

Reference: 06/15/0618/F

Officer: Mr G Clarke

Expiry Date: 07-12-2015

Applicant: Lidl UK

Proposal: Variation of condition 4 of planning permission no. 06/04/0317/F to allow food store to trade until 22.00 hours, Monday to Saturday

Site: Lidl
Pasteur Road
Great Yarmouth

REPORT

1 Background / History :-

- 1.1 The Lidl store is sited between Pasteur Road to the north west and Station Road to the south east, to the south west of the site is the B & M store and to the north east is the Thurlow Nunn car dealership. There is housing to the north east at Plevna Terrace, the main residential area of Southtown is on the opposite side of Station Road to the south east.
- 1.2 When the original planning application for the store was approved in 2004 (ref: 06/04/0317/F) a condition was imposed restricting the opening hours of the store to 8am to 9pm Monday to Saturday and 9am to 6pm on Sundays and Bank Holiday and limiting deliveries to 7.30am to 21.30pm Monday to Saturday with no deliveries on Sundays or Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 1.3 In September 2014 a temporary planning permission was granted (06/13/0422/F) for a period of six months for a variation of condition 4 of planning permission 06/04/0317/F to allow deliveries on Sundays and Bank Holidays during the hours of 8am to 6pm. This variation of the condition was made permanent in August 2015 but with the hours limited to 12 midday to 6pm, reference 06/15/0277/F.
- 1.4 The current application is to vary the opening hours of the store to allow it to open for an extra hour in the evenings (10pm instead of 9pm) on Monday to Saturday.

2 Consultations :-

- 2.1 Highways – No objection
- 2.2 Environmental Health – No comments received.
- 2.2 Neighbours – one objection has been received a copy of which is attached. The objection is on the grounds of noise and disturbance caused by the increased activity.

3 Assessment :-

- 3.1 Since the store has been open, complaints have been made to the planning department on a regular basis regarding deliveries being made to the store outside the permitted hours. The breaches alleged included deliveries early in the morning and late at night, lorries leaving their engines and refrigerator units running and also delivery vehicles arriving early and parking on the road outside the site. The objector to this application has repeatedly complained about noise and disturbance from deliveries and the use of the compactor unit within the site however this is a separate matter from the current application which is to increase the opening hours of the store with no change to the approved delivery times.
- 3.2 The proposal is to open the store until 10pm instead of 9pm Monday to Saturday. The B & M store which adjoins the site to the west does not have any conditions restricting opening hours or delivery times although it currently only opens from 9am to 8pm Monday to Saturday and 10am to 4pm on Sundays. Both stores have access from Pasteur Road but cars have to egress onto Station Road, Lidl was granted planning permission for a left turn egress onto Pasteur Road in 2013 (06/13/0413/F) but this has not been carried out.
- 3.3 The main part of the car park and the entrance to the store are on the north side of the site furthest away from the dwellings on Station Road which should mean that the additional customer movement in and out of the store will not cause any disturbance to neighbours. The only aspect of the proposal that is potentially a problem is the traffic exiting the car park onto Station Road later in the evening. Under the existing planning condition deliveries can be made up to 9.30pm so, in effect, there will potentially only be an additional half hour of traffic movement which is unlikely to have any significant adverse effect on the amenities of neighbouring properties.
- 3.4 Taking the above into account it is considered that the proposed increase in opening hours should not result in any increased disturbance but permission should initially be for a temporary period of one year to allow the situation to be monitored.

4 RECOMMENDATION :-

Approve – one year temporary permission.

Elaine Helsdon

From: Stuart Robertson <rdiamond.pwgc@outlook.com>
Sent: 25 November 2015 14:19
To: Matt Whitton; Elaine Helsdon; Graham A. Clarke; Helen Hill; Brandan Lewis et al.
Subject: 06/15/0618/F Variation of condition 4 of PP 06/13/0317/F - Lidl, Pasteur Road

REF : Planning Permission for LIDLs, Pasture road, Great Yarmouth

Good Afternoon,

I write in connection with the above planning application. I wish to object strongly to the change of the Lidl Food Stores Trading hours proposed (application 06/15/0618/F)

This once again over rides the original Planning application & subsequent applications for changes over the years which have been refused with the same decision mentioned below- whether it be for deliveries or Opening hours.

Mr.Minns you are correct, any Further relaxation of **the original condition and would undoubtedly result in activity that would lead to significant disturbance to the occupiers of nearby dwellings on days when residents could reasonably expect the peaceful enjoyment of their homes.**

All this trouble has had a detrimental effect Personally & Financially.

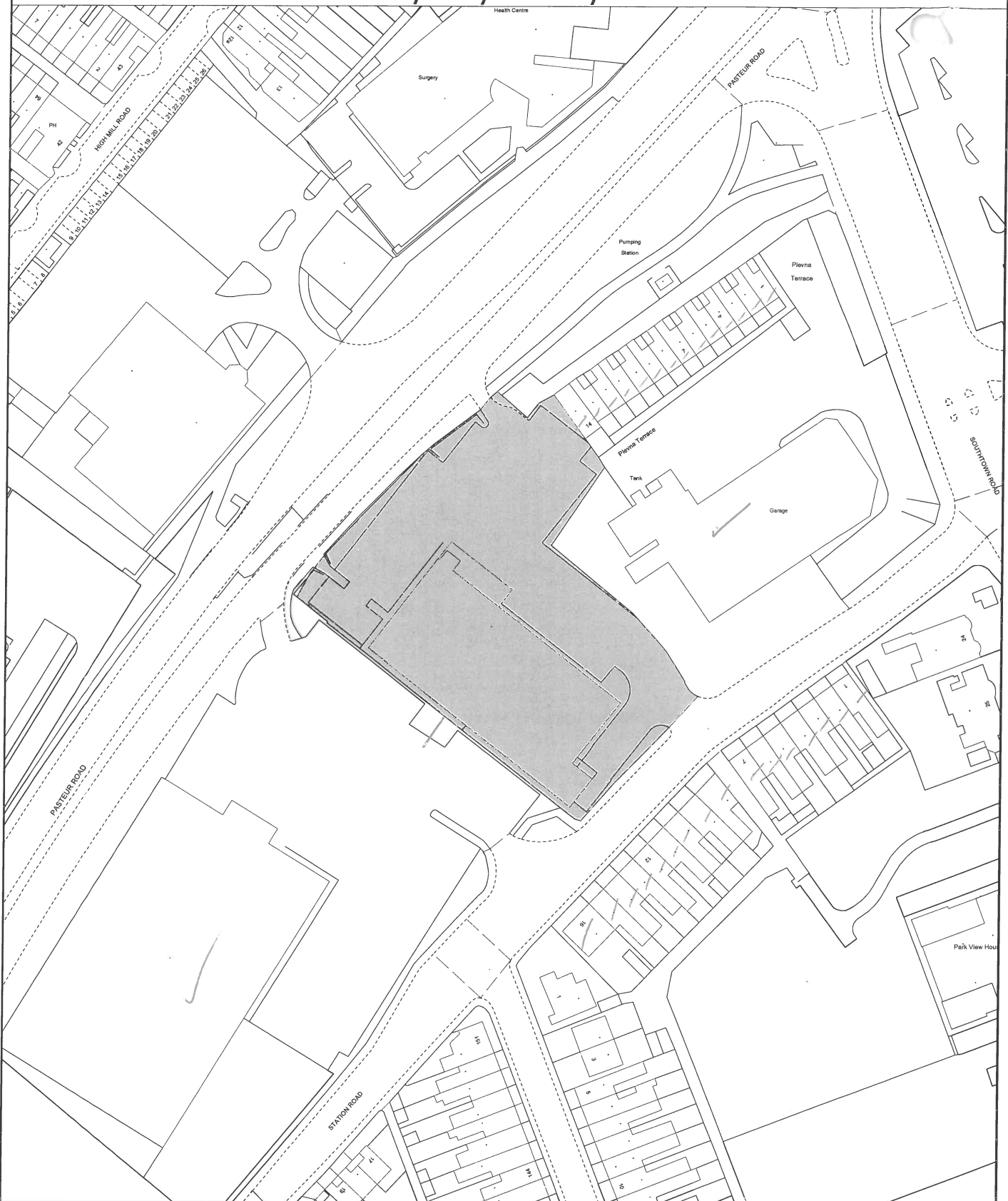
Regards
Stuart Robertson
10 Station Road
Southtown
Great Yarmouth
NR31 0HB

Part 2 - Particulars of Decision

1. The restriction on deliveries to and from the site contained within condition 4 of planning

SITE NOTICE

06/15/0618/F

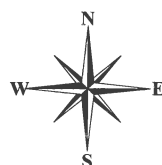


GREAT YARMOUTH
BOROUGH COUNCIL

Planning and Development Department,
Trafalgar House, Greyfriars Way,
Great Yarmouth, Norfolk. NR30 2QE

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Metres

Scale = 1:1250 @ A4



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