

Application No: 16/01037/FULL Full Application

Site: Courtesy Filling Station, Romsey Road, Cadnam, Southampton, SO40 2NN

Proposal: Single storey rear extension; waste storage compound with 1.8m high fence; cladding; associated landscaping and additional parking.

Applicant: PBFS Limited

Case Officer: Katie McIntyre

Parish: COPYTHORNE

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP6 Design Principles
CP8 Local Distinctiveness
DP8 Retail Development outside the Defined Villages
DP17 Extensions to Non Residential Buildings and Uses

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design
Sec 11 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Copythorne Parish Council: Updated Parish Comments received 15/02/2017:

Recommend refusal: The proposals will lead to an adverse impact on the

adjoining properties as a result of increased traffic and activity on the site combined with the increased flow of delivery vehicles accessing the site at a wide range of hours of the day.

However, it should be noted as an 'informative' that the Parish Council would be willing to consider a revised application which included barriers to the site that can be lowered and locked when the site is not in operation to prevent out of hours access, and also signage to inform the public that the site is only open when the barriers are raised.

8. CONSULTTEES

8.1 Environmental Protection (NFDC): No objection, subject to condition.

8.2 Highway Authority (HCC): No objections subject to conditions

9. REPRESENTATIONS

- 9.1 Five representations received objecting on the following grounds:
- bin store will attract vermin and smell in warmer weather
 - increase in noise caused by car doors and engines due to location of parking spaces
 - water and air could become a car wash
 - shop extension is excessive
 - proposal would result in more delivery vehicles, noise and disturbance
 - the footpath should be protected
 - applicant installed an ATM cash point machine without planning permission
 - green site notice can not be located
 - a noise complaint has been submitted to NFDC
 - light pollution

10. RELEVANT HISTORY

10.1 Retention of 2 illuminated fascia signs; 1 illuminated ATM surround (Application for Advertisement Consent) (16/00586) granted permission on 22 September 2016

10.2 Retention of ATM cash machine (16/00585) granted permission on 22 September 2016

10.3 Relocation of twin diesel fuel pump dispenser and water/air digital tyre inflator machine; alterations to parking layout and landscaping (12/97608) granted permission on 29 August 2012

10.4 Single storey rear extension; associated car parking and landscaping (11/96892) granted permission on 19 January 2012

11. ASSESSMENT

- 11.1 The application site is an established petrol filling station with an associated convenience store. The site is located outside the four defined New Forest villages in a predominantly residential area. There is a public footpath adjacent to the eastern boundary. This application seeks consent for a single-storey rear extension to the existing shop, waste storage compound, cladding and additional parking.
- 11.2 The premises were recently extended to the rear to allow for a larger retail area in 2011 which resulted in a 53m² increase in floor area. This proposal seeks to extend the shop further adding approximately a further 134m² of internal floorspace nearly doubling the size of the premises. The extension would have a footprint of circa 9.7m by 13.9m with a pitched roof. It is also proposed to reconfigure the existing parking, relocating spaces to the rear boundary of Elm Cottage, Lettica, Southern House and the adjacent commercial unit. A waste compound would also be located in this area.
- 11.3 The relevant issues which need to be considered are:
- Whether the proposal would comply with policies DP8 and DP17;
 - The impact upon the character and appearance of the area;
 - The impact of the amenities of the adjacent residential properties; and
 - Highway safety
- 11.4 The proposed extension is considered to be large, however it would be contained within the curtilage of the site positioned to the rear of the building with minimal impact upon the street scene. It would also not result in a change to the nature of the existing site, which already has a retail element. The proposal would result in an increase in the number and types of goods which would be available for sale at the premises, however it is not considered that this would result in a significant increase in the number of customers or the intensification of activity at the site. This is because the store would still be serving the same rural villages as it does now, and its primary function as seen from the street would still be the filling station. It is therefore considered that the proposal would represent a limited extension to the building and could be achieved with minimal impact on the overall physical appearance and the prominence of the site in compliance with policy DP17. For these reasons it is also considered the proposal would comply with policy DP8. Furthermore, the proposal would 'tidy-up' the rear of the site visually enhancing the area to the rear of the premises.
- 11.5 With regards to neighbouring amenity, the extension is considered to be sited a reasonable distance from the boundaries to ensure there would not be loss of light. Furthermore, the relationship with

Underoaks would remain largely unaltered with the existing side access to the rear of the site and public footpath remaining as is. The proposed formal area of parking would be sited to the rear of Elm Cottage, Lettica and Southern House providing 14 spaces. A bin store is also proposed in this location. Currently there are no formal areas for parking and vehicles can park in any location to the rear including adjacent to the boundaries with these properties. Objections have been received from the occupants of Lettica and Southern House raising concerns with regards to an increase in noise from car doors and engines due to the proposed parking bays. As stated, there are currently no restrictions as to where vehicles can park at the site and as such they can already park in this area. It is not therefore considered the proposal would result in an increase in noise above that which occurs already with regards to vehicles coming and going. The Environmental Protection Officer has also raised no objection to the proposal as he considers the formalisation of the parking area would reduce current noise impacts. The current conditions restricting the hours of activity at the site would be attached to any consent given and this is also supported by the Environmental Protection Officer.

- 11.6 A bin store is also proposed to the rear of Lettica. Concerns have been raised with regards to the potential for smell and vermin. If a problem were to arise this would be a matter for Environmental Protection to pursue under their legislative powers.
- 11.7 An amended plan has been received with regards to the number of spaces to be provided as the Highways Authority had raised concerns that parking elsewhere on the site would obstruct the entry and exit of a fuel tanker which could then lead to vehicles being forced to reverse back onto the A31 which would not be in the interest of highway safety. An additional two spaces have been provided and the Highways Authority has now no objections to this revised layout subject to a condition requiring areas for parking and turning to be implemented and maintained in perpetuity. Details of cycle parking facilities are also required.
- 11.8 Comments have also been received from the Environmental Health Technician with regards to contaminated land. Previous site investigations which were carried out following the approval in 2001 recommended that, as part of necessary remediation measures, a hydrocarbon resistant gas impermeable membrane should be installed underneath the new part of the building continuing the membrane originally installed when the sales building was first constructed. A condition has therefore been recommended and this would be attached to any consent given.
- 11.9 The Parish Council had supported the proposal, but requested several conditions. As stated above, a condition restricting hours of activity would be attached to any consent given. It is not however considered reasonable to condition a barrier to be installed at the site as this would require planning permission in

itself and there are not considered to be any overriding reasons relating to the application which would require this type of feature to be installed given that no objections have been received from the Environmental Health Officer. Furthermore, the proposal the subject to this application does not relate to the cash point machine at the site and does not propose any changes to it. It would not therefore be reasonable to require signage relating to the cash point to be installed as part of this application. The Parish Council were made aware of this, and consequently changed their recommendation to one of refusal.

- 10.10 Local residents have also raised concerns that the proposed water and air point could become a car wash. This application does not propose a car wash and this would require planning permission. Comments have also been received in relation to the site notice, this was attached to the telegraph pole to the front of the site on the 11th January 2017 and those neighbours which share a boundary with the site were also notified of the application in writing on the 30th December 2016.
- 11.11 To conclude, the proposed extension is considered acceptable and would not generate any significant additional activity. It is not considered that the waste storage compound would harm the amenities of adjoining residents, and the parking solution is deemed to be satisfactory. Permission is therefore recommended.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Development shall only be carried out in accordance with Drawing nos: 05, 6B, 7C, 8, 09 and A505/9404/1. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.
- Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.
- 3 The external facing materials to be used in the development shall match those used on the existing building where stated, unless

otherwise agreed in writing by the New Forest National Park Authority. Where new materials are to be used, samples or exact details of those facing and roofing materials shall be submitted to and approved in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 The development hereby permitted shall not be occupied until the arrangements for parking and turning within its curtilage have been implemented.

These areas shall be kept available for their intended purposes at all times.

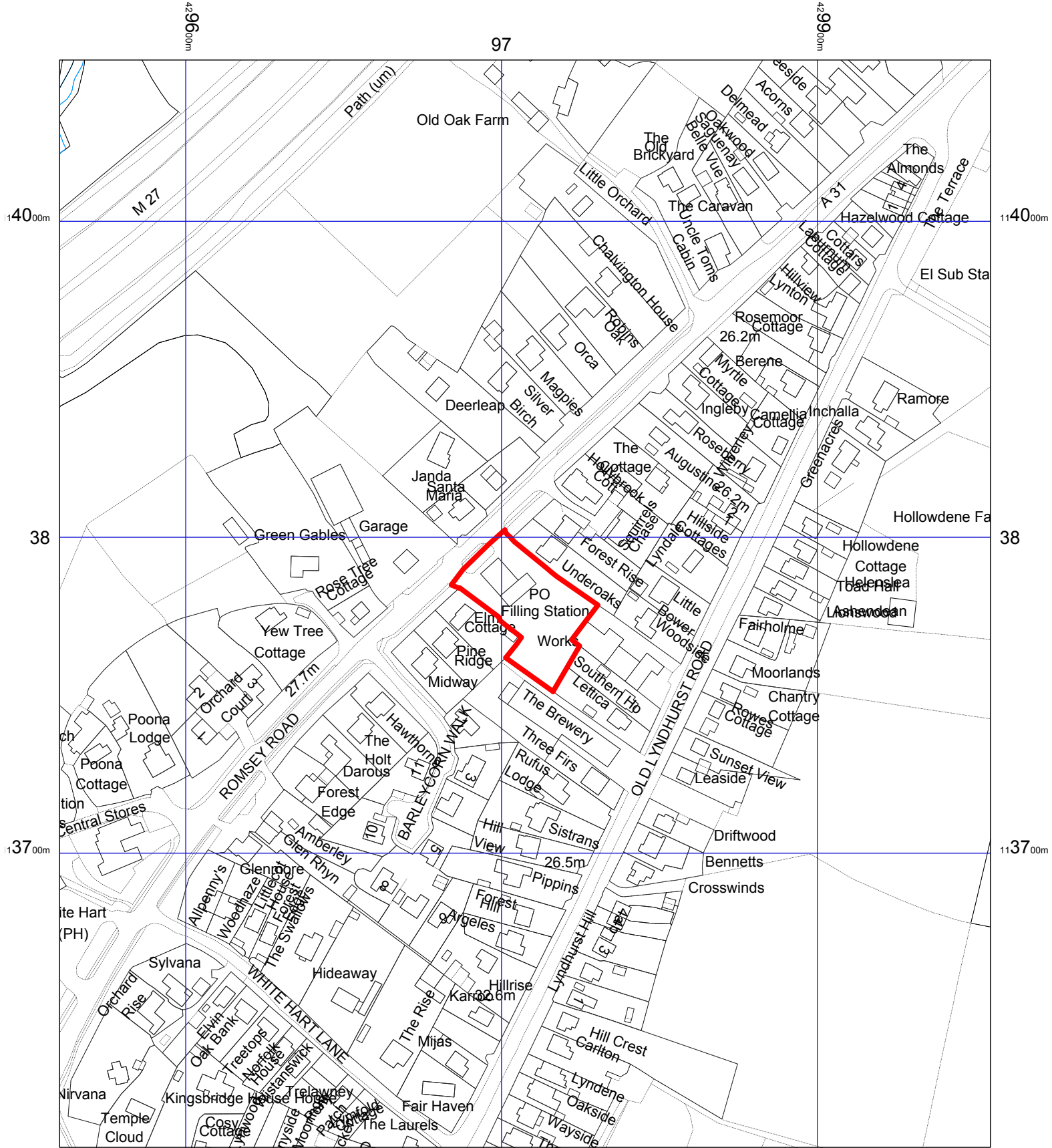
Reason: To ensure adequate parking provision is made in the interest of highway safety and to comply with Policies DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) and Section 4 of the National Planning Policy Framework.

- 5 The development must incorporate a hydrocarbon resistant gas impermeable membrane to be installed beneath the new building constructed at the site. The National Park Authority should be given two week written notification of commencement of the remediation scheme works. Following completion of the installation of the hydrocarbon resistant gas impermeable membrane, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the National Park Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies CP6, DP1 and DP2 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).

- 6 No activity shall take place on the site in connection with the approved use other than between the hours of 5.00am and 11.00pm Monday to Saturdays and between the hours of 6.00am and 11.00pm Sunday and Bank holidays.

Reason: To safeguard the amenities of nearby residential properties in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



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