
APPLICATION NO.	21/01365/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	07.05.2021
APPLICANT	Rosebourne Limited
SITE	Rosebourne Garden Centre, Amesbury Road, Weyhill, SP11 8ED, AMPORT
PROPOSAL	Erection of open sided canopy extension
AMENDMENTS	Additional information received; <ul style="list-style-type: none">• 22.06.2021• 25.06.2021
CASE OFFICER	Miss Emma Jones

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

1.1 The application is presented to Northern Area Planning Committee in accordance with the Member and Officer Interests Protocol.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The application site lies just outside the village of Weyhill, and comprises of the existing Rosebourne garden centre. The site contains the garden centre building, an outside sales area, and car parking.

3.0 PROPOSAL

3.1 The proposal is for the erection of an open sided canopy extension to the south west elevation of the existing garden centre building, attached to an existing open sided canopy, and on an area currently used for outdoor plant and garden product sales, as previously approved. The proposed open sided canopy extension would occupy a ground area of approximately 615 sq.m, and would be constructed largely of glazing to match the existing building.

3.2 Additional information has been submitted during the consideration of the application, to provide clarification as to the requirement for the proposed development, as follows (summarised);

- The proposed canopy does not reduce the amount of outdoor plant sales space but simply covers over what already exists. The reason for more garden centres wanting to cover over the outside plant sales areas is twofold;
- The reason for this has come about over the past 12 months where the supply chain problems have led garden centres to order more stock. As a consequence, with more plants being 'stored' at the garden centre there is a need to protect them from wind and rain;

- Secondly, again as a result of the past 12 months more customers who want to take refreshments wish to sit outside in the fresh air rather than inside in the coffee shop. Therefore, there is a compromise to be made between having sufficient space to display outdoor plants and allowing space for outside customer seating;
- Both of these issues were not present in 2018 when the application to extend the open sales area was proposed;
- In the present application the amount of outdoor space is 53% greater than in 2018;
- The proposed canopy side is completely open (the north-west and south-east elevations have walls for security purposes).

3.3 An annotated floor plan has also been submitted during the consideration of the application showing the existing and proposed uses under the canopies. It is set out that *“there is no change to what is being retailed, the proposed canopy just covers over the existing open plant sales area to give greater protection. The plants/products listed will change with the seasons (for example come late November/December Xmas trees replace bedding plants). Likewise the seating area will shrink down in the Winter months although it is difficult to predict with covid-19 whether more customers would prefer to drink their tea or coffee outside under cover so that they are in the fresh air whatever the season”*.

4.0 HISTORY

4.1 18/02362/FULLN; Extension to plant sales area and car park – Permission - 17.05.2019

4.2 18/01162/VARN; Variation of Condition of 2 of 16/01767/VARN - (Replacement garden centre and post office with ancillary cafe, storage, access, parking and landscaping) to substitute Drawing No 2911-20-PO7A for PO7B to remove blinds to front and rear elevations – Permission - 05.04.2019.

4.3 17/03317/FULLN; Extension to plant sales area and car park – Withdrawn. 08.03.2018

4.4 16/01767/VARN; Variation of condition 19 of 15/01583/FULLN (Replacement garden centre and post office with ancillary cafe, storage, access, parking and landscaping) to allow for the swale to be relocated to a new position as shown under planning application 16/01377/FULLN and to be constructed and completed prior to occupation of the Garden Centre – Permission – 20.10.2016.

4.5 16/01377/FULLN; Proposed landscaping and drainage works – Permission - 05.08.2016.

4.6 15/01583/FULLN; Replacement garden centre and post office with ancillary cafe, storage, access, parking and landscaping – Permission – 26.10.2015.

5.0 CONSULTATIONS

5.1 **Planning Policy;** No objection.

5.2 **Ecology;** No objection, subject to condition

6.0 **REPRESENTATIONS** Expired 15.06.2021

6.1 **Amport Parish Council**; No objection

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

7.2 Test Valley Borough Revised Local Plan (2016)(RLP)

COM2 – Settlement hierarchy

LE11 – Main town centre uses

E1 – High quality development in the Borough

T1 – Managing movement

T2 – Parking standards

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- The principle of development
- Character and appearance
- Highway network

8.2 **The principle of development**

The site lies within the countryside, outside of any settlement boundaries as defined by the RLP inset maps. Policy COM2 of the RLP sets out that development outside the boundaries of settlements will only be permitted if:

- a) it is appropriate in the countryside as set out in other RLP policies; or
- b) it is essential for the proposal to be located in the countryside.

8.3 The proposed development would be an extension to an existing building in the countryside, and would be located within the confines of the original site (prior to its extension under application 18/02362/FULLN – see paragraph 4.1 above). The need for the proposed extension is set out at paragraph 3.2 of this report, and light of this, it is considered that it has been demonstrated that it is essential for the proposed development to be located in the countryside, in accordance with RLP policy COM2.

8.4 Policy LE11 of the RLP requires assessments to be undertaken for development for main town centre uses (such as large scale retail) that would be located outside of Andover Town centre, in order to demonstrate that the vitality and viability of the town centre would not be harmed. Given that the proposed extension would be located on an area that is already being used for sales of goods, and that there would be no increase in the sales areas at the site, it is considered that neither a sequential assessment nor impact assessment are necessary in this instance, and there would be no conflict with the requirements of RLP policy LE11. A condition is recommended to restrict the goods sold within the proposed extension, which is consistent with previous planning permissions at the site.

8.5 **Character and appearance**

Policy E1 of the RLP requires development to be of a high quality in terms of design and local distinctiveness, that should integrate, respect and complement the character of the area in which it is located in terms of layout, appearance, scale, materials and building styles. Development should also make efficient use of the land whilst respecting the character of the surrounding area.

8.6 Public views of the application site are available from the Amesbury Road highway and from within the garden centre site itself. There are also Public Rights of Way within the vicinity of the site, including to the north west and south west, from which views would also be obtained, to varying extents. Glimpsed views of the overall garden centre site are also possible from the A303 highway to the south, albeit from a lower ground level and with intervening vegetation.

8.7 The proposed open sided canopy extension would be seen in conjunction with the existing garden centre building and its external sales areas and car parks. The scale, form and appearance (including materials) of the proposed extension would be in keeping with the existing building at the site.

8.8 It is considered that the proposed development would integrate, respect and complement the character of the area, in accordance with RLP policy E1.

8.9 **Highways**

Policy T1 of the RLP requires development to minimise its impact on the highway network, and to enable safe and functional access for all users. Policy T2 of the RLP also requires development to make adequate provision for on site parking, which should be well designed and appropriately located so as to be convenient to users. The Council's parking standards are set out at Annex G of the RLP.

8.10 It is considered that the level of additional trips that would be associated with the proposed development would be modest, and could be safely accommodated on the public highway network in this location. In accordance with the Council's adopted car parking standards, the proposal to cover an existing uncovered sales area would result in a requirement to increase the car parking provision at the site by 10 spaces. Given that there was an overprovision of 12 car parking spaces being proposed within the previous planning application at the site, which was for an extended plant sales area and associated car park (see paragraph 4.1 above), and which has now been implemented, it is considered that this would also provide sufficient parking to serve the development now proposed. The proposal would comply with RLP policies T1 and T2.

9.0 **CONCLUSION**

9.1 The proposed development is, subject to conditions, considered to be acceptable and would comply with the relevant policies of the Test Valley Borough Revised Local Plan 2016.

10.0 RECOMMENDATION

PERMISSION subject to:

1. The development hereby permitted shall be begun within three years from the date of this permission.
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. No development shall take place above DPC level of the development hereby permitted until a detailed scheme of biodiversity enhancements to be incorporated into the development has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, and photographic evidence of the biodiversity enhancements having been installed shall be submitted to and approved in writing by the Local Planning Authority within 6 months of the first occupation of the development hereby permitted.
Reason: To enhance biodiversity in accordance with Policy E5 of the Test Valley Borough Revised Local Plan 2016.
3. No external lighting shall be installed at the site until full details of such lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the approved details and shall be switched off within one hour of the premises closing to the public, and shall not be switched on any earlier than one hour prior to the premises opening to the public. No further lighting shall be installed at the site.
Reason: In the interest of the amenities in the local area in accordance with Test Valley Borough Revised Local Plan 2016 Policies E2 and E8.
4. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:
 - RBWEY - 02 Rev B
 - RBWEY - 04 Rev B
 - RBWEY - 05 Rev BReason: For the avoidance of doubt and in the interests of proper planning.
5. The external materials to be used in the construction of all external surfaces of the development hereby permitted shall match in type, colour and texture those used in the existing building.
Reason: To ensure a satisfactory visual relationship of the new development with the existing in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1
6. The development hereby permitted shall not open to customers except between the following times; 09:00 and 18:00 hours Monday to Saturday, and between 10:00 and 16:00 hours on Sundays and bank and public holidays.
Reason: In the interest of the local amenities and the character of the area in accordance with Policies E8 and E2 of the Test Valley Borough Revised Local Plan 2016.

7. **No deliveries shall be taken to or dispatched from the site except between the hours of 08:00 to 18:00 hours Monday to Saturday, and between the hours of 09:00 to 16:00 hours on Sundays and bank and public holidays.**

Reason: To protect the amenities of residents in the vicinity in accordance with Policy E8 of the Test Valley Borough Revised Local Plan 2016.

8. **The open sided canopy extension hereby permitted shall only be used for the sale of plants and garden related products, as per the plan and information submitted on the 25 June 2021.**

Reason: To protect the vitality and viability of the town centre in accordance with Policy LE11 of the Test Valley Borough Revised Local Plan 2016.

Note to applicant:

1. **In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
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