

# ADDENDUM REPORT

Planning Committee



**Item Number: 6.2**

**Site: Errill Retail Park, Plymouth Road, Plympton, Plymouth.**

**Planning Application Number: I3/00147/FUL**

**Applicant: Optimisation Developments Ltd.**

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## Conditions

It is proposed to amend conditions 10 and 11, to allow the store to open later and for deliveries to be taken on Sundays and Bank Holidays, to ensure fresh produce is maintained at the store. This was proposed by the applicants and has been agreed by the Councils Public Protection Service. Conditions to read as follows:

### 10. HOURS OF DELIVERY AND REFUSE COLLECTION

No deliveries shall be taken at or dispatched from the site outside the hours of 0600 hours until 2200 hours Monday – Saturday and 0900 hours until 1800 hours on Sundays, Bank or Public Holidays.

Reason:

To safeguard the amenities of the occupiers of nearby residential properties and to comply with policies CS22 and CS34 of Plymouth City Council's Local Development Framework.

### 11. OPENING HOURS

The use hereby permitted shall not be open to customers outside the following times: 0800 hours to 2300 hours Mondays to Saturday's inclusive and 1000 hours to 1600 hours on Sundays and Bank or Public Holidays.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects, including noise and disturbance likely to be caused by persons arriving at and leaving the premises, and avoid conflict with Policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

It is proposed to add the following additional condition:

## 28. ACCESS ROAD LAYOUT AND TRAFFIC LANE MARKINGS

No development shall take place until the details of the access road lanes layout and lane markings have been submitted to and approved in writing by the Local Planning Authority; and the development shall not be brought into use until access road lanes layout and lane markings have been constructed and marked out in accordance with the approved details.

Reason: To ensure that a safe and free flowing access is provided in the interest of public safety, convenience and amenity and in accordance with Policies CS28 & CS34 of the Local Development Framework Core Strategy (2006 – 2021) 2007.

### Letter of Representation

On behalf of the Co-op, GVA Grimley has submitted 2 late letters of representation objecting to the planning application, principally on the grounds that it would have a significant detrimental impact upon the existing Co-op store in the Ridgeway, although no evidence is provided to support their views.

Officers do not agree that the proposed development would significantly impact upon the existing Co-op in the Ridgeway, for reasons already stated in the Officers report. Officers consider that whilst there might be some impact, this would not be significant, as the proposed Morrisons store would be a main food shopping destination as opposed to the existing Co-op which performs the role of a top up shopping destination.

GVA also refer to the fallback position (as outlined in the officers report), questioning whether or not it would ever be implemented. As part of their Retail Planning Statement, the applicant has assessed the options available under the fallback position and has also prepared a scheme that shows Unit 1 converted to a Morrisons store (creating a Morrisons store with a net sales area of 2,087 sq.m.). This also incorporates a discount food conversion of Unit 3, which could give rise to a sales area of up to 1,796 sq.m. It is common for discount food operators to look for sites close to main foodstores, as they feed off such shopping facilities. . The Officers report provides a thorough analysis of the retail impact issues raised by this application, the fallback position and the issues raised by GVA Grimley.

GVA Grimley also make reference to the impact that the proposal will have on the surrounding highway network. Transport and highways issues are analysed in detail in the Officers report and the issues raised by the applicant are already covered in the main report.