

Item No. 19

APPLICATION NUMBER	CB/12/00796/FULL
LOCATION	Budgens Stores Ltd, Market Square, Sandy, SG19 1JA
PROPOSAL	Proposed sub division of existing Budgens Store and new entrance doors and section of shopfront.
PARISH	Sandy
WARD	Sandy
WARD COUNCILLORS	Cllrs Aldis, Maudlin & Sheppard
CASE OFFICER	Mark Spragg
DATE REGISTERED	01 March 2012
EXPIRY DATE	26 April 2012
APPLICANT	Musgrave Retail Partners GB
AGENT	Lynwood Associates Ltd
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr Aldis on the grounds of: Public interest, concern at the reduction of food retail provision, impact on the streetscene.
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The application site comprises a modern retail supermarket, located within the Sandy town centre and Conservation Area.

The Application:

This application proposes a new shopfront, comprising glazed entrance doors and a window on the front elevation of the building, facing Market Square. At present there is a brick infill where it is proposed to create the new openings.

The proposal would enable the provision of a separate customer access to serve an additional retail unit within the same building.

Deliveries to the proposed new unit would be via an existing delivery door at the rear, whilst parking would share the existing parking area to the rear.

RELEVANT POLICIES:

National Planning Policy Framework

Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document 2009

DM3	High quality development – including extensions
DM13	Heritage in development
CS12	Town Centre and Retailing
CS15	Heritage

Nb. In accordance with Annexe 1: "Implementation", paragraph 215, of the National Planning Policy Framework, the above policy is considered to be broadly consistent with the NPPF and have therefore been given significant weight in the determination of this application.

Supplementary Planning Guidance

Design Supplement 5 - The Historic Environment, Design Supplement 6 - Shopfronts and Signage

Relevant Planning History

None relevant.

Representations: (Parish & Neighbours)

Sandy Town Council	Do not want to see a net reduction in retail space within the town centre or a reduction in the amount of food on sale until after Tesco has arrived. Disappointed in the proposed reduction to the store size.
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Neighbours	No comments received.
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Consultations/Publicity responses

None

Determining Issues

The main considerations of the application are;

1. Effect on the character and appearance of the surrounding area
2. Impact on retail provision
3. Impact on any neighbouring dwellings
4. Any other relevant matters

Considerations

1. Effect on the character and appearance of the area

The proposed changes would result in the replacement of a "dead" brick frontage with a glazed door and shopfront window which would reflect the existing shop openings. The proposed changes would provide a more "active" frontage to the building which would enhance the appearance of the site within the town centre and Conservation Area. The Council's Conservation Officer has raised no objections.

As such the proposal is in accordance with Policy DM3 DM13 and CS15 of the Core Strategy and the NPPF.

2. Impact on retail provision

The applicants state that the proposal has resulted from a desire to minimise the likely impact on Budgens business resulting from the building of a new Tesco store in Sandy.

Policy CS12 of the Core Strategy seeks to encourage new retail provision and states that such provision should be focussed within town centre boundaries. This proposal relates to a site located centrally within Sandy town centre, Whilst the existing supermarket would be reduced in size the overall retail space would remain virtually unchanged, the existing shop having a ground floor area of 1033sqm, with the retained supermarket having a floorspace of 578sqm and the new unit a floorspace of 451sqm. Furthermore, there would be no planning reason to prevent the new unit similarly being taken up by a food retailer.

In addition to retaining an almost identical overall retail floorspace, the proposal would result in the net provision of one additional retail unit, adding to the retail mix within Sandy.

As such the proposal is in accordance with Policy CS12 of the Core Strategy and the NPPF.

3. Impact on any neighbouring dwellings

Due to the nature of the proposal and its location it is not considered that there would be any impact on the privacy or amenity of any neighbouring properties.

4. Any other relevant matters

The proposal would result in no additional parking requirements given that the net retail floorspace would remain unchanged. The store deliveries would be from the same area as the existing store and as such there are not considered to be any resultant highway implications.

As such the proposal is in accordance with Policy DM3 of the Core Strategy and the NPPF.

Recommendation

That Planning Permission be granted subject to the following:

- 1 The development shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The proposed new doors and window shall match as closely as possible those used in the existing building frontage, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is in keeping with the existing building.

Reasons for Granting

The proposed sub division of the existing store and alteration to the shop front would preserve the character of the Conservation Area and would not result in the net loss of shopping facilities within Sandy town centre. The proposal therefore complies with the National Planning Policy Framework and policies DM3, DM13, CS12 and CS15 of the Central Bedfordshire Council's Core Strategy and Development Management Policies Development Plan Document (2009).

Notes to Applicant

DECISION

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