

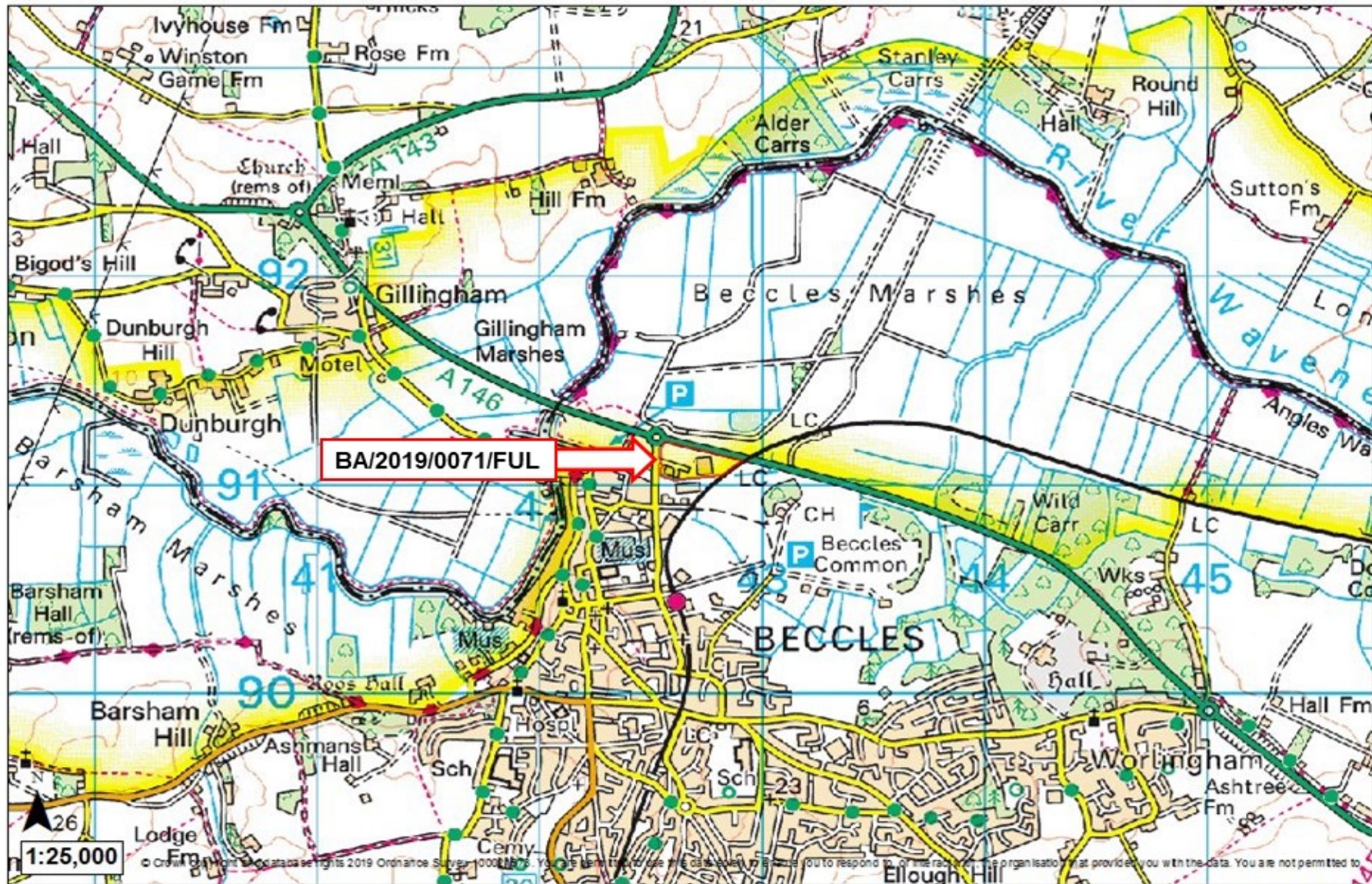
Reference:

BA/2019/0071/FUL

Location

Morrisons, George Westwood Way,
Beccles

BA/2019/0071/FUL Morrisons, George Westwood Way, Beccles



Application for Determination

Parish	Beccles		
Reference	BA/2019/0071/FUL	Target date	02 June 2019
Location	Morrisons, George Westward Way, Beccles, NR34 9EJ		
Proposal	Proposed café and lobby extension, new trolley bay and minor works to car park.		
Applicant	Mr D Darbyshire		
Recommendation	Approve subject to conditions		
Reason for referral to Committee	Major Application		

1 Description of Site and Proposals

- 1.1 The application site is the Morrisons supermarket in Beccles, situated at the junction between the A146 and A145 George Westwood Way on the northern edge of the town of Beccles. The site area is 4.37 hectares. The northern and western boundaries of the site are defined by mature tree planting, which was originally planted to screen the supermarket building and the car park. The supermarket building itself is positioned at the eastern side of the site.
- 1.2 The site includes the Morrisons store and café, the car park area, the petrol station, a waste and recycling point and a substantial amount of open green space and trees.
- 1.3 The site is located in Flood Risk Zones 2 and 3.
- 1.4 The application is for extensions to the existing store. On the northern elevation, a fill in extension is proposed extending 8.2 metres from the original wall to provide a new customer café with an uncovered outdoor seating area and a kitchen area (269sq. m). A new entrance lobby is proposed to the north-west corner of the store extending 4.8 metres from the existing entrance (56sq. m). Updated lighting is proposed across the site (new heads to existing columns). A new shopping trolley shelter is proposed to the south of the store entrance. A car pick up point to the south of the trolley shelter and a footpath through the site are also both proposed.

2 Site History

- 2.1 In 1987 consent was granted to construct a retail food supermarket and associated parking (BA/1987/5795/HISTAP).
- 2.2 In 2005 consent was granted for the erection of illuminated motif, fascia, totem and cash signs (BA/2005/5185/HISTAP).
- 2.3 In 2017 consent was refused for the development of 3 retail units, car wash area, tyre service area and two small retail pods within the existing car park. The units were to comprise of uses within use classes A1, A2, A3 and mixed A1/A3 and A3/A5 uses. (BA/2017/0415/FUL).
- 2.4 In 2018 an application was made for the installation of new Sunlite retail unit, however the application was withdrawn (BA/2018/0328/FUL).

3 Consultation

Beccles Town Council – Supports the application.

Highways Authority – No objection. The Authority comments that the information submitted by the applicant, including the Transport Statement, gives suitable assurance that the proposed development:

- will not have a significant impact on the adjacent highway network;
- will not have an unacceptable impact on highway safety; and
- will not require additional parking spaces to be provided over and above the existing spaces already conditioned by existing planning permissions.

Environment Agency – No objection.

Environmental Protection – Gas Protection Measures to be conditioned.

Landscape Officer – Scheme acceptable in principle. A hard and soft Landscaping scheme to be conditioned.

Tree Officer – Despite the minor tree loss I do not have any objections to the proposal. A landscaping scheme to be conditioned.

4 Representations

No representation received.

5 Policies

- 5.1 The following Policies have been assessed for consistency with the National Planning Policy Framework (NPPF) and have been found to be consistent and can therefore be afforded full weight in the consideration and determination of this application.

5.2 Adopted Local Plan for The Broads (May 2019)
[Local-Plan-for-the-Broads-2019](#)

SP7 – Landscape Character
DM16 – Development and Landscape
DM20 – Protection and Enhancement of Settlement Fringe Landscape Character
DM21 – Amenity
DM22 – Light Pollution
DM25 – New Employment Development
DM26 – Protecting General Employment
DM43 – Design
DM51 – Retail Development in the Broads

5.3 Neighbourhood Plans

There is no neighbourhood plan in force for the area of the application site

6 Assessment

- 6.1 The application is for an extension and overall refurbishment to the existing Morrisons store and grounds. The gross internal area would be increased by 386sq.m as a result of the development; of which 192sq.m would be in the café area. The entrance lobby to the north-west corner of the store would be updated and extended by an additional 56sqm and the remainder of the increase would be in the non-public areas, including the kitchen. New lighting, a new trolley bay shelter and a new path through the site and pick up point will also be provided.
- 6.2 In terms of the assessment, the main issues to be taken into consideration are the principle of development, the design of the proposed extension and changes to external areas, the management of groundwork, the impact on employment, the impact on landscape and the impact on amenity.

Principle of the development

- 6.3 Morrisons Stores across the country have undergone a series of updates to the internal layout and external appearances as part of a corporate refresh; the store subject of this application has not been updated since Morrisons took control over the store from Safeway in 2004. The proposed extensions and alterations are to support a wider refurbishment of the entire store. The supermarket provides an important retail facility in the Broads and subject to appropriate scale and design, there is no objection to the principle of development.

Design

- 6.4 In terms of design, the proposed extensions to the store are to the café on the northern elevation and to the entrance lobby on the north-west corner of the store.
- 6.5 The existing north elevation has a pitched roof that overhangs the walkway that leads towards the entrance lobby. This elevation has three small gables on the roof pitch above the café. This elevation is lined end to end with groups of three full height single pane windows with brick supports separating.
- 6.6 The existing northwest elevation has the main entrance to the store. This elevation uses brick supports separating a variety of full height window sizes.
- 6.7 The proposed development aims to consolidate the café's positioning. The majority of the north-facing wall would be altered and many of the full height windows would be removed and replaced with a brick wall. The extension would bring the setback part of this elevation in line with the rest of the elevation. The extended area would feature a double pitched glass gable extension consisting of an aluminium frame; the two gables would have a ridge height of 6 metres and would measure 6 metres wide, 3 large glass panels separating the two gables measuring an additional 6 metres would feature on this elevation. Red brick stall riser and red clay roof tiles are proposed on this part of the extension. A new paved area is proposed north of the café extension to extend the fire escape route and provide an area for outdoor seating. A new service road is proposed north of the paved area; this would be a cellular plastic grid system.
- 6.8 The proposal would also involve an extension to the entrance lobby. The existing lobby is a covered area and the extension would fill the area in. The external wall of the lobby area would be a green framed aluminium curtain wall.
- 6.9 On the west elevation, the metal glazed framed windscreen would be replaced with the green aluminium framed curtain wall. The metal framed glazed trolley bay shelter would be replaced with curved roofed trolley bay shelter.
- 6.10 A car pick-up point is proposed to the south of the proposed trolley shelters.
- 6.11 A new footpath is proposed to run from the eastern side of the petrol station to the south-eastern side of the car park.
- 6.12 The proposed development would modernise the appearance of the store and café area. The development would utilise quality materials. The design of the extension to the lobby entrance would open the store up and introduce more glass panels. The design of the café extension introduces two large glass panel gables to the north elevation and it is considered that this design is an overall improvement to the quality of the building. Consequently, it is considered that the proposal in design terms is a positive change and is in accordance with Policy DM43 of the [Local-Plan-for-the-Broads\(May2019\)](#)

Management of Groundwork

- 6.13 The application was accompanied by an Environmental Ground Investigation Report. This notes that there are higher than average levels of carbon dioxide in the ground and measures need to be taken to address this. This is a not unusual situation and CIRIA provide guidance on the appropriate remediation and/or management. The Environmental Health Officer is satisfied with this approach and has recommended conditions be attached to the decision to ensure that risks from land contamination are minimised.

Employment

- 6.14 The Morrisons site offers employment opportunities within the Broads and the retention and strengthening of this use is supported. It is located adjacent to complementary employment and retail uses within East Suffolk's area and the improvements to the site would enhance the setting of the employment area and result in the efficient use of the building and better local facilities. Whilst there is no additional employment proposed in the application it is considered the extensions to the building would protect the existing use of the site and is therefore considered to be in accordance with Policy DM26 of the [Local-Plan-for-the-Broads\(May2019\)](#)

Landscape

- 6.15 The site lies within the Barsham, Gillingham and Beccles Marshes landscape character area within the Settlement Fringe landscape character type. The location of the site on the immediate edge of Beccles means that it is relatively prominent in the landscape, although the location is seen within the context of the A146 and the roundabout, which separates it from the undeveloped marshes to the north.
- 6.16 The scheme proposes an access across an existing green area to the north of the building from the car park. This access road would start at the northeast edge of the car park and would require the removal of hedges and the loss of one minor tree. The Authority's arboricultural advisor has no objection to the loss of the minor tree on the understanding that new tree planting would be provided as part of a landscaping scheme aimed at improving the visual amenity of the area.
- 6.17 The Authority's landscape advisor considers the proposed development to be acceptable in landscape terms subject to a condition requiring the submission of a hard and soft landscaping scheme prior to the commencement of development.
- 6.18 It is considered that the extensions to the café and lobby entrance and the works to the car park would not be detrimental to the landscape setting. The

introduction of the access road to the north of the site would result in the loss of hedges and a minor tree. The harm caused as a result of the loss of vegetation would be mitigated by the submission of a hard and soft landscaping scheme to be approved in writing by the Local Planning Authority. It is therefore considered that the proposed development is in accordance with Policy SP7 of the [Local-Plan-for-the-Broads\(May2019\)](#)

Amenity

- 6.19 In terms of the impact on amenity, the proposed extensions are considered to be of a high design standard, utilising quality materials and would improve the visual amenity. The loss of the vegetation at the north east of the car park would have a detrimental impact on the area's visual amenity, however the implementation of a landscaping scheme would mitigate this and could represent an enhancement.
- 6.20 There are no residential properties near the Morrison's supermarket. Therefore, there would be no issues relating to neighbouring amenity. It is considered acceptable in terms of amenity and is in accordance with Policy DM21 of the [Local-Plan-for-the-Broads\(May2019\)](#)

7. Conclusion

- 7.1 The proposed café and lobby extensions, new trolley bay and works to car park are acceptable in principle. The design of the scheme is considered appropriate for the commercial site. The development would not be detrimental to the employment uses on the site and the adverse impact on the immediate landscape would be mitigated through the implementation of a hard and soft landscaping scheme, which would be required by condition. The development would not have a detrimental impact neighbouring on amenity. Overall, the proposal is in accordance with development plan policy.

8. Recommendation

Approve subject to conditions

- i. Standard time limit;
- ii. In accordance with submitted plans;
- iii. Details of landscaping scheme
- iv. Any tree or shrub that dies within 5 years to be replaced;
- v. Environmental Protection Remediation Method Statement;
- vi. Implementation of Remediation Method Statement;
- vii. Validation of ground remediation completion;
- viii. Discovery of unexpected contamination;
- ix. Site to be checked for breeding or nesting birds by qualified ecologist if works are due to take place during the main bird breeding/nesting season; and
- x. Remove roof tiles carefully by hand;

9. Reason for recommendation

The proposal is considered to be in accordance with policies DM43, DM26, SP7 and DM21 of the Adopted Local Plan for The Broads (January 2019).

Author: Calum Pollock
Date: 10 May 2019
List of Appendices: Location Plan

Background papers: Application file BA/2019/0071/FUL

