

Application Number and Registration Date	MO/2018/0359 (Detailed) 13-Apr-2018
Applicant	Ms C Jones, Mole Valley District Council
Case Officer	James Amos
Amendments /amplifications	
Committee Date	4 July 2018
Ward(s)	Leatherhead North
Proposal	Refurbishment of toilets with new baby change facilities and the formation of two retail units with new stair configuration behind new retail unit 2.
Site Description	North Mall Area, Swan Court, Leatherhead, Surrey, KT22 8AH

RECOMMENDATION: Approve subject to conditions

Summary

This application seeks planning permission for the formation of two retail units, by subdividing the existing WH Smith unit to form a new shop unit with a frontage onto the North Mall, together with alterations to the existing lift lobby and the insertion of a stairwell directly adjacent to lift shafts 2 and 3 to allow the formation of a second smaller retail unit, also with a frontage onto the North Mall, together with the refurbishment of the existing toilets and creation of a new baby changing facility at the Swan Centre in Leatherhead

The proposed development would not include any external extensions or alterations to the shopping centre. The proposed development would not have an adverse impact upon the amenities enjoyed by the occupants of neighbouring properties or the character of the area and, accordingly, the application is recommended for approval subject to conditions.

1. Development Plan

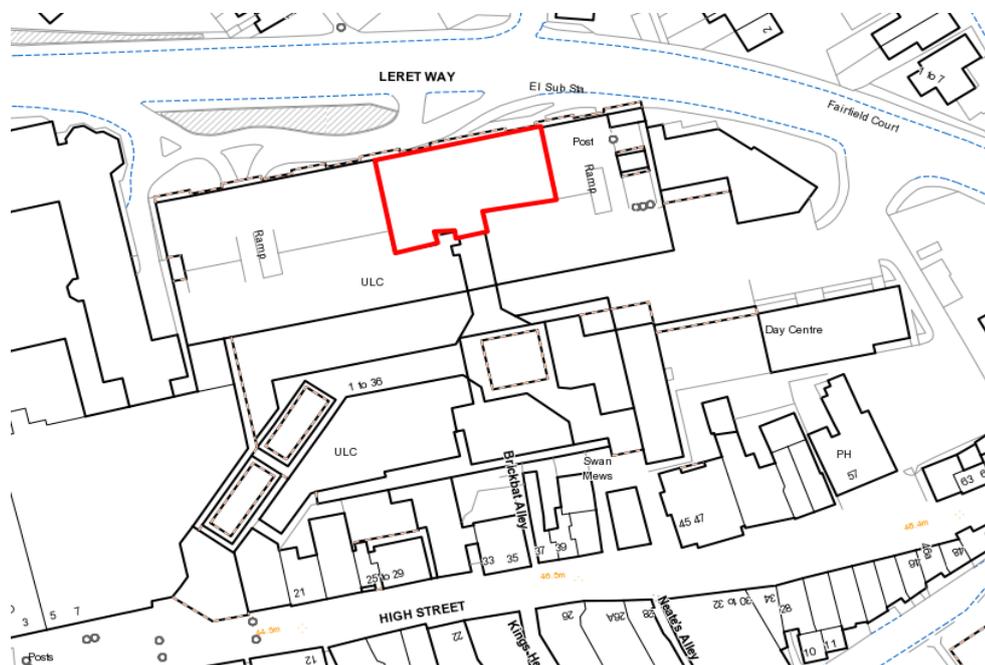
1.1. Built up area, Business Area, Rest of Leatherhead Shopping Area

2. Relevant Planning History

MO/2016/0600	Install internally illuminated ATM collar.	Permission 13/06/2016
MO/2008/1574	Retrospective advertisement consent to display replacement signage throughout Swan Centre and adjoining car park.	Permission 08/01/2009
MO/2008/0169	Replacement of 6 no. existing totem signs with 6 new totems around Swan Centre.	Withdrawn
MO/2007/1398	Replacement of 2 No. externally mounted signs.	Permission 15/10/2007
MO/99/0855	1. Construction of a multi-screen cinema. 2. Remodelling and refurbishment of the Swan Centre to include demolition of shops of 1471sqm. with new and replacement shops of 3428sqm. 3. Demolition of offices of 2889sqm, provision of new offices of 2537sqm. with 104 parking spaces. 4. Change of use of first floor offices of 384sqm. at Burton House to retail/restaurant/leisure, offices at Leret House of 387sqm. to restaurant and provision of new High Street office entrance. 5. Alterations to access to multi-storey car park.	Permission 02/07/2001

3. Description of Development

- 3.1. The application site comprises part of the Swan Centre shopping centre in Leatherhead town centre, located on the southern side of Leret Way. There is on-site car parking, provided in the multi-storey car park above the ground floor shops. The site is designated as being within the built up area and partially within the 'prime' shopping area and partially within the shopping area in Leatherhead town centre.



- 3.2. The proposed works would be located in the North Mall area of the Swan Centre, facing onto the walkway that leads out to Leret Way. The application seeks planning permission for the refurbishment of the toilets and provision of baby changing facilities at the Swan Shopping Centre together with the sub-division of part of the WH Smith store which has a secondary frontage onto the Leret Way walkway to form a new retail unit, and alterations to the lift lobby, with the insertion of a new stairwell directly adjacent to lift shafts 2 and 3, which would allow the formation of a second retail unit also with a frontage onto the North Mall.
- 3.3. Both units would face onto the walkway which leads out to Leret Way which currently does not contain a retail frontage.
- 3.4. The applicants have stated that the intended occupiers of the new retail units would fall into Use Class A1 (retail use). The proposed development would not result in any external extensions or alterations to the building.

4. Consultations

None carried out.

5. Representations

- 5.1. 1 letter of representation has been which raises the following summarised concerns.
- Should the proposals be considered as part of the Transform Leatherhead venture or are they a 'stand alone' development
 - If part of Transform Leatherhead, then consideration should be given to the impact of the proposals on highways infrastructure, parking and access
 - Opening hours proposed for Sundays and bank holidays appear to conflict with other legislation;
 - Questions raised as to whether the proposal should be treated as 'new' floorspace, or whether it is refurbishment and alteration of existing floorspace;

Officer Comment: It is considered that the proposals are alteration and refurbishment of existing floorspace to form two smaller retail units, partly from 1 existing larger unit and partly from a re-ordering of circulation space. The proposals do not form part of the Transform Leatherhead project.

6. Main Planning Policies

6.1. Government Guidance

National Planning Policy Framework (2012):

Section 2 – Ensuring the vitality of town centres
Section 7 – Requiring good design

6.2. Mole Valley Core Strategy

CS7 – Leatherhead Town Centre
CS12 – Sustainable Economic Development
CS14 – Townscape, Urban Design and the Historic Environment

6.3. Mole Valley Local Plan

ENV22 – General Development Control Criteria
S3 – Shopping in the Leatherhead area

7. Main Planning Issues

7.1. The main planning issues for consideration are

- Impact on the retail character of the town centre
- Impact upon the character of the area
- Impact on car parking
- Community Infrastructure Levy

Impact on retail character of the town centre

7.2. Mole Valley Local Plan policy S3 relates to shopping in the Leatherhead area and states that new retail provision and investment will be concentrated in Leatherhead town centre and its development as a convenience and household goods shopping centre serving the Leatherhead area will be encouraged. The policy goes on to state that improvements to the Swan Centre and adaptation or redevelopment of suitable existing town centre buildings for larger, more modern retail stores will be encouraged.

7.3. This proposal is seeking planning permission for improvements to the existing retail facilities within the Swan Centre which would be compliant with the requirements of Policy S3. The proposals are a stand-alone application unrelated to the Transform Leatherhead project.

Impact on the character of the area

7.4. The proposed development relates only to an internal re-configuration of a part of the Swan Centre, by way of refurbishment and the formation of two smaller retail units from one of the larger units within the centre. Further works are proposed to improve the toilet facilities within the centre and provide new baby changing facilities. The development proposals would not involve any external extensions or alterations to the external façade of the building. Therefore the works forming the basis of this submission would not be visible from public vantage points outside of the shopping centre itself and would not impact on the character of the area.

Impact on car parking

7.5. The Swan Shopping Centre car park is not fully utilised and has sufficient capacity to accommodate additional demand for parking, particularly on the upper levels. A recent car parking survey showed that there was an average occupancy of 57% across the whole car park with more spaces available on the upper levels.

Community Infrastructure Levy

7.6. It is considered that a CIL contribution is not required in this case as the proposals, if approved, would permit the formation of less than 100 m² of additional retail floor space. One retail unit is to be created as the result of the sub-division of an existing retail unit, and the other retail unit, which is being created in the area of the lift lobby, would have a floor area of being 27.3 m². It is not anticipated that the additional retail space will generate new infrastructure requirements or place any demands on MVDC Community Infrastructure Funding expenditure, or that it will create additional traffic flows so as to require investment in the town centre highways infrastructure.

Conclusion

7.7. As outlined above, the proposed development would be of a modest scale and form that would improve the retail facilities within the Swan Centre, provide improved toilet and baby changing facilities and would not impact upon the character of the area. The

proposal would accord with Local Plan Policies ENV22 and S3, Core Strategy Policy CS7, CS12, CS14 and the provisions of the NPPF.

8. Recommendation

Permission be **GRANTED** subject to the following conditions:

1. 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(1) of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted documents and plan numbers P0579/1001 Rev 02, 2000 Rev 03, 2001 Rev 03, 2005 Rev 07, 2006 Rev 03, 2100 Rev 02, 2110 Rev 04 and 2115 Rev 01 contained within the application and no variations shall take place.

Reason: To accord with the terms of the submitted application and to ensure minimal impact on local amenity and the environment in accordance with Mole Valley Core Strategy policy CS14 and Mole Valley Local Plan policies ENV22 and S3.