

**5b 3/12/0495/FP – Single storey extension, 2 x timber walls for signage, 1x larch timber slatted 'hello' wall, new ATM pod and removal of existing ATMs. Replacement timber trolley bays, including 2 new bays at Tesco Stores, Bishop's Park Centre, Lancaster Way, Bishop's Stortford for Tesco Stores Ltd**

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**Date of Receipt:** 22.03.2012

**Type:** Full – Major

**Parish:** BISHOP'S STORTFORD

**Ward:** BISHOP'S STORTFORD – SILVERLEYS

**RECOMMENDATION:**

That planning permission be **GRANTED** subject to the following conditions:

1. Three year time limit (1T12)
2. Approved plans (2E10) (Insert: CHQ.12.9914-01; CHQ.12.9914-02; CHQ.12.9914-04; CHQ.12.9914-07; CHQ.12.9914-09; CHQ.12.9914-11; CHQ.12.9914-19A; CHQ.12.9914-20; CHQ.12.9914-21; CHQ.12.9914-22; CHQ.12.9914-23)

**Summary of Reasons for Decision**

The proposal has been considered with regard to the policies of the Development Plan (East of England Plan May 2008, Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and the 'saved' policies of the East Herts Local Plan Second Review April 2007 and in particular policy ENV1) and the National Planning Policy Framework. The balance of the considerations having regard to those policies is that permission should be granted.

\_\_\_\_\_ (049512FP.SE)

**1.0 Background:**

- 1.1 The site is shown on the attached OS extract. It lies on the western periphery of the settlement of Bishop's Stortford, within the Bishop's Park Centre.
- 1.2 This application includes the erection of two timber walls for signage in the southern part of the site. One wall is proposed to the rear of the recycling centre. It is 12 metres in length and of individual timber uprights in a convex semi-circular shape at a maximum height of 1.8 metres. A 'Recycling' sign with a recycling emblem is proposed to be

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sited within the wall measuring 2.7 metres in height and 1.8 metres in width. The second wall is proposed to be located to the south western corner of the supermarket building at the exit of the fuel station. It is also 12 metres in length and of individual timber uprights in a convex semi-circular shape, but will be slightly larger at a maximum height of 2.2 metres. A 'Hello' sign with a recycling emblem is proposed within the wall measuring 3 metres in height and 1.8 metres in width.

- 1.3 This application also includes a single storey side extension to the eastern elevation of the store. The extension would have a triangular plan form, measuring 21m<sup>2</sup>, projecting from the main building. In combination with the development of the extension, this proposal also includes the removal of the existing ATM machines that are sited within the wall on the eastern elevation of the building, and the development of an ATM pod attached to the extension within a pedestrian area adjacent to the main entrance. The pod holds two ATMs and would measure 2.8 metres by 3 metres and at a height of 2.4 metres.
- 1.4 All of the existing covered trolley bays are proposed to be replaced with new timber covered trolley bays. Two new covered trolley bays are also proposed. One of the new trolley bays is proposed in replacement of an existing disabled parking bay. The other forms a double trolley bay and is sited adjacent to the proposed extension and ATM pod at the entrance of the store.
- 1.5 Finally, this application proposes a new timber larch external façade to the front elevation of the store to the right hand side of the main entrance. This new façade incorporates a "Hello" sign and measures 3.55 metres in width and 2.63 metres in height.
- 1.6 It is noted from a recent site visit that all of the above works, apart from the proposed extension, have been completed.

## **2.0 Site History:**

- 2.1 There is a long planning history related to this site, but the most relevant are as follows:
  - 3/07/1058/FP – Relocation of new ATM enclosure and emergency exit (Approved).
  - 3/08/1514/FP – Installation of 1 no covered trolley bay within existing car park (Approved).

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### **3.0 Consultation Responses:**

- 3.1 County Highways does wish to restrict the grant of permission and have commented that the proposal will not impact upon highway safety and capacity. The proposals are remote from the public highway, do not impact upon existing car parking arrangements and are unlikely to lead to a significant increase in traffic generation.

### **4.0 Town Council Representations:**

- 4.1 Bishop's Stortford Town Council has commented that they have no objections to this proposal.

### **5.0 Other Representations:**

- 5.1 The application has been advertised by way of press and site notice and neighbour notification.
- 5.2 No letters of representation have been received.

### **6.0 Policy:**

- 6.1 The relevant 'saved' Local Plan policies in this application include the following:

ENV1 – Design and Environmental Quality

### **7.0 Considerations:**

#### **Size, scale, siting and design**

- 7.1 Policy ENV1 of the Local Plan states that all development proposals will be expected to be of a high standard of design and layout and to reflect local distinctiveness, and should relate well to the massing (volume and shape) and height of adjacent buildings and the surrounding townscape.
- 7.2 With regard to the erection of the two timber walls for signage in the southern part of the site, it is Officers recommendation that these are of limited extent and not harmful to the character and appearance, or the layout, of the surrounding built form. The semicircular form of the walls and the signage is not intrusive and they are of an appropriate size to portray their message.

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- 7.3 With regard to the proposed extension to the main store building and the erection of the ATM pod, Officers consider that these would not be harmful to the overall character and appearance of the store and its surroundings. It is considered that the introduction of a flat roofed extension would not detract from the sloping nature of the existing store roof, and would be of such a minimal scale that would not depart from the appearance of the roofscape as a whole.
- 7.4 With regard to the proposed replacement trolley bays, Officers consider that these are of a similar size and appearance to those that they replaced and are not harmful to the appearance of the car park.
- 7.5 In considering the proposed installation of the single trolley bay, Officers consider that the size, scale, siting and design of this bay is the same as those being replaced and therefore offers continuity in design within the car park area. It is also considered that the siting of this bay would not be intrusive to the open characteristics of this part of the car park.
- 7.6 The proposed double trolley bay is sited in close proximity to the existing double trolley bay, which is proposed to be replaced to allow for the siting of the ATM pod. Whilst this new double trolley bay will be sited in a more prominent location forward of the building line of the store, Officers do not consider that this would be harmful to the character and appearance of its setting.
- 7.7 With regard to the above it is Officers recommendation that the size, scale, siting and design of the proposal accords with the design considerations of policy ENV1 of the Local Plan.

#### Amenity considerations

- 7.8 Given the minimal scale of the proposal, together with the significant separation from the nearby residential properties, Officers consider that this proposal accords with the amenity considerations of Policy ENV1 of the Local Plan.

#### Parking considerations

- 7.9 It is noted that County Highways have not objected to this proposal. Officers consider that the only harm that will be caused by this development will be the loss of one disabled parking bay, which is to be replaced by a trolley bay. Having regard to the maximum parking provision standards as set in the Council's Vehicle Parking Provision at New Development SPD, it is Officers opinion that sufficient disabled parking provision will remain for this store.

**8.0 Conclusion:**

- 8.1 Officers consider that the development proposed in this application would not be harmful to the character and appearance of the store or that of the surrounding built form. That which has already been undertaken is considered to be acceptable.
- 8.2 In accordance with the above considerations Officers therefore recommend that planning permission is granted.