

SM_0170_02

2nd December 2020

Polly Harris-Gorf
Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

Dear Polly,

Planning Permission H04-0208-20 – Erection of 2 Retail Units, Car Park, Landscaping and Associated Works Including Demolition of Existing Buildings at Land East of Church Street and South of Bicker Road, Donington, South Holland

Proposed S.73 Minor Material Amendment – Deliveries & Opening Hours

Further to the granting of the above planning permission on 16 November 2020, we have been advised that minor amendments to Condition 3 and Condition 4 are required in order to allow the development to operate as a normal retail store.

The accompanying S.73 application therefore proposes the following amendments to the wording of the existing conditions:

Condition 3 (Original):

No deliveries shall be taken at or dispatched from the site outside the hours of 07.00 and 20.00 nor at any time on Sundays, Bank or Public Holidays.

Condition 3 (Proposed Amendment):

No deliveries via HGV (>3 tonne vehicles) shall be taken at or dispatched from the site outside the hours of 07.00 and 20.00. On Sundays, Bank or Public Holidays, no deliveries via HGV (>3 tonne vehicles) shall be taken at or dispatched from the site outside the hours of 09.00 and 17.00.

The proposed amendment is necessary because deliveries of certain convenience items including newspapers, bread and certain other fresh produce are made by third-parties on a schedule which cannot be controlled by the site operator. These deliveries are likely to be

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made by the same services which deliver to the existing Co-op store in Donington. Without this flexibility, the store would not be able to meet normal customer expectations and could not function viably under its approved use. The amendment is therefore considered to be essential. Nonetheless, we consider that any impacts associated with a limited number of deliveries made by small vehicles outside of the schedule hours will be negligible and would not result in any harm to residential amenity in the locality.

Condition 4 (Original):

The shops hereby permitted shall not be open to customers outside the following times:

- 0700 and 2300 hours Mondays to Sundays
- 0700 and 2100 hours on Bank Holidays

Condition 4 (Proposed Amendment):

The shops hereby permitted shall not be open to customers outside the following times:

- 0700 and 2200 hours Mondays to Sundays
- 0700 and 2200 hours on Bank Holidays

Maintaining consistent opening hours is more important to the operating capability of the development than the late night trading currently permitted by the condition. Accordingly, it is proposed that the closing time for Bank Holidays is increased from 2100 hours to 2200 hours, in return for a reduction from 2300 hours to 2200 hours on all other days. This will result in a significant net improvement to local amenity insofar as it is impacted by the operation of the store, with a reduction of 357 trading hours annually.

We consider that the proposed amendments are minor in nature and taken together will result in an improvement to local amenity, while also improving the operating capability of the development. The proposed amendments do not give rise to any material harm and the application is therefore considered to be entirely suitable for approval.

If you require any further information or have any queries at all in relation to this application, please do not hesitate to contact me at your convenience.

Yours sincerely,

Jake Stentiford

Director

Surface Planning

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