

Application No: 13/0761C

Location: Former Waggon And Horses, WEST ROAD, CONGLETON, CW12 4HB

Proposal: Variation of condition 2 (approved plans) on approval 12/4143C

Applicant: Tesco Stores Ltd

Expiry Date: 17-Apr-2013

SUMMARY RECOMMENDATION

Approve with conditions

MAIN ISSUES

Principle of Development

Design and Appearance

Amenity

Highways and Parking

1. REASON FOR REFERRAL

This application seeks to amend a condition which was attached to an application determined by the Southern Planning Committee.

1. DESCRIPTION OF SITE AND CONTEXT

This application relates to the site of the Waggon and Horses public house and associated car park, located on the traffic island bounded by West Road and Holmes Chapel Road in Congleton. The former Jewson's builder's merchant is located directly to the south of the site, with the roundabout to the west and residential properties to the north and an adjacent vehicle sales and repair business. The site is within the Congleton Settlement Zone Line as designated in the adopted Congleton Borough Local Plan First Review.

2. DETAILS OF PROPOSAL

This application seeks to relocate the proposed ATM cash machine further left within the west facing elevation of the approved extension and to relocate the service door that it would replace to the far right hand side of the north facing Homes Chapel Road elevation. To do this, approval is sought to amend the approved plans condition to substitute them with the amended plans.

3. RELEVANT HISTORY

12/3234C - Alterations and extension to existing building – Approved 16-Oct-2012

12/4145C - Removal of Condition 5 (Hours of Delivery) and 6 (Hours of Operation of Business) on Application 12/3234C - Alterations and extension to existing building – Withdrawn 21-Dec-2012

12/4143C - Removal of Condition 4 (Maximum Vehicle Weight) on Planning Permission 12/3234C - Alterations and extension to existing building – Approved 18-Feb-2013

4. POLICIES

Local Plan Policy

PS4	Towns
GR1	General Criteria for Development
GR2	Design
GR4 & GR5	Landscaping
GR6 & GR7	Amenity & Health
GR9 & GR10	Accessibility, Servicing and Parking Provision
GR17	Car Parking
GR18	Traffic Generation
S2	Shopping and Commercial Development Outside Town Centres

Other Material Considerations

National Planning Policy Framework

Circular 11/95: The Use of Conditions in Planning Permissions

5. CONSULTATIONS (External to Planning)

Strategic Highways Manager

No objection but has expressed concern that people will stop on the gyratory carriageway of the junction to use the ATM machine.

6. VIEWS OF THE TOWN COUNCIL

No objection

7. OTHER REPRESENTATIONS

One representation has been received from a local resident expressing concern that the proposed lightning in the car park area could disturb amenities of local residents and lead to light pollution which could make the continued observation of the Congleton night sky, the Stars, Planet and Comets even more difficult.

9. APPLICANT'S SUPPORTING INFORMATION

Planning Statement

10. OFFICER APPRAISAL

Principle of Development

The original application was for the extension and alteration of the pub. The principle of the development has already been accepted and it is not the purpose of this report to revisit the merits of the proposal or the potential use as a convenience store.

This application seeks to move the approved ATM cash machine within the east facing elevation of the extension further left in place of what was shown as the ATM service door. Instead, the service door would be relocated round the corner within the far right hand side of the north facing elevation fronting Holmes Chapel Road.

Design and Appearance

In terms of design, the proposed ATM would be moved further along the west facing elevation by only 1.2 metres, which is the elevation fronting the car park and will serve the convenience store. The ATM will replace the service door and the position of the previous ATM will be glazed. In design terms, the relocation of the ATM will not have a significant effect on the character or appearance of the approved extension.

With respect to the service door serving the ATM, this will be positioned around the corner of the extension at the end of the side elevation of the extension fronting Holmes Chapel Road. This will provide some further punctuation within what is a long elevation and will not detract from the character or appearance of the building.

Amenity

The repositioning of the ATM and service door would not exacerbate or materially harm neighbouring amenity. The objector has made reference to the potential impact of lighting in the car park. However, this proposal does not propose to alter the car park. There was a condition attached to the original consent (condition no. 6) which requires submission of any details of lighting to be submitted prior to its installation so as to ensure any light spillage is adequately controlled.

Highways and Parking

The Strategic Highways Manager has expressed concern regarding the potential for people to park on Holmes Chapel Road to use the proposed ATM machine. However, the cash machine would be in a similar position (only 1.2 metres further along) to that already shown on the approved plans and therefore such concern would not warrant a refusal. Further, parking along the Holmes Chapel Road frontage is already prohibited as it is marked with double yellow lines. Any parking along this frontage would be enforced the Police.

11. CONCLUSIONS

The principle of the development has already been accepted. The proposed changes involve the relation of the ATM cash machine and its service door. Such revisions are minor and do not give rise to issues relating to design, character and appearance, residential amenity or parking and highways. As such, the proposal is found to be acceptable and therefore it is recommended that

condition number 2 of approval 12/4143C be varied to include the revised drawing numbers, and all other conditions be repeated as before.

12. RECOMMENDATION

APPROVE with conditions

1. Standard time limit
2. Development in accordance with the approved / amended plans
3. Submission and approval of external materials and finishes
4. Deliveries to be to between 0630 to 1900 hours
5. Opening hours to be between 0630 to 2300 hours
6. Details of lighting to be submitted to and approved
7. Details of bin storage to be submitted and approved
8. Details of acoustic enclosure of fans / compressors and noise generating equipment to be submitted and approved
9. Construction hours limited to 0800 to 1800 hours Monday to Friday, 0900 to 1400 hours on Saturdays and no working on Sundays or Public Holidays
10. Submission of a method statement should pile foundations be required
11. Submission of a method statement for any floor floating taking place

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