PLANNING APPLICATION REPORT

REF NO: **BR/269/09/**

LOCATION: Tesco Stores Ltd
Shripney Road
Bognor Regis

PROPOSAL: Installation of a combined cooling heating & power (C/CHP) unit to provide a sustainable method of powering the store

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 260 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	A combination of close boarded fencing, mesh fencing and hedging approximately 2m high surrounds the perimeter of the site.
SITE CHARACTERISTICS	The site is a supermarket, with brick and glazed elevations and a brown tiled roof with gable feature and clock tower and glazed entrance. There is a large car parking area within the site.
CHARACTER OF LOCALITY	The site is located on a busy class A road, with predominantly commercial and industrial premises within the immediate vicinity.

RELEVANT SITE HISTORY

BR/397/04/	Erection of marquee within the Tescos car park.	Refused 16-12-2004
BR/317/05/	Minor single storey extension of store to provide enlarged and improved home delivery service operations area.	Approve Cond 14-10-2005
BR/353/05/	Warehouse extension	Approve Cond 24-11-2005
BR/425/05/	Amendment to entrance of store	Approve Cond 18-01-2006

BR/368/05/	Improvement of the Tesco access junction with Shripney Road by the provision of traffic signals and associated pedestrian facilities	Withdrawn 02-03-2006
BR/35/06/	Minor extensions to the bulk store and cage marshalling facilities within the existing service yard.	Approve Cond 21-03-2006
BR/129/06/	Improvement of the Tesco access junction with Shripney Road by the provision of traffic signals and associated pedestrian facilities (Re-submission following BR/368/05)	Approve Cond 27-09-2006
BR/49/07/	Construction of a new ATM room extension and ATM installation.	Approve Cond 23-04-2007
BR/332/07/	Installation of new external free standing ATM room c/w ATM to PFS. Installation of anti ram raid bollards to ATM enclosure.	Approve Cond 10-12-2007
BR/171/08/	Construction of a lobby extension to act as a wind break to the main entrance of the store and adjustments to associated street furniture	Approve Cond 30-07-2008
BR/78/09/DOC	Application for discharge of condition 2 in relation to BR/129/06/	DOC File Closed 21-05-2009
BR/139/09/DOC	Application for discharge of condition 2 in relation to BR/129/06/.	DOC File Closed 26-06-2009
BR/206/09/	Proposed wind lobby	Approve Cond 21-10-2009

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

No Objection

Comments on Representations received:

Noted

CONSULTATIONS

Southern Water Planning

Environmental Health

Consultations responses received:

Environmental Health:
No Objection

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area
Class A Road

DEVELOPMENT PLAN POLICIES

South East Plan:		
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	GEN32	Noise Pollution

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPG4	Industrial and Commercial Development

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

This application seeks planning permission for the installation of a combined heating and power unit at Tesco Stores, Bognor Regis.

The proposed unit would be located to the rear of the store, and would measure approximately 8.8m in width, 3m in depth, and 2.5m in height.

The location of the proposed unit is such that it will not be visible from the street scene and therefore it is not considered that it would have a significant effect on the character or appearance of the area.

An industrial estate lies to the rear of the site, and as such it is not considered that the proposed unit would have a significant impact on the residential amenities of the locality. Furthermore,

Environmental Health have raised no objections to the proposed development.

It is therefore recommended that the application be approved, subject to the following conditions:

RECOMMENDATION

APPROVE CONDITIONALLY

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 This permission relates to the following approved plans; location plan, drawing no.s 2102gag1#site.dgn, 2102gag1#.dgn, 2102gag1#.detaildgn and 6018-0137, received 3rd November 2009.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

3 INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY
This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, GEN32

NATIONAL POLICIES: PPS1, PPG4

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.