

REPORT UPDATE

Application No: BE/23/14/PL

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Location: Adjacent Warehouse site to McDonalds Oldlands Way, Bersted

Description: Change of use from Class B8 (Storage or Distribution) to Class A1 (Shops) including partial demolition

UPDATE DETAILS

Reason for Update/Changes:

The proposed planning conditions have been reviewed by the applicant and some changes have been agreed. These are as follows:

(1) In respect of proposed condition 03, after reviewing the GL Hearn Retail Impact Assessment Review report, it is clear that the recommendation was not to restrict the use to bulky goods only but to prevent the sale of food, fashion and footwear. Accordingly, it is recommended that members consider the revised condition below:

The retail premises hereby permitted shall be used for the purposes of Class A1 Retail excluding the sale of food, fashion and footwear. Goods falling outside this range including seasonal goods may be sold only where they form a strictly minor and ancillary part of the proposed store's operation.

(2) In respect of proposed condition 07, the applicant pointed out that the submitted plans show that delivery vehicles will reverse into/out of the site. Therefore, it has been agreed with WSCC Highways that the condition be amended to make it clear that the turning facilities are only in respect of passenger vehicles. The condition is amended by the insertion of the word passenger as per the following:

The retail store shall not be occupied unless and until space has been laid out within the site in accordance with drawing Ref 593-PL(00)013 Rev B (01/10/14) for the parking of customer cars, staff cars, disabled vehicles & bicycles, for the loading & unloading of delivery vehicles and for passenger vehicles to turn so that they may enter and leave the site in forward gear. The approved parking and turning areas shall thereafter be retained for the approved use.

The applicant also queried proposed conditions 05 (store hours) and 15 (Training Plan). However, it is not proposed to alter these. The store hours condition has been based on the permission recently granted for M&S and Next on the Arun Retail Park and it is considered appropriate to propose the same opening hours. The Training Plan is considered to be relevant for a development of this size/nature and on a site close to an Enterprise Zone.

Officers Comment:

The two amended conditions are shown as part of the attached amended sheet.

update