

PLANNING APPLICATION - 17/02525/FUL - COSTCO, REGENTS PARK ROAD

Meeting of Planning and Rights of Way Panel, Tuesday, 31st July, 2018
6.00 pm (Item 17.)

Report of the Service Lead, Planning, Infrastructure and Development recommending that the Panel delegate approval in respect of an application for a proposed development at the above address.

Minutes:

The Panel considered the report of the Service Lead, Infrastructure, Planning and Development recommending that conditional planning permission be granted in respect of an application for a proposed development at the above address.

Erection of petrol filling station, reconfiguration of car parking, landscaping and associated works (additional landscaping, lighting, air quality, odour, noise and transport information received).

Greg Barfoot, Martin Clayton (local residents, objecting), Neil Daniels (Applicant), Ian Dix (Agent), Councillor Furnell (ward councillor, objecting) and Councillor Fitzhenry (on behalf of Councillor Galton, Ward Councillor, objecting) were present and with the consent of the Chair, addressed the meeting.

The scheme has been assessed against the revised NPPF (2018) and remains in accordance with national planning policy. The Council's Tree officer was satisfied with the tree protection measures and tree species as shown on landscape drawing no. 1001 Rev E.

The presenting officer reported that two additional conditions would be required to be added to the application in relation to: the acoustic fence and signage as set out below.

The Panel proposed amendments to Condition 4 as set out below.

A further motion was proposed by Councillor Savage and seconded by Councillor Mitchell that the opening hour of the petrol station be amended to 9.00 am.

RECORDED VOTE to amend the opening hour of the petrol station

FOR: Councillors Savage, Mitchell and Murphy

AGAINST: Councillor Coombs

ABSTAINED: Councillors Wilkinson, Claisse and L Harris

The motion was therefore carried.

The Panel then considered the recommendation to grant conditional planning permission.

RECORDED VOTE to grant planning permission

FOR: Councillors Murphy, Mitchell, Coombs and L Harris

AGAINST: Claisse, Savage and Wilkinson

RESOLVED that conditional planning permission be approved subject to the conditions within the report and the amended conditions set out below.

Additional Conditions

APPROVAL CONDITION – Acoustic Fence

Details of the design and external appearance of the acoustic screen as shown on drawing no. (PA) 04 Rev B shall be submitted to the Local Planning Authority and agreed in writing prior to the commencement of development. The acoustic screen shall be installed prior to commencement of use of the petrol filling station and retained as agreed.

Reason: In the interests of good design and to prevent adverse noise impact.

APPROVAL CONDITION – Signage

No Totem or other signage shall be installed on the Regents Park frontage advertising the Petrol Filling Station hereby approved.

Reason: To ensure that any increased new and pass-by trips generated by frontage signage are considered through a formal planning application in order to prevent severe congestion and obstruction to flow of traffic on Regents Park Road.

Amended conditions

Condition 04 (landscaping):

The development shall be carried out in accordance with landscape drawing no. **1001 Rev E** by Andrew Davis.

The approved hard and soft landscaping scheme (including parking) for the whole site shall be carried out prior to occupation of the building or during the first planting season following the full completion of building works, whichever is sooner. The approved scheme implemented shall be maintained for a minimum period of 5 years following its complete provision.

Any trees, shrubs, seeded or turfed areas which die, fail to establish, are removed or become damaged or diseased, within a period of 5 years from the date of planting shall be replaced by the Developer in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation. The Developer shall be responsible for any replacements for a period of 5 years from the date of planting.

Reason: To improve the appearance of the site and enhance the character of the development in the interests of visual amenity, to ensure that the development makes a positive contribution to the local environment and, in accordance with the duty required of the Local Planning Authority by Section 197 of the Town and Country Planning Act 1990.

Condition 08 (hours of use) amended as follows:

The Petrol Filling Station hereby approved shall not be open to customers and no deliveries taken outside of the following hours:

Monday to Friday - **09:00** to 21:30

Saturday - **09:00** to 20:00

Sunday and recognised public holidays - **09:00** to 18:00

No deliveries shall take place during the following peak times on the highway network:

Monday - Friday 0800hrs to 0900hrs and 1600hrs to 1700hrs

Saturday 1330hrs to 1430hrs

Reason: To protect the amenities of the occupiers of existing nearby residential properties and in the interests of highway safety.