

**REPORT TO THE DEVELOPMENT CONTROL
COMMITTEE**

Report No.

Date of Meeting	28 th January 2008
Application Number	08.01831.ADV
Site Address	Tesco Store, Emery Gate, Chippenham
Proposal	New and replacement external lighting (Retrospective)
Applicant	Tesco Stores Ltd, PO Box 400, Cirrus House, Shire Park, Welwyn Garden City, AL7 1AB
Town/Parish Council	Chippenham
Grid Ref	392183 173417
Type of application	Full application

Reason for the application being considered by Committee

This application has been submitted to the Committee for decision under the scheme of delegation in force after the 8th April 2002 because the Council is landowner.

Summary of Report

This application is for the installation of lighting in the carpark and service area of the new Tesco Store at Emery Gate in Chippenham. The lights are now in situ and the application is retrospective. Matters to consider are;

- Development in relation to policy C3
- Impact on the Conservation Area (policy HE1)

Officer Recommendation

Planning Permission be GRANTED subject to the conditions

Contact Officer	Emma Pickard	01249-706637	epickard @northwilts.gov.uk
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Proposal and Site Description

The Tesco store carpark lies within Chippenham Conservation Area. Prior to the installation of the new lighting there were a number of similar lights within the site. The lighting currently installed are higher but less in number than those removed.

Planning History		
Application number	Proposal	Decision
	No relevant applications	

Consultations

Town Council have no objections.

Wiltshire County Council Highways have no objections.

Environmental Health has no objections subject to condition.

Representations

There have been no letters received in connection with this application.

Planning Considerations (please use these headings where appropriate)

Principle of development

The principle of lighting in this location is established. Installed are 5 x columns at 6m in height within the carpark, 6 lanterns replacing lanterns at the side of the carpark, 2 x wall mounted lanterns in existing positions, 2 x wall mounted floodlights at the rear of the service area, 2 x 6m masts floodlights to the service area and 2 x wall mounted lanterns.

Impact on Conservation Area and visual amenity

It is considered that the lighting is appropriate within the commercial setting and that their design and location would preserve the setting of Chippenham Conservation Area in this location and would not be visually harmful.

Recommendations and Proposed Conditions

Planning permission GRANTED subject to the following conditions:

1. The development hereby permitted shall be carried out strictly in accordance with the approved plans subject to such minor amendments to the development as may be approved in writing under this condition by the local planning authority.

Reason: To ensure that the development is implemented in accordance with this decision in the interests of public amenity, but also to allow for the approval of minor variations which do not materially affect the permission.

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

Informatives

1. The following policies of the Development Plan are relevant to this decision:-

North Wiltshire Local Plan 2011:- C3

2. This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to

enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

1569-01D and LS16583 received by the local planning authority 30th July 2008.

Reason for Decision

The proposed lighting preserves the character and appearance of this part of the Chippenham Conservation Area and is suitable in terms of size and design.

Appendices:	<ul style="list-style-type: none">• NONE
Background Documents Used in the Preparation of this Report:	<ul style="list-style-type: none">• 1.20, 2.02, 3.03, 4.02.