

**PLANNING
COMMITTEE**

12th December 2018

Planning Application 18/01216/FUL

Erection of a Use Class A1 / A3 drive thru' coffee shop with car parking, drive thru' lane, hard and soft landscaping, refuse area and associated works

Morrisons Superstore, Clearwell Road, Winyates West, Redditch, Worcestershire, B98 0SW

**Applicant: Wm Morrison Supermarkets PLC
Ward: Winyates Ward**

(see additional papers for site plan)

The author of this report is Mr Paul Lester, Planning Officer (DM), who can be contacted on Tel: 01527 881323 Email: paul.lester@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site lies towards the eastern edge of the customer car park serving the Morrisons supermarket, close to the petrol filling station. The site is accessed from the Warwick Highway / Battens Drive / Icknield Street Drive roundabout junction via Clearwell Road.

Proposal Description

This full application seeks planning permission for the erection of a drive-thru café (mixed use class A1/A3) with associated car parking and landscaping on land forming the car park to the existing Morrisons car park. The proposed operator of the drive-thru is Starbucks.

The drive-thru café is a single storey building constructed of a mixture of brickwork, cladding and coloured render. The building will measure 167sqm. The front elevation (western elevation) consists of three full height sections on glazing set within the cladding and brickwork with the light grey laminated roof membrane above. A single glazed entrance doorway is located within one of the glazed panels. The northern elevation contains the refuse area. From this elevation the sloping pitch of the roof can be seen. The rear elevation (eastern elevation) contains the collection window, where vehicles will queue to collect their orders. The southern elevation contains a large expanse of glazing, alongside a secondary access/ fire escape.

The proposal requires the reconfiguration of this area of the Morrisons customer car park as well as amendments to existing internal road markings. The proposal will result in the loss of 23 car parking spaces, resulting in a total of 544 spaces following the completion of the proposed development. A bike stand is proposed for 6 cycles to the front of the building.

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The proposed opening hours are 5.30am – 11pm Mondays to Sundays. The development will employ 15 full time and 15 part time employees (the equivalent of 20 full time jobs).

Relevant Policies:

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 5: Effective and Efficient use of Land

Policy 19: Sustainable Travel and Accessibility

Policy 20: Transport Requirements for New Development

Policy 24: Development within Primarily Employment Areas

Policy 30: Town Centre and Retail Hierarchy

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Others

NPPF National Planning Policy Framework (2018)

NPPG National Planning Practice Guidance

Relevant Planning History

None

Consultations

Highways Redditch

No objections subject to conditions

1. Parking provision
2. Access, turning and parking

Redditch Strategic Planning and Conservation

Planning Policy have no objection to the A1/A3 use on this site in relation to Policy 24 Development within Primarily Employment Areas and do not require evidence of any sequential testing over and above that which has been submitted by the applicant.

Arboricultural Officer

No objection

WRS - Food

No comments received to date

Drainage Engineer (North Worcestershire Water Management)

No objection subject to a drainage condition

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Public Consultation Response

A site notice was displayed on 19th October 2018

One representation has been received raising objections which are summarised as follows:

- Highway safety of drinking coffee while driving
- No need
- Impact on Morrisons existing café

Two representations have been received supporting the scheme, their comments are summarised as follows:

- Good for Redditch to have a drive thru coffee shop
- Distance to nearest drive thru will be greatly reduced

Assessment of Proposal

The application site is designated on the policies map as an employment use (BORLP4). The policy relating to this is Policy 24 - Development within Primarily Employment Areas. While the site is designated as an employment area it has a longstanding use as a supermarket since the mid-1990s. This makes the intended application of Policy 24 (which aims to restrict non employment uses) impossible. On this basis and in these particular site specific circumstances, Strategic Planning supports the proposal.

The proposed development floorspace at 167 sqm, is well below the 2,500 sqm impact floorspace threshold set out within the NPPF. There is no requirement to undertake an impact assessment. Given the limited floorspace it is not considered likely that the proposed unit would give rise to significant impact on the Borough's network of centres as outlined in Policy 30 Town Centre and Retail Hierarchy. Furthermore the market for this proposal will be linked to existing trips, servicing demand from commuters already passing through the area, along with custom from the supermarket and other employment uses in the area. It is not primarily considered an attraction in its own right as may be the case if it were in a more isolated location away from existing commercial development.

The existing Morrisons café provides an entirely different offer (extensive café menu selling hot and cold food) to the proposed drive thru and therefore the proposal will not have an undue impact on its operation.

The application has been submitted on the basis of a sequential assessment being undertaken to review sites within Matchborough, Winyates and Woodrow District Centres, which serve the residential and employment areas to the east of Redditch. This is considered by Officers as an appropriate and robust approach in this instance. Given the sites location within an out of centre location, sites within and on the edge of the District Centres capable of accommodating the proposed drive thru have been assessed. No

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such sites have been identified and this assessment is considered acceptable by Officers.

Overall, the principle of development is considered to be acceptable in this instance.

Highways and Parking

A Transport Assessment has been submitted as part of the application. This has been assessed by the highways authority. They accept that the expected level of new trips which will be generated by the proposed drive thru coffee shop will not have a material impact on the operation of the local highway network. The proposed servicing of the unit is acceptable and there is sufficient level of car parking to serve the proposed development and Morrisons.

The Highways Authority raises no objections to the findings of the Transport Assessment, the parking proposals and the new development.

Design and Landscaping

The unit will be situated in an underutilised area of the existing car park and it is considered that the proposed unit will enhance the visual appearance of the supermarket car park.

It would have a distinctly modern appearance, the use of a significant element of glazing gives the building a distinct style. The proposals incorporate a good quality design and materials to ensure the overall appearance of the unit enhances the surrounding area.

In terms of scale, the proposals will sit comfortably within the surrounding context of the supermarket and petrol filling station. The new building will be subordinate to the existing buildings on site and the maximum height of the proposed coffee unit will be lower than the height of the existing supermarket and petrol filling station.

Some trees and existing landscaping would be lost as part of the development. However, the Tree Officer has raised no objection to the loss of these trees. The submitted plans indicate replacement soft landscaping within the site. More details would be required under a landscaping condition.

Conclusion

The proposed drive thru is located within a designated employment area, however, its long standing retail use means this policy is not applicable.

The proposed drive thru is located outside of a defined centre or defined edge of centre site. It is however within an urban area with a commercial character, located specifically to serve the custom already passing through or visiting the supermarket. The sequential test is considered acceptable. It is not considered to have a significant impact on the

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vitality or viability of the town centre due to the intended customer base, but also the small scale of the development.

The impact on the local highway network and the loss of existing parking spaces within the Morrisons car park is considered acceptable.

The design is of good quality for its specific purpose as a drive thru. The proposal also creates the equivalent of 20 full time jobs, directly contributing to the local economy. Taking all of these factors into account, it is considered to be sustainable development.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby approved shall be carried out in accordance with the following plans and drawings:

Site Location Plan (dwg.no. 1551-103(P) Rev A)
Existing Site Plan (dwg.no. 1551-100(P) Rev A)
Proposed Site Plan (dwg.no. 1551-101(P) Rev D)
Proposed Elevations (dwg.no. 1551-102(P) Rev A)

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 3) The Development hereby approved shall not be occupied until an area has been laid out within the curtilage of the proposal for 3 disabled parking spaces and 3 parent and child parking spaces at a gradient not exceeding 1 in 8. This area shall thereafter be retained for the purpose of parking a vehicle only.

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

- 4) Prior to first occupation of the development hereby permitted, a scheme for landscaping shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

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- Details of all proposed planting, including numbers and species of plant, and details of size and planting method of any trees.

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area

- 5) No development above foundation level of the development hereby approved until a site drainage strategy for the proposed development has been submitted to, and approved in writing by the Local Planning Authority. If infiltration techniques are used then the plan shall include the details of field percolation tests. The details thus approved shall be fully implemented prior to first use or occupation of the development.

Reason: To allow proper consideration of the proposed foul and surface water drainage systems and to ensure that the development is provided with a satisfactory means of drainage and in accordance with National Planning Policy Framework.

Procedural matters

This application is being reported to the Planning Committee because the proposal involves a new A3 use. As such the application falls outside the scheme of delegation to Officers.