

APPLICATION NUMBER	EL/19/0091
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DEVELOPMENT AFFECTING ROADS
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992

Applicant: ALDI Stores Ltd

Location: 1 - 3 Bridge Street Walton-On-Thames Surrey KT12 1BP

Development: External alterations on ground and first floors including new stairs to first floor, 2 passenger lifts to roof car park, new shop front glazing, refurbishment of existing canopies, alterations to windows/doors, raised platform, plant area, louvres, air-conditioning units at ground floor and re-configuration of roof car park.

Contact Officer	Tim Dukes	Consultation Date	25 January 2019	Response Date	9 April 2019
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Update - 09/04/19

The CHA has been made aware of additional information submitted by the Applicant in relation to the original CHA response. This swept path analysis demonstrates that the proposed delivery area can accommodate the expected 10.7 metre articulated vehicles to be used for deliveries.

Considering this area is within the site, on private land outside of the CHAs jurisdiction the CHA is now content to remove condition 2) from the formal response, and therefore requests the following be applied to the application:

Amended response

The proposed development has been considered by THE COUNTY HIGHWAY AUTHORITY who having assessed the application on safety, capacity and policy grounds, recommends the following conditions be imposed in any permission granted:

Parking & Turning/Retention of Parking & Turning - The development hereby approved shall not be first opened for trading unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking/turning areas shall be retained and maintained for their designated purposes.

Reasons

The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

Informative's

1. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
2. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders (Highways Act 1980 Sections 131, 148, 149).
3. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.

Site Specific Comment

Whilst the CHA recognises that this type of development will have an impact on trips and will most likely increase vehicular movements associated with the site, the location is favoured over similar out of town developments due to the comparatively sustainable location and good access to public transport links.

In addition, vehicular movements are more likely to be reduced due to the ability for trips to be combined with visits to other shops in the town centre, again reducing broader impacts on network capacity.

The store is located within 200m of a large public car park, which the application acknowledges will be kept following a few minor physical alterations. This is considered acceptable for a store of this size.

The current turning space available for accessing the loading bay is constrained and is therefore unlikely to be suitable for the larger sized articulated lorries. Condition 2 above therefore seeks to confirm the proposed size of delivery vehicles and ensure servicing arrangements will be suitable given the space available.

The CHA raises no objections to the use of this former Carpetright store as an Aldi supermarket, subject to the conditions above.

Note for Planning Officer

Please contact the officer shown in the above table if you require additional justification for the County Highway Authority's recommendation on this planning application.

Surrey County Council's 'Transportation Development Control Good Practice Guide' provides information on how the County Council considers highways and transportation matters for development proposals in Surrey.