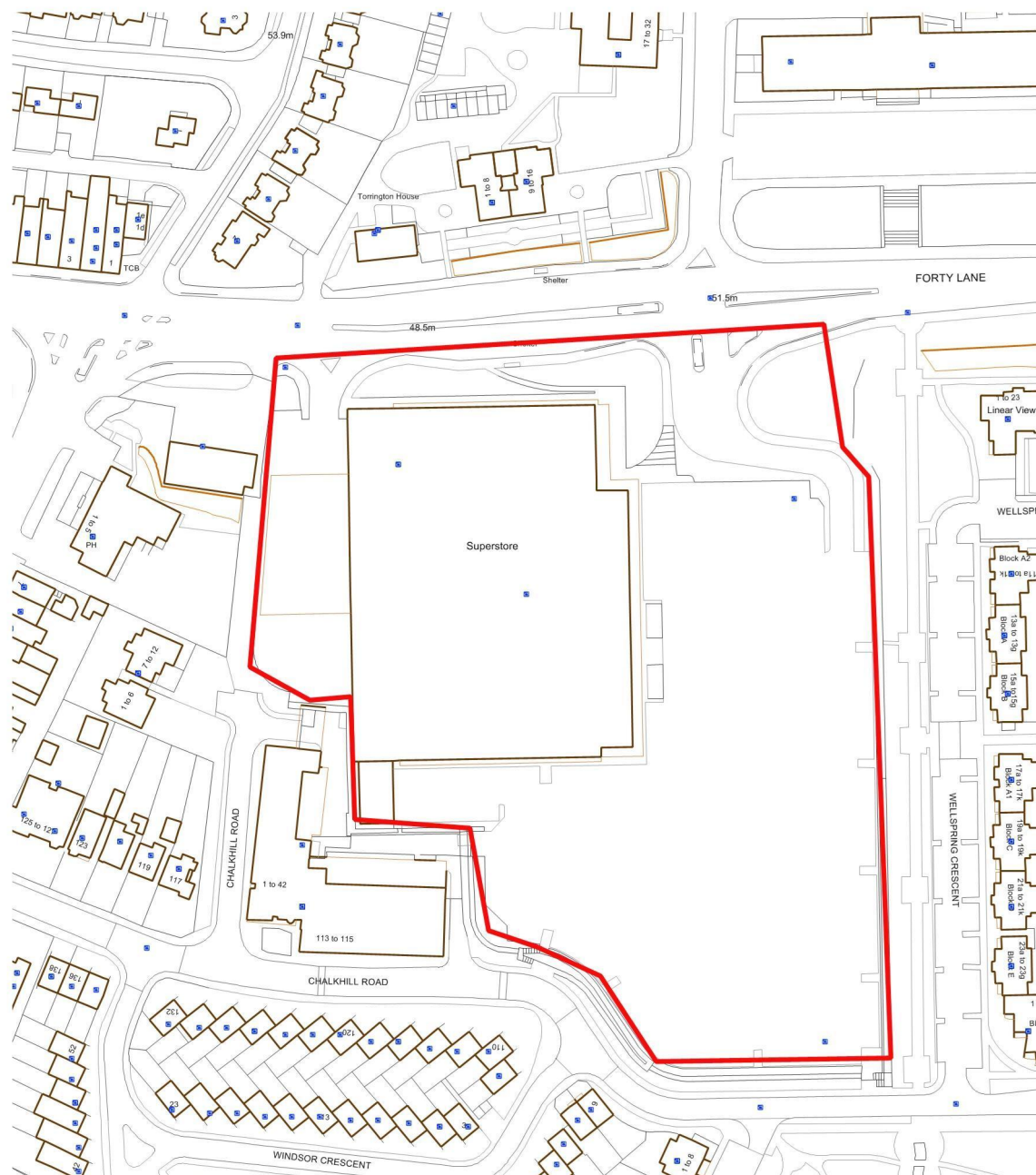
 **Planning Committee Map**
Site address: Asda, Forty Lane, Wembley, HA9 9EX
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This map is indicative only.

RECEIVED: 1 July, 2014

WARD: Barnhill

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: Asda, Forty Lane, Wembley, HA9 9EX

PROPOSAL: Variation of condition 4 (change opening hours from 08:00 to 20:00 Monday to Sunday to 08:00 to 22:00 Monday to Sunday), of full planning permission reference 13/3646 dated 07/02/2014 for Construction of a permanent "Home Shopping" van loading canopy and grocery collection "Drive To" canopy within the car park, with associated fencing and alterations to the existing store of learning building including the provision of a chiller and freezer.

APPLICANT: Asda Stores Ltd

CONTACT: Deloitte LPP

PLAN NO'S:
Refer to Condition 1

RECOMMENDATION

Grant Consent

EXISTING

The application site is a part of the car park serving the Asda superstore on Forty Lane; it has some established shrub and tree planting. It is not in a conservation area nor is the building listed. Surrounding uses are mixed commercial (the superstore), residential (to the east) and Brent Council's former Town Hall, to the north.

There is a pedestrian link from the north western end of the Asda Car Park to the GP Surgery that is GP Surgery which is part of the Chalkhill Primary Care.

PROPOSAL

Variation of condition 4 to change opening hours of the grocery 'Drive-To' from 08:00 to 20:00 Monday to Sunday to 08:00 to 22:00 Monday to Sunday of full planning permission reference 13/3646 dated 07/02/2014.

HISTORY

Extensive planning history with the most relevant below:

13/3646: Full Planning Permission sought for construction of a permanent "Home Shopping" van loading canopy and grocery collection "Drive To" canopy within the car park, with associated fencing and alterations to the existing store of learning building including the provision of a chiller and freezer - **Granted, 07/02/2014.**

13/1654: Full Planning Permission sought for erection of a canopy for the grocery collection service in the store car park - **Refused, 09/09/2013.** This application was refused for the following reasons:

The proposal for the Click and Collect facility would result in the loss of safe access from the Asda car park to the GP surgery which is part of the Chalkhill Primary Care. This is contrary to policy TRN10 of Brent's Unitary Development Plan 2004.

In the absence of a Transport Statement providing details of an assessment of parking accumulation close to the car wash/valet service and proposed click and collect facility together with a more accurate assessment of the collection time per order to demonstrate otherwise, the proposal for a Click and Collect facility would result in cars queuing to collect their groceries within the main Asda Car Park to the detriment of highway and

pedestrian safety within the Asda car park. This is contrary to policies TRN3, TRN4 and TRN10 of Brent's Unitary Development Plan 2004.

POLICY CONSIDERATIONS
National Planning Policy Framework

Paragraph 20 - promoting economic development

Brent's UDP

EP2: Noise and Vibration

CONSULTATION
Consultation Period: 25/07/2014 - 15/08/2014

45 neighbours consulted - five objections received raising the following concerns:

- Noise and disturbance from the Asda Home Delivery Service;
- Light pollution
- Historic problems with noise and disturbance from service area including air conditioning units, the compactor unit and car wash facility when in the location of the click and collect

Internal Consultation

Environmental Health - No objections to the increase in hours of use for the grocery click and collect unit.

Transportation - No objections raised.

REMARKS

Background

1. The Asda retail superstore with provision of service yard and customer car-parking was granted planning permission on 3 July 1998 (LPA Ref: 98/0413). There has since been a number of applications for signage, trolley bays and reconfiguration of the car park, mezzanine floor and small extensions to the building, air conditioning and condenser units, automatic petrol filling station pumps and a car wash facility.

2. The retail trading hours for the superstore (agreed as part of application ref: 03/1053) are from 8am on Monday through to midnight on Saturday and 11am to 5pm on Sundays and Bank Holidays.

Proposal

3. This application seeks to vary condition 4 of planning permission ref: 13/3646 which restricted the hours of use for the grocery collection "Drive To" for use by customers to collect their shopping at allocated times which is pre-ordered using the internet. There are three parking bays for this service. The shopping is brought from the service area by staff and loaded into the customer vehicles.

4. The planning permission restricted the hours from 0800 to 2000 Mondays to Sundays and Asda is now seeking to increase the hours from 0800 to 2200 Mondays to Sundays. The reason why the hours of use are sought to be increased is due to customer increasing demand for on line shopping whilst retaining a connection to existing stores.

5. The main consideration for this application is the impact of the extended hours upon residential amenity of nearby residential occupiers, in particular those flats in 115 Chalkhill Road which are located to the rear of the car park and nearest to this application proposal.

6. A number of objections have been received raising concerns with noise regards to and disturbance from Asda in relation to the service yard and more recently the home delivery service. These concerns include goods being loaded into vans, general noise and disturbance and vehicles being washed.

7. Officers in Environmental Health have advised that its noise nuisance team have received several

complaints related to noise from mechanical plants, such as the compactor, chiller/freezer units, ventilation units. There have also been complaints about noise from the workmen in delivery zones shouting talking loudly late at night/ early hours of the morning. Environmental Health have advised that there is not a concern about noise from the grocery collection point so no objections are raised to the increase in the hours of use.

8. The grocery collection point is located within the car park which did previously contain car parking spaces and the difference in customers either bringing trolleys to their cars or the goods being brought out by staff at pre determined slots to the car is not considered to be materially different in terms of noise and disturbance to nearby residential properties. The grocery collection point is set a considerable distance from nearby residential properties and is separated by the home shopping delivery area. As such, whilst it is noted there have been complaints which are being investigated, these do not directly relate to the application proposal.

9. For the above reasons it is recommended that the increase in the hours of use are granted.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

(1) The proposed development is in general accordance with policies contained in the:-

Brent Unitary Development Plan 2004

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment

Transport: in terms of sustainability, safety and servicing needs

CONDITIONS/REASONS:

(1) The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

Refer to application ref: 13/3646

Design and Access Statement prepared by Glenages Projects Services

Planning Statement "Home Shopping" prepared by Deloitte

GPS0873.4688 (00)001 Rev A

GPS0873.4688 (00)002

GPS0873.4688 (00)003

GPS0873.4688 (00)011 Rev A

GPS0873.4688 (00)012

GPS0873.4688 (00)020

GPS0873.4688 (00)021

Reason: For the avoidance of doubt and in the interests of proper planning.

(2) The grocery collection "Drive-To" shall only be used between the hours of 0800 to 2200 Mondays to Sundays unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities if surrounding residential occupiers.

(3) The fencing surrounding the "Home Shopping" van loading area shall be Weld Mesh Paladin Fencing finished in white or green unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the visual amenities of the locality.

INFORMATIVES:

None Specified

Any person wishing to inspect the above papers should contact Victoria McDonagh, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5337