential environments."*

5.8 It further states that decisions should *"ensure that established shops, facilities and services are able to develop and modernise and are retained for the benefit of the community."*

5.9 **Paragraph 180** states that development should "*mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life."*

5.10 Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. local authorities should approach development decisions positively – looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Securing the optimum viable use of the property and achieving public benefits are key material considerations for application proposals.

Local Planning Policy

5.11 Adopted Local Planning Policy is taken from the Arun Local Plan 2011-2031.

5.12 **Policy D SP1** states that development proposals should make efficient use of land but reflect the characteristics of the site and local area in their layout.

5.13 **Policy D DM1** sets out a series of criteria which will be considered in the assessment of all proposals including those in relation to appearance and

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impact.

5.14 **Policy QE DM1** relates to noise pollution and states that proposals for noise generating development should be supported by:

- Evidence to demonstrate that there are no suitable alternative locations for the development;
- A noise report which provides a survey of the existing noise environment and the likely impact of the proposed development upon the noise environment and any mitigation measures required to ensure noise is managed to an acceptable level.
- Evidence to demonstrate that the development will not impact on areas identified and valued for their tranquillity.

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6.0 PLANNING ASSESSMENT

6.1 This application proposes the installation of plant to serve the new convenience store at Westergate Road, Woodgate. This includes the installation of air conditioning and refrigeration plant, and external freezer/chiller units which will be accessed from within the store.

6.2 The existing building is situated on the northern side of its plot with a clear space to the south, which is currently grassed and unused. There is no space at the rear of the site, and due to the nature of the equipment proposed it would not be possible or appropriate to site the equipment on the roof.

6.3 As such, the sole remaining location for the plant is adjacent to the store. This is a suitable location as the plant can be fully enclosed by timber hit and miss fencing, which will screen the plant and will not appear out of place in an area where there is extensive use of timber boundary fencing (generally to gardens).

6.4 The plant enclosure will be situated behind the existing boundary wall to the site, and this brick wall, which is sympathetic to the character of the surrounding area, will be retained to mark the site's boundary.

6.5 The site's proximity to local residents has been taken into account in the design and layout of the plant enclosure which has sited the condensers towards the eastern part of the site, where they are furthest from sensitive receptors, with the chiller and freezer units to the west of the site where they will provide an element of screening for the nearest resident to the west. This also allows them to be easily accessed from the internal back of house area.

6.6 To further demonstrate that there will be no harm to residential amenity as a result of the proposals, a Noise Impact Assessment has been commissioned and is submitted in support of this application. The Noise Impact Assessment, prepared by KR Group provides details of the measured background noise levels at the site, and assesses the noise generated by the proposed plant

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against this level.

6.7 It is proposed that the refrigeration equipment will operate 24 hours a day and for this reason, the Noise Impact Assessment has covered both daytime and night-time impacts.

6.8 The Assessment concludes that the plant can be accommodated without harm to the amenity of neighbouring residents, with a robust conclusion of noise emissions from plant at least 5 dB below the existing background noise levels during the day, and 9 dB at night.

6.9 Notwithstanding this, the site is not within a designated settlement gap or other tranquil area, which may require more stringent noise controls.

6.10 It has therefore been demonstrated that the proposed plant is acceptable in this location and will not harm residential amenity.

6.11 The other external alterations, the insertion of louvred vents and a new back of house door (within an approved opening) are minor in nature and will not cause any material change in the visual impact of the approved store.

6.12 The installation of the plant and minor external alterations above will enable the new, larger store to be occupied by Co-op and provide a valuable service to the local community.

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7.0 CONCLUSIONS

7.1 This statement has been prepared by Pegasus Group to support an application for the installation of a plant enclosure, with external freezer and chiller units and minor alterations to the side elevation to facilitate the new Co-op convenience store at the former Aldingbourne Post Office, Westergate Road, Woodgate.

7.2 It has been demonstrated that the proposals would have no harmful impact on visual amenity, nor would they cause harm to the amenity of residents close to the site in accordance with Local Plan Policy QE DM1.

7.3 It is therefore considered that the proposals are in accordance with the aims of national and local planning policy.

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APPENDIX 1

DECISION NOTICE REF. AL/53/20/PL

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application for Planning Permission

DECISION NOTICE

Application Ref: AL/53/20/PL

1 **To Addressee**

Lincs Design Consultancy Ltd
12 Vickers Lane
Louth
LN11 9PJ

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2 **Site Address**

Aldingbourne Post Office
Westgate Street
Aldingbourne
PO20 3QL

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3 **Description of Development**

Change of use from residential (C3) to shop (A1), new roof & new shop front. This application is in CIL Zone 2 (Zero Rated) as 'all other development'.

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4 In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions.

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby approved shall be carried out in accordance with the following approved plans:

Dwg.No. Idc-3050-03 PL Proposed Elevations and Floor Plan, Site Plan and Location Plan

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1of the Arun Local Plan.

3 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.

4 The use hereby permitted shall not commence until provision has been made within and in the

vicinity of the site for the disposal of litter resulting from the use, and such provision shall be in accordance with details agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of occupiers of nearby properties in accordance with Arun Local Plan policies D DM1 and ENV SP1.

5 No part of the development shall be first used until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car parking space for the use in accordance with policy T DM2 of Arun Local Plan

6 At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources (as described in the glossary at Annex 2 of the NPPF) unless it can be demonstrated that a fabric-first approach would achieve an equivalent energy saving. Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority before any development above damp proof course (DPC) level begins. The development shall be implemented in accordance with the approved details and timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to secure on site renewable energy in accordance with national planning policy, and in accordance with Policy ECC SP2 of the Arun Local Plan.

7 No construction/demolition activities shall take place, other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday) with no works taking place on Sunday or Bank Holidays unless they are not audible outside of the application site.

Reason: To protect the amenity of local residents in accordance with policies QE SP1 and QE DM1 of the Arun Local Plan

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. 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.

Neil Crowther
Group Head of Planning

Case Officer: Ms M Tomalova

Decision Issued: **10th September 2020**

Arun District Council
The Arun Civic Centre
Maltravers Road

Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at http://acp.planninginspectorate.gov.uk

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must send notice to the Local Planning Authority and Planning Inspectorate(inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details can be found at www.GOV.uk

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on

highway land).

www.pegasusgroup.co.uk

First Floor, South Wing,
Equinox North,Great Park Road,
Almondsbury, Bristol, BS32 4QL

[redacted]

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