

Officer Report On Planning Application: 16/02909/FUL

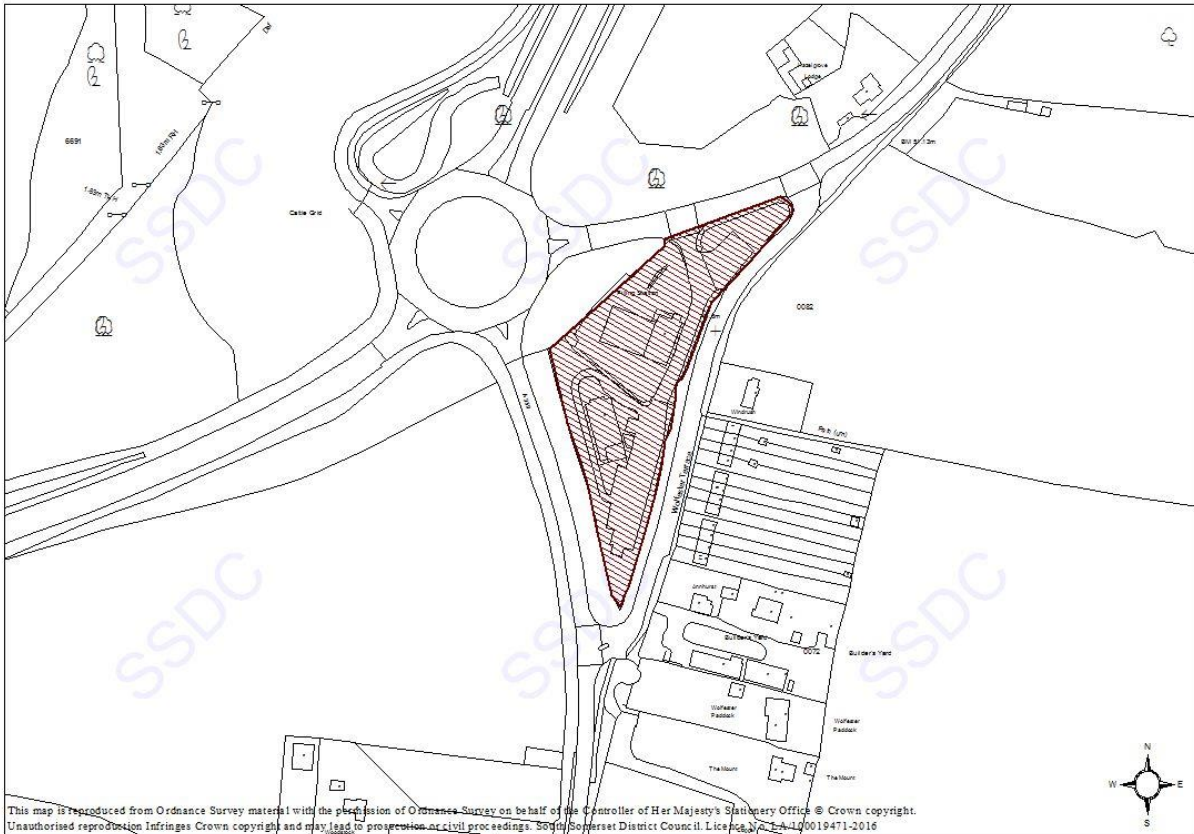
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| Proposal : | Refurbishment of the restaurant including extensions (totalling 9.7 sqm) with alterations to the elevations, including new cladding to roof and new drive thru booths. Reconfiguration of the drive thru lane to accommodate the introduction of side by side ordering with a new signage island and associated works to the site. Installation of 2 no. customer order displays with overhead canopies, a goal post height restrictor and new fascia signage. OPTION A. |
| Site Address: | McDonalds Restaurant Sparkford Hill Queen Camel |
| Parish: | Sparkford |
| CAMELOT Ward (SSDC Member) | Cllr Michael Lewis |
| Recommending Case Officer: | Sam Fox Tel: 01935 462039 Email: sam.fox@southsomerset.gov.uk |
| Target date : | 30th August 2016 |
| Applicant : | McDonalds Restaurants Ltd |
| Agent: (no agent if blank) | Mr Ben Fox, The Granary First Floor, 37 Walnut Tree Lane Sudbury CO10 1BD |
| Application Type : | Minor Other less than 1,000 sq.m or 1ha |

REASON FOR REFERRAL TO COMMITTEE

This application is referred to the committee at the request of the Ward Member(s) with the agreement of the Area Chairman to enable the comments of the Parish Council and neighbours to be fully debated.

SITE DESCRIPTION AND PROPOSAL





The site is located on the Hazelgrove Roundabout, Sparkford.

The site comprises a McDonalds restaurant and adjacent filling station with associated parking and shared access off the High Street. There are dwellings to the south east, Wolfester Terrace, and Hazelgrove School lies to the west on the opposite side of the roundabout.

This application seeks permission for refurbishment of the restaurant including an extension (totalling 9.7 sqm) with alterations to the elevations, including new cladding to the roof and new drive thru booths. Reconfiguration of the drive thru lane to accommodate the introduction of side by side ordering with a new signage island and associated works to the site. Installation of 2 no. customer order displays with overhead canopies, a goal post height restrictor and new fascia signage. Option A.

Two separate applications for advertisement consent have been made and are currently pending consideration, reference 16/02910/ADV and 16/02913/ADV

The proposal has been amended by plans submitted 01 August 2016 and 12 September 2016 to address concerns raised by the Parish Council and neighbour's about reduced parking and litter.

RELEVANT HISTORY

Most relevant:

09/01271/FUL - Alterations and refurbishment of restaurant and patio area. Application permitted with conditions. Application permitted with conditions.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

South Somerset Local Plan (2006-2028)

SD1 - Sustainable Development

SS1 - Settlement Strategy

Policy EQ2 - General Development

Policy TA6 - Parking Standards

Policy EQ7 - Pollution Control

National Planning Policy Framework

7 - Requiring good design

CONSULTATIONS

Sparkford Parish Council - Sparkford Parish Council object to the above planning application for the following reasons:

An increase in throughput of traffic and a reduction in the number of parking spaces will increase the problems that already exist with traffic flow and parking at the site. There are already issues with congestion on the site and vehicles parking on the side of the road at Wolfester Terrace and near the junction which create a highway safety issue. The reduction in parking spaces may also increase the issue of rubbish in the local area. We would request that the applicants are asked to undertake a survey of the HGV parking area and look at the reconfiguration of the area and introduction of time restrictions for parking to assist with the congestion and parking issues.

This proposal may increase the noise at the site, we have already received several complaints from local residents about the noise created at the site and this could enhance these issues.

We would like to request that a condition is included in the application is approved and within their licence agreement to ensure that a 3 metre fence is installed around the site to reduce the impact of the noise to residents at Wolfester Terrace.

There should also be no further increase in the lighting on the site to avoid any increase in light pollution to surrounding properties

Highway Authority - No objection

Highways England - No objection

Environmental protection - No comment

REPRESENTATIONS

Four letters have been received raising the following areas of concern:-

- Noise - from drive thru speakers already unacceptable, proposal will significantly increase this. From movement of drive thru lanes towards our property would increase. From customers in evening, revving engines, shouting and playing loud music already unacceptable and is likely to increase

- Increase in traffic - Vehicles overflow onto road by our property to park or park and eat food from drive thru. This is likely to increase. Parking of vehicles on our road reduces visibility; traffic manoeuvring around the cars is also a hazard. Remove lorry parking and create more car parking.
- Visual amenity - More signage, banners etc, site becoming more commercialised in rural area. If site allowed to expand where will it stop? Signs shining into bedrooms, M sign dominates sky in winter. From customers in evening, revving engines, shouting and playing loud music already unacceptable and is likely to increase.
- Litter - Around local pavements directly from Mcdonalds disgraceful and will only increase.
- General - Decrease in property values. A higher fence would help reduce impact of noise and light along the boundary of Wolfester Terrace. Odour will increase

CONSIDERATIONS

Visual amenity

The proposal involves a small extension to the restaurant of less than 10 square metres with alterations to the elevations and a reconfiguration of the site to provide a double drive thru order area. New signage is to be introduced, currently under consideration as two separate advertisement consent applications, the bulk of which will be around the newly configured drive thru area. Two new canopied ordering stations will be introduced along with the re-introduction of a goal post height restrictor at the entrance of the drive thru along with a reduction in parking spaces. Amended drawings were received by email from the agent on 01 August 2016 to include a small 6 square metre chiller extension and to include two parking spaces, bringing the total loss of parking spaces down from 7 to 5. The site is well screened from public view on all sides with mature tree and hedge planting. The bulk of the new signs are well contained within the site with the building alterations considered to be minimal. On this basis it is not considered that the proposal would harm the character of the property or have a detrimental impact on the visual amenity of the area.

Residential amenity

The extensions proposed are minimal and the bulk of the signs are away from the residential properties of Wolfester Terrace to the east. Given the good boundary treatments along the eastern boundary in the form of hedges and trees it is not considered that the proposal would harm local residential amenity.

Neighbour comments

The comments of the neighbours have been noted.

Noise

The issues regarding noise from the drive thru speakers, traffic and customers has been considered. The drive thru speakers are on the opposite side of the site to Wolfester Terrace and have not been considered an issue by the Environmental Protection officer. The changes proposed to the site are minimal and are not considered to raise any significant increase in noise due to traffic or customers to that which already exists. Should there be an issue of noise from the site this can be dealt with through the Environmental Protection Department.

Litter

The issue regarding litter has been considered and an amended plan was received by email from the agent on 12 September 2016 showing the provision of 2 additional bins within the site and two proposed litter picking routes. However, the issue of litter picking is the subject of a licencing agreement and this requires significantly more litter picks than that proposed. The issue will be passed to our licensing department to ensure compliance.

Traffic

The restaurant is only having a marginal increase whilst the drive thru will provide one additional ordering booth. It is not considered the proposed alterations will significantly increase the volume of traffic to the site. The reduction in parking spaces has been considered by the Highway Authority and they have raised no objection to the proposal as it is considered to be in line with their current requirements. The issue of patrons parking along the road by Wolfester Terrace may arise during very busy periods, there was no evidence of this during my two site visits, the matter will be brought to the applicants attention.

Visual

The issue of the site becoming more commercialised through signage and banners etc has been considered. This area of the site is well screened and it is not considered the changes proposed and additional signage will have any significant impact on visual amenity as much of it will not be visible from outside the site. Likewise, given the good boundary treatments around this area of the site and the low height of the proposed illuminated signage it is not considered that the proposal will cause any significant harm in terms of light pollution.

General

The value of a property is not a material planning consideration. The suggestion of a higher fence was put forward to the applicant, however, given the low level of changes proposed and the existing landscaping they did not consider the request to be proportionate and would not agree to this. Given the existing screening around the site and the Environmental Protection officers comments it was not considered reasonable to insist upon this. Regarding the removal of the lorry parking area to create more car parking, the provision of HGV parking was a condition of the original permission for the site as a whole and is not a consideration of this application. The provision of parking has already been considered acceptable by the Highway Authority. In terms of odour, it is not considered the proposal will increase odour as no new extraction systems are being applied for.

Parish council comments

The comments of the Parish Council have been noted. The issue of parking in and around the site have been addressed in my comments above. The request for a survey of the HGV area has also been dealt with above, likewise, much of this is covered under the licence agreement in place for the site. With regard to existing noise issues, these should be reported to the Environmental Protection Department for them to investigate and is also a consideration of the licencing agreement. As stated above it is not considered that the small changes proposed will cause any significant increase in noise levels from the site and the requirement for a higher fence is not considered reasonable given the level of change proposed.

Conclusion

The level of parking proposed is considered to be acceptable as are the minimal extensions and alterations to the building and surrounding areas. Accordingly the proposal is considered to comply with policy EQ2.

RECOMMENDATION

Grant permission subject to the following conditions

01. The proposal maintains the visual character of the area and causes no demonstrable harm to residential amenity or highway safety in accordance with the National Planning Policy Framework and policies EQ2, EQ7 and TA6 of the South Somerset Local Plan (2006-2028).

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall not be carried out otherwise than in complete accordance with the details received on 05 July 2016 and submitted plans numbered;
 - a. Location Plan, Drawing No. 6632_AEW_1009_0001
 - b. Block Plan, Drawing No. 6632_AEW_1009_0002
 - c. Amended Existing Site Plan, Drawing No. 6632_AEW_1009_0003 RevC
 - d. Amended proposed Site Plan, Drawing No. 6632_AEW_1009_0004 RevC
 - e. Amended proposed elevation drawing No. 6632_AEW_1009_0005 RevB
 - f. COD Canopy, Butterfield Signs, Sign Type 8
 - g. Goal post height restrictor, Butterfield Signs

Reason: In the interests of proper planning and for the avoidance of doubt.