

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0668/FULL 22.10.2014	Tesco Stores Limited New Tesco House Delamare Road Cheshunt Hertfordshire EN8 9SL	Install dry cleaning, key cutting, shoe & watch repairs pod to class 1 retail premises Tesco Stores Ltd Unit C Pontymister Industrial Estate Pontymister Risca Newport NP11 6NP

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is situated between the A467 Risca By-Pass and the River Ebbw.

Site description: The application site forms part of the concourse to the front of the existing Tesco Store. The area is currently partly used for trolley storage and partly used for children's rides, beneath the canopy to the front of the store.

Development: The application seeks full planning consent for the erection of a franchise unit for Timpson Ltd. The unit comprises a self contained pod, which would be a pre-fabricated single storey cabin building with a flat roof. The pod will have an entrance door and window display on the front elevation. The services to be provided within the unit are dry cleaning, shoe repairs, watch repairs, key cutting and engraving.

Dimensions: The pod measures 6.668m long by 2.709m wide by 2.455m high.

Materials: The structure will be clad in timber with a flat plastic coated sheeting roof.

Ancillary development, e.g. parking: None.

PLANNING HISTORY

2/03412/T - Sectional office accommodation, distribution area of associated company - Granted 29.10.90.

Cont'd.....

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2/11101 - Additional office accommodation to serve existing manufacturing facility -
Granted 29.01.93.

2/12114 - Two portacabins for storage, one extension to main parts store, extension of
refectory stores, one new storage building for sales literature, one portacabin for use as
a first aid room - Granted 07.12.94.

08/0568/FULL - Erect Class A1 retail foodstore, petrol filling station and associated car
parking, access, servicing, landscaping and flood alleviation scheme, together with new
pedestrian footbridge and riverside walkway - Granted 16.03.10.

10/0814/ADV - Erect various signage - Granted 14.12.10.

12/0738/ADV - Erect directional signage and signage to new click and collect canopy
facility in relation to the approved integrated canopy application - Granted 14.11.12.

14/0669/ADV - Erect signage - Not yet determined.

POLICY

Site Allocation

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP5 (Settlement Boundaries)

SP6 (Place Making)

CW2 (Amenity)

CW15 (General Locational Constraints)

CW16 (Locational Constraints - Retailing)

CM4 (Principal Town and Key Settlement Development Sites).

Guidance Note 3 to the Adopted Supplementary Planning Guidance LDP12 gives
advice on advertisements.

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National Policy: Paragraph 4.11.9 of Planning Policy Wales (2012) states: - "The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions."

National Planning Guidance contained in Technical Advice Notes 4 - Retailing and Town Centres, 12 - Design and 15 - Development and Flood Risk.

CONSULTATION

Transportation Engineering Manager - No objection.

Head Of Public Protection - No objection.

Senior Engineer (Land Drainage) - No objection.

Dwr Cymru - No objection subject to the submission of a drainage scheme.

Natural Resources Wales - No objection subject to the developer installing the flood proofing measures as recommended in the submitted Flood Consequences Assessment.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of a site notice and neighbour letters.

Response: One objection was received.

Summary of observations: - Risca already served by such a business, and the proposal would devastate existing business.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?
None.

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EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

ANALYSIS

Policies: The proposal should be considered in terms of its siting and design, as well as the principle of the development in policy terms.

In design terms, it is considered that the proposed structure, which has the appearance of a small wooden cabin, and will be located under the canopy of the main superstore, is acceptable in design terms and will have little impact on the visual amenity of the surrounding area.

In policy terms, as the application site is located out of the Risca Principal Town Centre, Policy CW16 of the Local Development Plan is relevant, and states:

"Outside of the defined Principal Town Centres proposals for new retail stores or for additional retail floorspace will only be permitted where:

A The vitality and viability of nearby Principal Town Centres will not be undermined, taking into account the cumulative effects of other approved retail developments, recently completed developments and Plan commitments, and

B The proposal would not undermine the Council's retail strategy, a Town Centre Action Plan or any regeneration plans that the Council has formally approved, or

C The proposal is:

i A new retailing unit of 1000m² or less in size, or the change of use of such a size, and

ii To serve neighbourhood needs, or is ancillary to another commercial use."

The proposed development accords with this policy because it will not undermine the vitality and viability of the principal town centre because of its very limited size, and it has a floor area of less than 1000m² and is ancillary to another commercial use, i.e. Tesco Superstore. The proposal is therefore considered acceptable in policy terms.

Comments from Consultees: No objection is raised by statutory consultees.

Comments from public: The objection relates to competition which would not be a sound reason for refusal in this instance.

Other material considerations: None.

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RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

Advisory Note(s)

Please find attached the comments of Natural Resources Wales that are brought to the applicant's attention.