

Planning Committee

20 January 2016

Reference:
APP/15/01475

Area Team:
South Team

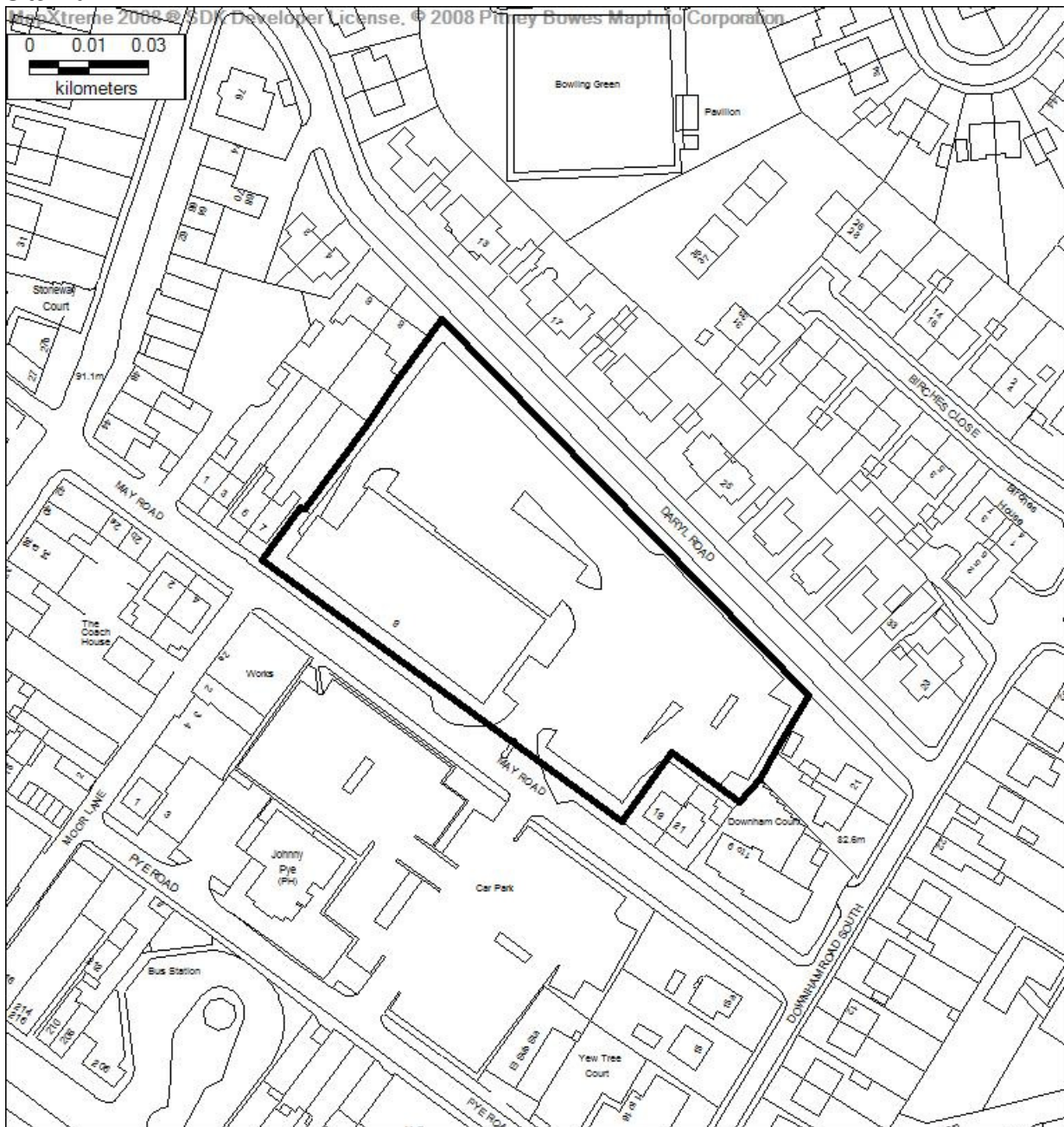
Case Officer:
Mr P Howson

Ward:
Heswall

Location: Aldi Supermarket, 9 MAY ROAD, HESWALL, CH60 5RA
Proposal: Refurbishment project comprising of; replacement plant equipment, renewal of external cladding and roof covering, installation of new shop frontage and renewal of trolley bay canopy. Render to loading bay walls and alteration of car park layout.

Applicant: Aldi Foodstores Ltd
Agent : Harris PM Ltd

Site Plan:



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Development Plan allocation and policies:

Primarily Commercial Area

Primarily Residential Area

Planning History:

- Location: Aldi Store, May Road, Heswall. L60 5S
Application Type: Advertisement Consent
Proposal: 1 pole sign and 1 wall mounted sign in May Road.
Application No: ADV/95/06439
Decision Date: 13/12/1995
Decision Type: Approve
- Location: Aldi, Land north of May Road, south west of Daryl Road, Heswall. L60 5
Application Type: Full Planning Permission
Proposal: Variation of condition no. 16 on APP/95/5964/D to increase the hours of opening to 0900-1900 Monday to Thursday, 0900-2000 Friday and 0830-1730 Saturday.
Application No: APP/95/06680
Decision Date: 22/03/1996
Decision Type: Approve
- Location: Aldi, Supermarket, 9 May Road, Heswall, Wirral, L60 5RA,
Application Type: Full Planning Permission
Proposal: Installation of an atm machine within a 3 metre high tubular structure.
Application No: APP/99/05227
Decision Date: 29/03/1999
Decision Type: Approve
- Location: Aldi Supermarket, 9 May Road, Heswall, Wirral, CH60 5RA
Application Type: Full Planning Permission
Proposal: Erection of a rear extension.
Application No: APP/04/06279
Decision Date: 10/08/2004
Decision Type: Approve
- Location: Aldi Supermarket, 9 May Road, Heswall, Wirral, CH60 5RA
Application Type: Full Planning Permission
Proposal: Variation of condition 4 on planning permission APP/2004/6279 to extend the permitted delivery hours to include 0800-1800hours on Sundays and Bank Holidays
Application No: APP/07/05385
Decision Date: 25/04/2007
Decision Type: Approve
- Location: Aldi Supermarket, 9 May Road, Heswall, Wirral, CH60 5RA
Application Type: Full Planning Permission
Proposal: Erection of front and side extension, elevation alterations and alterations to car park layout
Application No: APP/07/05333
Decision Date: 02/05/2007
Decision Type: Approve
- Location: Aldi Supermarket, 9 May Road, Heswall, Wirral, CH60 5RA
Application Type: Advertisement Consent
Proposal: Erection of two shop fascia signs & one post mounted sign.
Application No: ADV/07/07006
Decision Date: 20/11/2007
Decision Type: Approve

Location: Aldi Supermarket, 9 MAY ROAD, HESWALL, CH60 5RA
Application Type: Full Planning Permission
Proposal: Variation of Condition 1 of APP/07/05384 to allow opening of the foodstore on a Sunday between 1000 hours and 1800 hours for a temporary period between 22 July 2012 and 9 September 2012.
Application No: APP/12/00858
Decision Date: 31/08/2012
Decision Type: Refuse

Location: Aldi Supermarket, 9 MAY ROAD, HESWALL, CH60 5RA
Application Type: Full Planning Permission
Proposal: Variation of condition 2 on planning permission APP/07/5384 to enable the store to open from 0800 to 2200 hours Monday to Saturday. Sundays and Bank Holidays will remain unaltered (amended description).
Application No: APP/14/01174
Decision Date: 19/12/2014
Decision Type: Approve

Location: Aldi Supermarket, 9 MAY ROAD, HESWALL, CH60 5RA
Application Type: Full Planning Permission
Proposal: Installation of substation
Application No: APP/14/01351
Decision Date: 21/01/2015
Decision Type: Approve

Location: Aldi Supermarket, 9 MAY ROAD, HESWALL, CH60 5RA
Application Type: Full Planning Permission
Proposal: Variation of condition 2 on planning permission APP/14/01174 to allow deliveries between the hours of 07.00 to 22.00 Monday to Sunday and Bank Holidays.
Application No: APP/15/00527
Decision Date: 25/06/2015
Decision Type: Refuse

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance for Publicity on Planning Applications, 34 notifications were sent to neighbouring properties and a site notice was displayed. At the time of writing 3 letters of representation have been received objecting to the proposal, which are summarised as follows:

1. No plans for landscaping have been submitted;
2. Increased noise and disruption; and
3. Frontage of the store faces neighbouring properties

CONSULTATIONS

Head of Environment & Regulation (Traffic and Transportation Division) - No objections

Head of Environment & Regulation (Environmental Protection) - No objections

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Andrew Hodson requested that the application be taken out of delegation for reasons of neighbouring amenity.

INTRODUCTION

This application seeks consent for the external refurbishment of Aldi Supermarket, No. 9 May Road, Heswall. The works include the replacement of plant machinery, the installation of a new shop frontage and trolley bay canopy, renewal of the external cladding and roof covering and render to the loading bay

walls. The car parking will be reconfigured as part of the refurbishment.

An application for the replacement of fascia signs is being considered under ADV/15/01476.

PRINCIPLE OF DEVELOPMENT

The application seeks consent for the external refurbishment of an existing supermarket within a Primarily Commercial Area which is considered acceptable in principle subject to the provisions of the NPPF and the Wirral UDP.

SITE AND SURROUNDINGS

The application site is situated within a Primarily Commercial Area as per the Wirral UDP Proposals Map 2000. The site in question forms part of a wider complex of commercial properties with areas of associated hardstanding used for vehicle parking. A number of residential dwellings front Daryl Road which runs across the northern axis of the development site.

POLICY CONTEXT

The National Planning Policy Framework (NPPF) provides for a presumption in favour of sustainable development which encompasses good design.

Policy SH6: Development Within Primarily Commercial Areas permits retail development subject to proposals not resulting in detrimental change to the character of the area through the siting, scale, design, choice of materials and landscaping and not causing nuisance to neighbouring uses or leading to loss of amenity particularly in respect of noise and disturbance, on street parking or delivery vehicles – where necessary a conditions can be applied to cover hours of opening and operation.

Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton are also applicable. Policy WM8 requires development to incorporate measures for achieving efficient use of resources; Policy WM9 also requires development to provide measures for waste collection and recycling, including home composting, which can be secured through planning conditions.

APPEARANCE AND AMENITY ISSUES

This application essentially comprises of four parts; the replacement of rear plant machinery, installation of a new shop frontage and trolley bay canopy and the renewal of the roof covering, external cladding and finishing render.

The proposed plant machinery would be sited to the rear in situ of the existing and would be enclosed with a galvanised cage and obscured from view by the dense vegetation which forms the boundary of the site and is acceptable in this respect. The application proposes a new shop frontage with wider glazed windows across the front elevation whilst the trolley park would replicate the form and scale of the existing and both elements of the scheme are considered acceptable in this regard. In consideration of the proposed external finish it is considered that the timber cladding within the front and side gables would add interest whilst the areas of render would be similar to what is existing and the proposal is therefore considered acceptable.

In respects of neighbouring amenity, the proposed plant machinery would be sited in situ of existing and would be obscured from view by areas of vegetation and is therefore not anticipated to result in levels of noise and disturbance over and above than what is existing. Furthermore Head of Environment & Regulation (Environmental Protection) has raised no objections to the scheme.

Other Matters

Over the course of this application three letters of representation have been received objecting to the proposal, summary of comments;

- a) No plans for landscaping have been submitted
- b) Increased noise and disruption
- c) Frontage of the store faces neighbouring properties

The scheme proposes to retain the landscaping which forms the curtilage of the site which would safeguard neighbouring amenity and is acceptable in this respect. It is not anticipated that the proposed

external alterations would result in significant levels of noise and disturbance and is acceptable in this respect.

The Local Planning Authority is aware that the frontage of the supermarket was not built in accordance with the plans approved under APP/07/05333, however after four years the development is immune from enforcement action as such it is not anticipated that the proposed works considered under this application would result in significant materially adverse impacts to warrant refusal.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposed alterations are considered acceptable in principle and will not have a significant adverse impact upon the streetscene or amenity of neighbouring properties. The application is considered to be in accordance with Policies SH6 and HS15 of Wirral's Unitary Development Plan and the National Planning Policy Framework.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposed alterations are considered acceptable in principle and will not have a significant adverse impact upon the streetscene or amenity of neighbouring properties. The application is considered to be in accordance with Policy SH6 of Wirral's Unitary Development Plan and the National Planning Policy Framework.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 9 November 2015 and listed as follows: M1679NES 101, M1679NES 102, M1679NES 105, M1679NES 106, SD-EX 017 and M1679NES 100

Reason: For the avoidance of doubt and to define the permission.

3. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees,

shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased with five years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species until the Local Planning Authority gives written consent to any variation.

Reason: To ensure the continued wellbeing of the trees in the interests of the amenity and environmental quality of the locality.

4. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with policy WM8 of the Waste Local Plan.

5. Prior to first occupation or use of the development, arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details previously submitted to and agreed in writing by the Local Planning Authority, prior to the first occupation of the building.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to Waste Local Plan Policy WM9.

6. No deliveries shall take place outside the hours of 0800 and 1800 on any day.

Reason: In the interests of amenity.

7. Delivery vehicles entering the site shall ensure that any refrigeration units on-board the vehicle are switched off before arriving at the premises i.e. the car park.

Reason: In the interests of amenity.

8. All engines of all delivery vehicles shall be switched off in the car park whilst loading and unloading.

Reason: In the interests of amenity.

9. There shall be no more than 4 delivery vehicles a day to the premises.

Reason: In the interests of amenity.

10. The premises shall be closed between 2200 hours and 0800 hours Monday to Saturday, between 1700 hours and 1000 hours on Sundays and between 1700 hours and 0900 hours on Bank Holidays.

Reason: In the interests of amenity.

Further Notes for Committee:

Last Comments By: 08/12/2015 15:01:27

Expiry Date: 04/01/2016