

NORTHERN PLANNING COMMITTEE – 9 JULY 2014

UPDATE TO AGENDA

APPLICATION NO: 14/1904M

**LOCATION BROOKFIELD HYDRO MOTORS LTD, 10
LONDON ROAD SOUTH, POYNTON SK12 1NJ**

UPDATE PREPARED 7 JULY 2014

Open Space Team:

Based on food retail of 1579sqm and non food retail of 743sqm and removing play elements from the commuted sums payment calculation, recreational open space and public open space contribution of £44,978 which would be spent at Barnaby Road play area and open space [POS] and Barnaby Road playing fields [ROS] including provision / conversion of changing accommodation.

Objection from WM Morrisons Supermarkets Ltd on the following grounds:

- consider site to be edge of centre
- no material change in circumstance since decision in 2008 on a similar scheme
- loss of locally listed building
- no retail impact assessment
- as surplus convenience goods floorspace in Poynton, the impact upon the foodstores within the town centre would be greater
- trade diversion likely to be from Poynton itself and would therefore have an adverse impact upon the centre

OFFICER APPRAISAL

In response to the objection received, page 26 of the Agenda sets out why Officers consider the site to be in the town centre rather than edge of centre. Whilst the decision in 2008 is a consideration it is not a determinative factor in granting or refusing planning permission, as the decision was prior to the publication of the NPPF and NPPG. Need is no longer a consideration in respect of applications for retail development, and diversion of trade within the town would not have an adverse impact upon vitality and viability. Moreover, any improvement in quality, quantity and choice of retail facilities would promote competition and choice which would only improve Poynton's attractiveness as a retail destination – it is not the role of the Planning System to protect private interests by restricting competition between operators.

The comments regarding the loss of the locally listed building are duly noted, and considered at page 27 of the Agenda. The loss of the locally listed building is not taken lightly. However, it is considered that public opinion regarding the retention of the building has significantly waned since 2008. Given that it was the community value of the building which justified its listing, this is a material consideration. In addition, the benefits of the proposals would outweigh the harm identified in the planning balance, and the design takes appropriate cues from the character of this building.

In response to the comments from the Open Space Team it is suggested that the content of the legal agreement be amended to reflect these comments.

The recommendation is to APPROVE subject to conditions and subject to a s106 agreement requiring a financial contribution of **£44,978** towards public open space and a payment to cover maintenance for 15 years