

Planning application no.	19/01048/FUL
Site	Aldi, Goldthorn Hill, Wolverhampton
Proposal	Extension of existing food retail store (Class A1) with associated alterations to existing car parking, access, servicing & landscaping. The application includes the incorporation into the A1 site of 2 adjoining residential properties and part of the garden of a third.
Ward	Blakenhall;
Applicant	Mr Hamish Latchem, ALDI Stores Limited, Holly Lane, Atherstone, CV9 2SQ
Cabinet member with lead responsibility	Councillor Harman Banger Cabinet Member for City Economy
Accountable Director	Richard Lawrence, Director of Regeneration
Originating service	City Planning
Accountable employee	Tracey Homfray Planning Officer Tel 01902 555641 Email tracey.homfray@wolverhampton.gov.uk

1.0 Summary recommendation:

1.1 Delegated authority to the Director of Regeneration to grant.

2.0 Application site

2.1 The majority of the site is occupied by the existing Aldi retail store, car parking, and landscaping. Two additional residential properties, numbers 11 and 13 Goldthorn Hill, and part of a residential garden area to number 15 Goldthorn Hill, would be incorporated into the site for development. The site has a prime corner position, at the traffic light junction to Dudley Road Local Centre, and Goldthorn Hill. The site abuts boundaries with residential properties on Goldthorn Hill, Neville Avenue and Longdon Avenue.

3.0 Application details

3.1 The current size of the Aldi store retail area would increase from 940 to 1260 square metres, with the gross external floor area increasing from 1394 to 1767 square metres. The proposal incorporates design changes to the northern elevation facing Goldthorn Hill, a 42m² extension to the service area along the southern elevation for a new loading dock, an extension/relocation of the existing car park and formalising a new vehicular/service access from Goldthorn Hill.

4.0 Planning History

18/01260/FUL - Extension of existing food retail store (Class A1) with associated alterations to existing car parking, access, servicing & landscaping. The application includes the incorporation into the A1 site of 2 adjoining residential properties and part of the garden of a third – Refused 6/02/2019.

5.0 Relevant policy documents

5.1 National Planning Policy (NPPF)
Black Country Core Strategy (BCCS)
Wolverhampton Unitary Development Plan (UDP)

6.0 Publicity

6.1 Four letters of objection:

- Loss of car parking;
- Loss of housing stock;
- Traffic disruption during and after development;
- Highway/pedestrian safety due to the busy nature of the store in a residential area;
- Disruption to neighbouring properties;
- Increase in volume of traffic;
- Impact on the character of the residential area.

7.0 Consultees

7.1 Transportation – no objections subject to conditions.

The reduced off-street parking provision that is being proposed, and the additional traffic that could be generated by the increased store size are Transportation concerns. However, because of the improved site access, the improved internal layout of the car parking area and because the existing roads are protected from inappropriate parking, the impact arising from the proposals is likely to be low on the development site itself, Goldthorn Hill and the traffic signal controlled junction at Dudley Road \ Parkfield Road \ Wolverhampton Road East.

7.2 Coal – awaiting detail – update at Planning Committee

7.3 Landfill Gas – no objection subject to the recommendations of the site investigation report.

8.0 Legal implications

8.1 Legal implications have been raised in other parts of this report.

[LW/06012020/X]

9.0 Appraisal

9.1 The three key issues in this case are the principle of the use, highway safety and the impact on neighbours' amenities.

Principle of the use

9.2 The proposal involves the purchase and demolition of a pair of semi-detached houses (and half the garden of the property next door) and their replacement with car parking. Since the previous refusal the applicants have improved the proposed landscaping.

9.3 The applicant's agent has set out the retail planning policy need for the proposal; this is not disputed.

9.4 The applicant's agent also set out Aldi's rationale for the proposed store:

- A modernised store would provide a better shopping experience for customers;
- The need to improve the efficient operation of the store, particularly in terms of re-stocking the shelves;
- The range of items stocked would not increase but the environment would be more spacious for shoppers.

9.5 The applicants have proposed a landscaping scheme around the perimeter of the site, which helps to soften the appearance of the car park in the street scene. This would be subject to a detailed landscaping scheme to be agreed, which would be required by condition, and for the approved scheme to be maintained.

9.6 A neighbour has raised the issue of the loss of housing stock. The loss of two houses is a disbenefit but is not significant enough to justify a planning reason for refusal.

Highway Safety

9.7 The applicants have amended the layout to address concerns with respect to access onto the site, and its relationship with Goldthorn Hill traffic light junction. This, along with the detailed Transport Statement, has provided a justification for a reduced car parking provision, and has proved that there would be no severe impact on the highway, and therefore, the new arrangement of car parking, access, and manoeuvrability would be acceptable, subject to conditions.

9.8 Due to the increase in size of the store an electric vehicle charging point would need to be installed as per the standards set out in the Black Country Air Quality Supplementary Planning Document.

Neighbour Amenities

9.9 The car parking area has a boundary with neighbouring residential gardens. The inclusion of boundary landscaping would provide a buffer zone around the perimeter of the site. This would help to screen neighbouring gardens as vehicles approach, park and manoeuvre in and out of spaces.

9.10 The noise assessment submitted with the application concludes that there would be no significant impact to neighbouring amenities subject to conditions controlling demolition/construction restriction times, restriction of delivery times and landscaping, which should all help in mitigating any possible disturbance arising from the usage.

10.0 Conclusion

10.1 The application has demonstrated the reasons for the required layout, satisfactorily addressed concerns raised regarding highway and pedestrian safety, and has safeguarded neighbour amenities. Subject to conditions the proposal is acceptable and in accordance with the Development Plan.

11.0 Detail of recommendation

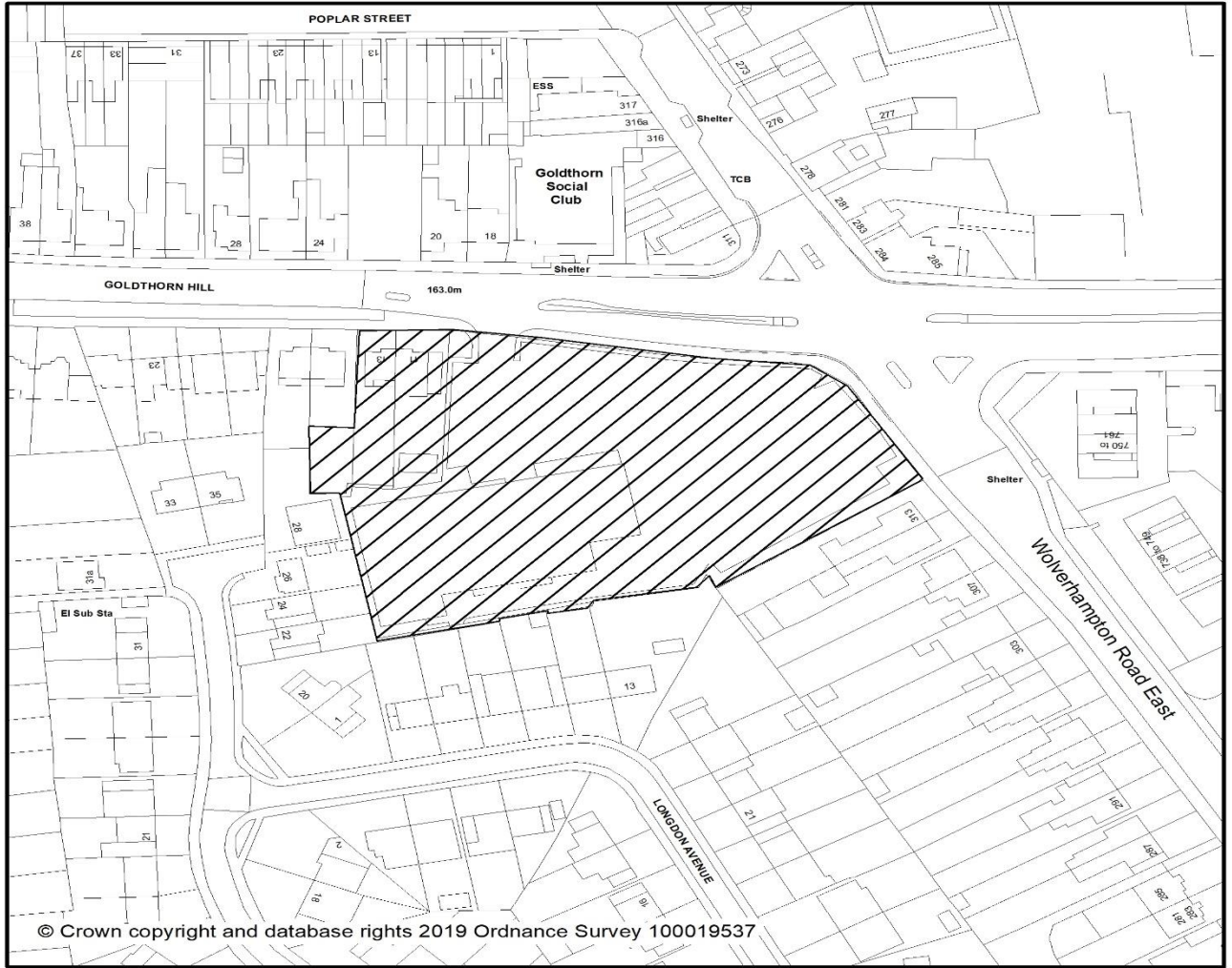
11.1 Delegated Authority to Grant Planning Permission subject to a satisfactory coal mining report, and subject to the following conditions:

- Submission and Implementation of landscaping
- Sustainable Drainage
- Boundary Treatment
- Tree Protection
- Mitigate the impact of Construction
- Materials
- External Lighting
- Parking provision as shown, and to be provided before occupation/usage of the store/and maintained as parking
- Turning Area as Shown and to be provided before occupation/usage of the store
- Cycle and Motorcycle parking as shown and to be provided before occupation/usage of the store
- Electric Charging Points and to be provided before occupation/usage of the store
- Site Investigation Recommendations – Land Contamination and Landfill Gas
- Coal
- Hours of Opening
- Hours of Operation During Demolition/Construction
- Hours of Deliveries
- Restrict Audible Reversing Alarms, no engines left running whilst delivering/parked/or unloading or loading.

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- Bin Storage
- Levels as approved plan
- Ventilation/Chiller/Compressors/Condensers/Fixed Plant
- Construction Management
- No external stacked storage (crates materials, waste, refuse)
- Retail floor Area not to exceed 1260m², gross internal area and the net sales area shall not exceed 1692m².

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