

ADDENDUM REPORT

Planning Committee



Item Number: 6.2

Site: 282 OUTLAND ROAD

Planning Application Number: 15/02132/FUL

Applicant: WM Morrison Supermarkets Plc

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1. Five additional letters of representation have been received, objecting to the proposed development. The letters raise the following issues that have not been addressed in Section 6 of the Officers Report:
 - Will cause an increase in noise and disturbance to residents, through more traffic and deliveries
 - Planning statement puts Morrisons commercial interests ahead of residents
 - The store is currently operating outside of its approved hours
 - Not comparable to other stores, purpose built away from residential
 - Customers will still shop during the normal time
 - Staff are encouraged to park off site so this will cause congestion in the local roads
 - Staff having to work extra hours
 - Notices were confusing due to the other application for delivery hours also with the planning authority

2. Due to the temporary nature of the proposal, and in consultation with the Public Protection Service, the impact on residential dwellings through increased noise and traffic is not considered demonstrably harmful, and could reduce congestion and loss of amenity at peak times. As mentioned in paragraph 14 of the officer report, officers are of the view that this will be helpful in monitoring the impact if any permanent change is proposed in the future.

3. The Local Planning Authority is not aware of any breach of condition, specifically with regards to opening hours, and members are advised that this is not being considered as part of this application. The LPA will however investigate this claim and pursue enforcement by the Council if considered expedient.

4. Officers can confirm that site notices were erected in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015, and the Council's own publicity code which included the erection of site notices, notification in the local press and notification through the weekly list. Officers recognise that there were other applications previously advertised; however these notices were removed as their respective consultation periods had expired. For consistency, 8 new site notices for this application were posted in the same, or near the same locations.

5. The other issues raised are not material planning considerations.