

ITEM: 08

Application Number: 07/00148/FUL

Applicant: Royal London Mutual Insurance Society Ltd

Description of Application: Installation of mezzanine floors in units 2A and 2B for retail sales and ancillary storage

Type of Application: Full Application

Site Address: ERRILL RETAIL PARK PLYMOUTH ROAD
PLYMPTON PLYMOUTH

Ward: Plympton Erle

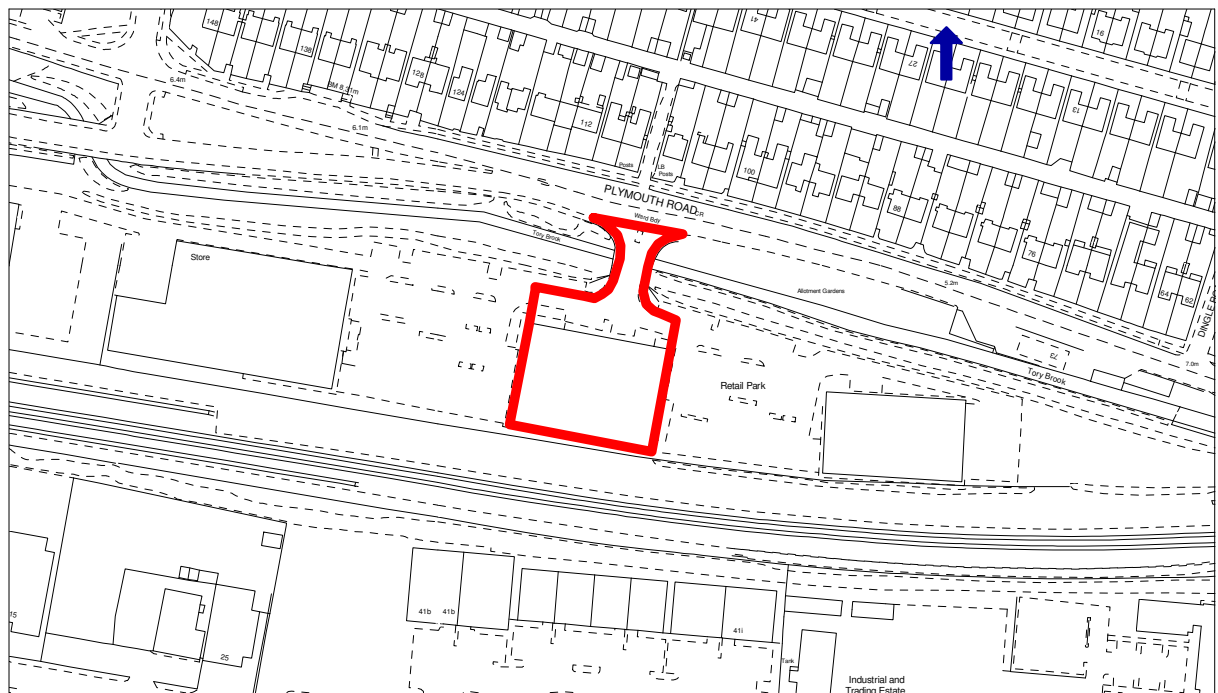
Valid Date of Application: 30/01/2007

8/13 Week Date: 01/05/2007

Decision Category: Major

Case Officer : Carly Francis

Recommendation: Grant Conditionally



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OFFICERS REPORT

Site Description

Errill Retail Park is situated on the southern side of Plymouth Road roughly half way between Marsh Mills and the commercial centre of Plympton. The retail park is accessed directly off Plymouth Road and is sandwiched between the Tory Brook, at the front of the site, and the main railway line at the rear. The site is currently occupied by three retail warehouse units comprising of Focus DIY, Co-op Homemaker and Allied Carpets. The Building subject of alterations in this application is the Homemaker building.

Proposal Description

Installation of mezzanine floors in units 2A and 2B for retail sales and ancillary storage.

Relevant Planning History

05/02220 (FULL) Refurbishment works, including reconfiguration of unit 2 to form two retail units, amendments to external appearance of buildings and enhancement of external areas with works to trees- GRANTED.

03/01773 (FULL) Refurbishment and extension to retail units with associated improvements- GRANTED.

97/01133 (ADV) Illuminated signs at site entrance- GRANTED.

Consultation Responses

Highway Authority- no objections.

Planning Policy- no objections.

Representations

Nil.

Analysis

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

The main issues to consider here are the increase of retail floorspace and its impacts on the character of the area, the surrounding amenity and on the highway.

Planning Consent was granted in February 2006 for various refurbishments to the retail park including amendments to the existing eaves heights and reconfiguration of Unit 2 into two separate units- Unit 2A and 2B.

With this consent granted, the applicants propose to install mezzanine floorspace for Units 2A (760 sq m) and 2B (800sq m). The total proposed additional floorspace amounts to 1560 sq m; however only 200sq m is proposed for retail shopping floorspace, the remaining is proposed for storage purposes. There is an existing mezzanine within Unit 2 comprising 464sq m.

The Transport Department comment that they have reviewed the previous planning application (ref 05/02220) in which the sub-division of unit 2 was approved. In this application works to improve the pedestrian flows around the whole site were conditioned.

This current application will only result in an increase of approx. 200m² of retail space by way of mezzanine floors. The remainder of the mezzanine floor is proposed for storage purposes and as such will have staff access only. Therefore they state that the actual impact on the surrounding highway network is negligible. The applicant has submitted a transport statement which concludes this.

They state that the previous application recommended that travel plan conditions and provisions to improve the local vicinity were attached to the grant of permission so there is no need to attach the same conditions again. The Transport Department have no objections to the proposed installation of the mezzanine floors.

The Planning Policy Department comment that they are satisfied that both national and local policies have been complied with. Concerns were initially raised that policy CS09 of the Core Strategy would not be complied with. This policy states that proposals on the park will have to enhance the recognised shortcomings in the provisions at Marsh Mills. However enhancements relating to landscaping and access have been conditioned as part of the previous planning application approval (05/02220) and therefore on this basis the Planning Policy Department do not wish to raise objections.

The proposed mezzanines would not have a detrimental impact to the character of the building and do not raise any planning concerns.

Conclusions

It is not considered that the installation of mezzanine floors would have a detrimental impact on the surrounding area or on the highway; this application is therefore recommended for approval.

Recommendation

In respect of the application dated **30/01/2007** and the submitted drawings, **Site Location Plan, 650/13, 650/11, 650/01E, 650/01B, 650/09B** , it is recommended to: **Grant Conditionally**

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

(1)The development hereby permitted shall be begun before the expiration of three years beginning from the date of this permission.

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004.

USE RESTRICTION

(2)The premises shall be used for storage and retail as set out in the plans submitted and hereby approved. The level of net internal floorspace shall be restricted to those uses approved and any proposed changes must be made the subject of a separate planning application.

Reason:

The Local Planning Authority considers that the use of the premises as specified in the plans as appropriate, but that a proposal to change the use of any part of the premises would need to be made the subject of a separate planning application to be considered on it's merits.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations which in this case are considered to be:the increase in retail floorspace and subsequent impact on the surrounding area and highway, the proposal is not considered to be demonstrably harmful to local amenities. In the absence of any other overriding considerations, and with the imposition of the specified planning conditions, the proposed development is acceptable and complies with the following policies of the Devon Structure Plan (2001 to 2016) 2004, the adopted City of Plymouth Local Plan First Alteration 1996, Plymouth Local Development Framework, Core Strategy, Regional Spatial Strategy and North Plymstock Area Action Plan (the status of these documents is set out within the City of Plymouth Local Development Scheme 2006), and relevant Planning Guidance Notes, Statements and Government Circulars as follows:

ATR18 - General Parking/Serviceing Requirements

ATR5 - The Road Network

CS28 - Local Transport Consideration

CS34 - Planning Application Consideration

CS09 - Marsh Mills Retail Parks