

Application No:	2019/0091	Application Type:	FULL
Case Officer:	Natalie Lynch	Ward:	Walton Central Ward
Location:	1 - 3 Bridge Street Walton-On-Thames Surrey KT12 1BP		
Proposal:	Extension at roof level to house new staircase and 2 passenger lifts and external alterations on ground and first floors including new shop front glazing, refurbishment of existing canopies, alterations to windows/doors, raised platform, plant area, louvres, air-conditioning units and re-configuration of roof car park.		
Applicant:	ALDI Stores Ltd.		
Agent:	Mr Lloyd Collins Planning Potential Ltd 13-14 Orchard Street Bristol BS1 5EH		

Representations: 21 letters of support have been received, a further letter of support from outside of the borough has also been received, raising the following:

- Enhance the town centre
- Enhance the retail offer
- Will attract more people to the town centre
- Good to have Aldi back
- Will create additional jobs
- Will offer more choice for residents
- Reduce anti-social behaviour

3 observations have been received, raising the following:

- Efficient parking system should be in place
- Construction/delivery lorries should not block access
- Windows should be included along Hepworth Way
- Illuminated adverts facing the conservation area

2 objections have been received, raising the following:

- Noise and disturbance from deliveries
- Noise from plant
- Lack of parking
- Insufficient space for vehicles to turn
- Mosaics should be replaced with glass

R e p o r t

Description

1. The application site is located on the north western corner of the junction between Hepworth Way and Bridge Street. The site contains a two storey building with an open air car park on top. The building is currently occupied by Carpet Right.

Constraints

2. The relevant planning constraints are:
 - Area of High Archaeological Potential
 - Air Quality Management Area
 - Opposite Conservation Area
 - Primary Shopping Frontage
 - Town Centre

Policy

3. In addition to the National Planning Policy Framework and the National Planning Practice Guidance, the following local policies and guidance are relevant to the determination of this application:

Core Strategy 2011
CS1 – Spatial strategy

CS3 – Walton on Thames
 CS17 – Local character, density and design
 CS18 – Town Centre uses
 CS23 – Employment land provision
 CS25 – Travel and accessibility
 CS28 – Implementation and delivery

Development Management Plan 2015

DM1 – Presumption in favour of sustainable development
 DM2 – Design and amenity
 DM5 – Pollution
 DM7 – Access and parking
 DM8 – Refuse, recycling and external plant
 DM11 – Employment
 DM12 – Heritage

Design & Character SPD 2012

Companion Guide: Walton on Thames

Developer Contributions SPD 2012

4. Relevant Planning History

Reference	Description	Decision
2019/0090	Existing use as Retail (A1)	Granted
2009/1710	Non-illuminated wall mounted sign to side elevation of building.	Refused
2009/0347	Non-illuminated front and side fascia signs, one non-illuminated wall-mounted fascia sign and one internally illuminated hanging sign	Granted in part/Refused in part
2006/0978	Internally illuminated two front fascia signs and a hanging sign together with rear non-illuminated fascia sign	Granted
1985/0740	Display of two sets of illuminated fascia letters	Refused
1985/0739	Installation of new shopfront	Refused
1984/1268	Display of internally illuminated fascia lettering	Granted
1984/1267	Installation of new shopfront	Granted
WAL/1963/9464	Illuminated sign	Refused

Proposal

5. Planning permission is sought for an extension at roof level to house new staircase and 2 passenger lifts and external alterations on ground and first floors including new shop front glazing, refurbishment of existing canopies, alterations to windows/doors, raised platform, plant area, louvres, air-conditioning units and re-configuration of roof car park.
6. Signage and adverts have been included on the proposed elevations, however these do not form part of this planning application and would be subject to separate advertisement consent.
7. Amended plans were received to change the rendered walls along Hepworth Way to shops fronts and the description was amended to more accurately reflect the proposal. All neighbouring residents were re-consulted on these amended plans and description.

Consultations

8. Environmental Health (Noise & Pollution) – no objection subject to conditions.
9. Joint Waste Solutions – no comments to make on the application.
10. Heritage Officer – the proposal would have no adverse impact on the setting of the conservation area.

11. Surrey County Council (Transportation) - Based upon the information supplied without site inspection the Highway Authority has identified that the development is on a private street and would have negligible impact on the surrounding public highway network, consequently they have raised no objections subject to conditions and informatives. The development is considered to be in accordance with policy CS25 of the Elmbridge Core Strategy 2011 and policy DM7 of the Development Management Plan 2015.

Positive and Proactive Engagement

12. The revised National Planning Policy Framework requires local planning authorities to work with the applicant in a positive and proactive manner to resolve problems before the application is submitted and to foster the delivery of sustainable development. This requirement is met within Elmbridge through the availability of pre-application advice.
13. No formal pre-application was sought prior to submission of the application.

Planning Considerations

14. The main planning considerations in the determination of this application are:
 - The principle of the proposed development
 - Design considerations
 - Impact on neighbouring amenity
 - Highway safety and parking
 - Environmental considerations

The principle of the proposed development

15. The site is currently occupied by Carpet Right and the proposal would retain the existing building with some minor alterations to convert the building for use by Aldi. The eastern elevation of the building forms part of the primary retail frontage and the site falls within Walton town centre. Policy CS18 seeks to protect retail uses within the primary shopping frontage. The building would continue to be used by a retail unit and would further add to the vitality and viability of the town centre. Policies CS23 and DM11 seek to retain employment sites for employment uses. The proposal would continue to provide an employment use.
16. The principle of the proposed development would be considered acceptable subject to other considerations all being acceptable as discussed below.

Design considerations

17. Policy CS7 states that all new development will be expected to enhance the local character of the area. Policy DM2 states that all development proposals should preserve or enhance the character of the area, taking account of design guidance detailed in the Design and Character SPD, paying particular regard to the appearance, scale, mass, height and pattern of built development. The Design and Character SPD for Walton-on-Thames identifies this area as WAL01: Town Centre.
18. Policy DM12 seeks to ensure that proposals preserve or enhance the character and appearance of the conservation area. The conservation area falls on the opposite side of the junction between Bridge Street and Church Street.
19. A new lift stair core would be provided which would be enclosed in a brick structure within the roof car park. This would be visible from the street scene with the existing parapet on the south western elevation being raised by between 0.5m and 0.6m. This would be finished in brick work to match the existing building and would have no adverse impact on the character and appearance of the building or the conservation area opposite. The door at ground floor level facing out onto the junction would also be widened to allow customers to access the lift and stairs.
20. New shop front glazing would be incorporated at ground floor level and the existing windows at ground and first floor level would be re-sprayed to be finished in an Anthracite colour (RAL 7016). The existing canopy would be removed and re-clad and finished in an Anthracite colour (RAL 7016). The existing mosaic tiles on the south western elevation (facing Hepworth Way) would be removed and replaced with shop front glazing. This would add more interest and create an active frontage along Hepworth Way. The existing windows above the front entrance and some on the Bridge Street elevation would be replaced with louvres which would be finished in an Anthracite colour.

21. The roof car park would be re-configured and some of the existing trolley bays would be removed. To the rear of the building, a new raised platform incorporating a mini dock and refrigeration plant would be created. The platform would be 0.6m above the ground floor level and the refrigeration plant would be enclosed by a galvanised mesh enclosure. Two large louvres would be installed and the existing windows and doors would be re-sprayed and finished in an Anthracite colour (RAL 7016). These alterations to the rear would have a low visibility from the surrounding area and would only be visible at the rear of the site.
22. The overall external changes would have no adverse impact on the overall character and appearance of the host building. The Heritage Officer has also confirmed that given the proposed alteration there would be no adverse impact on the character and appearance of the conservation area opposite the site.

Impact on neighbouring amenity

23. The external alterations to the building include a new staircase and 2 passenger lifts providing step free access to the roof car park. This would be at the roof level and would be enclosed by a brick structure extending for a length of 7.3m. On the south western elevation this would result in the existing parapet being raised between 0.5m and 0.6m. This would be approximately 14m away from the neighbouring building, Colwell House which contains flats. Due to this separation distance, there would be no adverse impact on this neighbouring building in terms of loss of light or overshadowing as a result of the new brick structure containing the staircase and 2 passenger lifts.
24. The proposal would result in an intensification in the use of the site with additional customers and deliveries arriving and additional plant equipment to the rear. This could generate some additional noise and disturbance issues. The Environmental Health Officer has recommended conditions regarding opening hours, delivery hours and noise and plant equipment to be between 5dB and 10dB below background noise levels. The opening and delivery hours would be similar to other retail uses in the town centre. A Quiet Delivery Scheme has also been submitted which includes measures to minimise noise and disturbance for neighbours. Subject to these conditions, this would minimise the impact on neighbouring residents through noise and disturbance.
25. The other external alterations including the raised platform, changes to the windows/doors, shop front and canopy would have no adverse impact on neighbouring amenity.

Highway safety and parking

26. The existing access and car park would be utilised by customers and for deliveries. Surrey County Council as the Highway Authority have acknowledged that the proposal would likely result in an increase in the number of trips arriving and departing this site. However, this town centre location for this retail use is a preferred location over out of town locations given the good access to public transport links. A number of trips are also likely to be combined with visits to other shops in the town centre so this would reduce the number of trips as a result of this development. A swept path diagram has been submitted which demonstrates that the expected 10.7m articulated vehicles can be used for deliveries and can enter and exit the site in a forward gear. The Highway Authority note that whilst the delivery area is on private land it has been demonstrated that the expected delivery vehicles can enter and exit the site.
27. The existing car park at roof level would be utilised and this level of car parking would be considered acceptable for the size of retail store proposed. Objections have been received regarding the lack of parking at the site. However, the Highway Authority has raised no objections to the proposal on highway safety or capacity terms subject to conditions.

Environmental considerations

28. The site is located within an Air Quality Management Area. However, the proposal is not for residential and therefore there would be no adverse impact on future living conditions at the site.
29. The site is also located within an Area of High Archaeological Potential. However, the proposal would not involve extensive ground works so there would be adverse impact on heritage assets.

Matters raised in Representations

30. The letters of support are noted.

31. In terms of the observations, the existing car parking layout would be amended, and this would provide a more efficient parking system. A swept path diagram has been submitted which shows that delivery vehicles will be able to access the site. This will prevent construction/delivery vehicles from blocking the access road. Amended plans have been submitted to replace the mosaics with glass and include windows along Hepworth Way.
32. Concern has also been raised regarding the illuminated advertisements facing the conservation area. The adverts do not form part of this application and separate advertisement consent would be required.
33. In terms of the objections, conditions to reduce the potential for noise and disturbance from deliveries and plant have been suggested by the Environmental health Officer. Concern has been raised regarding insufficient space for vehicles to turn, however a swept path diagram has been submitted which confirms that delivery vehicles can enter and exit the site in forward gear. SCC Highways have reviewed the swept path diagram and our satisfied.
34. All the other matters raised have been addressed in the report.

Conclusion

35. On the basis of the above, and in light of any other material considerations, the proposal is considered to be in accordance with the development plan. Accordingly, the recommendation is to grant permission.

The proposed development does not require a CIL payment

Elmbridge Borough Council

**Issuing of Planning Decisions Under Scheme of Delegation
Adopted April 2008**

Case Officer Recommendation: Natalie Lynch

Recommendation Agreed:



Paul Falconer
Development Manager

for Strategic Director

Date: 17 April 2019