

Addendum to Agenda Items Tuesday 15th November 2011

Items for Determination

ITEM 10a N/2011/0323

Enhancement of Mereway Centre including an extension to the existing food store, erection of a new non-food retail unit (as replacement for the loss of an existing unit), new bus waiting facility, provision of new pedestrian footpaths, landscape works, lighting works and revisions to the car park layout at Tesco Superstore Hunsbury Centre, Clannell Road

Additional Representations

Wootton and East Hunsbury Parish Council -

- Had requested longer to consider the revised proposal and express concern re the extent of consultation.
- Having reviewed the revised application the Parish Council resolved to maintain their position that "The Parish Council reject the application entirely as overdevelopment of the site". The parish council do not accept that a 38% increase in size of the store will only lead to a 10% increase in footfall. The parish council believe that the application will have a significant detrimental impact on the local amenity.
- Paragraphs 121 and 122 of the draft national planning policy framework are relevant:
 - 121. *In determining applications, significant weight should be given to truly outstanding or innovative designs which help raise the standard of design more generally in the area. Permission should be refused for development of obviously poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.*
 - 122. *Developers will be expected to work closely with those directly affected by their proposals to evolve design proposals that take account of the views of the community. Proposals that can demonstrate good engagement with the community in developing the design of the new development should be looked on more favourably.*
- Continue to support the concerns of residents that the entrance from Sandhurst Close is not needed, all commercial traffic should access the site from Mereway Roundabout.
- Still believe that the Clannell Road entrance (if needed) should be located opposite the footpath at the rear of Barn Owl Close and that a roundabout (not traffic lights) should be installed.

- **If** this current application is be passed then the following planning conditions should be put in place.
 1. We still require a yellow box junction on the west bound carriageway of Clannell Road at the junction with Falconers Rise.
 2. We continue to require the yellow lines on Sandhurst Close, but also require that a residents parking scheme throughout the rest of the road be implemented if required by residents and those small closes off it so that the problems are just not moved further round the estate. This should be funded by the developer for at least five years.
 3. Tesco to pay a sum of money to the Parish Council to monitor and maintain the cleanliness of the footpath from the Mereway underpass near Abbeyfield School to Sandhurst Close that runs behind Olympia Close, Kentford Close, Sandhurst Close and Danes Camp Leisure Centre must also be required. A sum of money for the provision of litter bins should also be paid to the Parish Council.
 4. All Dot Com / Home Delivery vehicles shall enter and exit the site from the Mereway roundabout.
 5. The Sandhurst Close access shall be used only for vehicles servicing the four ancillary non-food retail units and restaurant unit in the south east corner of the site and for no other purpose without the approval of the Council and Parish Council.
 6. The location of the re-cycling facilities shall be fixed in accordance with the plan and the facilities shall not be moved anywhere else within the site without the prior approval of the Council and Parish Council.
 7. The siting of all external plant throughout the site, such as air-conditioning and refrigeration units, must be approved in advance by the Council and Parish Council.
 8. The applicant must submit a scheme for the ongoing maintenance of the landscaping of the site for the approval of the Council and Parish Council before the commencement of any development.
 9. A weight restriction should be placed on Clannell Road eastwards of the entrance from Sandhurst to avoid commercial traffic moving through a residential area.

Highway Authority:

- The new proposals are acceptable in highways terms to the Local Highway Authority
- I've discussed the possibility of still providing a yellow box at the exit from Falconers Rise, which is fine.
- Recommend that should parking restrictions be applied to the bottom section of Sandhurst Close, a Section 106 obligation could be imposed to monitor the parking situation for residents and require Tesco to implement a residents permit scheme if required.
- Moving the junction further west may be unacceptable, but it would need to be demonstrated that the required forward visibility, gradients and sufficient capacity at the junction, could be achieved. If a different junction form was provided to the proposed signal junction, this may cause more rat running through the site, and on to Clannell Road, and a separate signal controlled pedestrian crossing would be required. In addition, Clannell Road would need to be re-aligned to provide sufficient deflection on the approaches to the roundabout.

Cllrs Larratt and Eldred: Object, offer comment and proposed conditions:

- Welcome that the applicants have gone some way to alleviate Committee's

previous concerns, however we do not consider that all of the concerns of local residents and the Parish Council have been fully addressed.

- Support the views of the Parish Council
- Relocation of the Clannell Road junction is welcome however traffic lights still pose problems for some residents of Falconers Rise; matters are made worse for no28 due to its proximity to the proposed junction stop line. Noise of vehicles stopping and starting will affect 28 and 30.
- Therefore we would prefer the junction to move west adjacent to the park away from residential properties. However if the junction were to stay in the location proposed it may be more acceptable with no traffic lights but a roundabout instead as it would bring less noise and pollution and there would be no traffic lights to maintain
- NCC Highway officers have indicated to us that they have no problem with locating the access junction further west and we request that this option and the roundabout option are modelled and presented to the Highway Authority for consideration and the one most favourable to residents be implemented.
- To assist exit from Falconers Rise a yellow box junction is requested
- Many residents do not want the height or density of the landscaping reduced especially along Clannell Road except at the access junction. The existing access should be landscaped to match what exists in the vicinity. Also requests a condition to secure the on-going maintenance of the landscaping
- There remain major concerns re potential for litter in the area surrounding the site particularly on the footpath from Sandhurst Close to Mereway to the rear of Olympia Close, of which there is evidence that the litter emanates from Tesco's customers. Therefore a condition / S106 agreement is requested to secure payment by the applicant to the Parish Council for twice weekly cleaning (NB want the cleaning to be carried out by the Parish Council as they don't trust the applicant to do it).
- We are pleased to see the relocation of the Dot.Com business from the Sandhurst Close access we would prefer no access to the Tesco site from this road. However if this access was considered acceptable we would wish to see conditions and highway measures to protect nearby neighbour / the wider area including. Parking controls in Sandhurst Close as previously proposed, however concerns remain that this will impact adversely on the parking situation further into Sandhurst Close. Having raised this with the Highway Authority we recommend a S106 to monitor the parking situation for residents and require Tesco to implement a residents permit scheme if required
- Concern re potential use of the service area accessed off Sandhurst Close for a variety of purposes other than just servicing (e.g. additional storage by Tesco at Christmas). Therefore a condition is requested to prevent this.
- Concern that HGV servicing the small retail units and restaurant off Sandhurst Close will be attracted to do so via East Hunsbury from the south / M1 Jt15. Therefore a condition / S106 agreement is requested for a highway weight restriction (eg on the eastern half of Clannell Road to Penvale Road and on Hilldrop Road from Clannell Road to Rowtree Road)
- In the past there have been issues on the site re the location of waste facilities / external plant therefore conditions are requested that the location of the recycling facilities is fixed and all external plant must be approved by the Council and Parish Council

Police Crime Prevention Design Officer:

The wall to the perimeter to the service yard shall be of a sufficient height and construction to deter climbing by young people; and planting should be prickly and densely planted against this wall with no trees in order to deter climbing. Planting in

the main car park should not be capable of growing higher than 1m to maintain lines of sight.

The applicant has responded: "I ... confirm that the walls to both the Tesco service yard and the service yards serving the retail units and Chillies will be of sufficient height and construction to deter climbing by young people. The planting to the east of the retail units service yard will be prickly, akin to that around the footpath leading to the Abbey Centre (as requested by Sharon), and that the landscaping introduced in the car park will be maintained at a height no higher than 1m.

9 Kentford Close – Objects:

- Welcomes the move of the "dot.com" operation to use the Mereway entrance,
- However there are still concerns re the proposed entrance into Sandhurst Close as this is a resident estate.
- The public footpath is used daily by school children and local residences. Everyday with the volume of traffic with people using Danes Camp there is congestion and near miss accidents happening daily.
- Tesco's would still have the option to re-develop the Sandhurst Close proposed entrance to use "dot.com" at a point in the future. A solution to the situation could be to have the entrance from the Tesco's car park to serve the non food retail units.
- Queries if the proposed store redevelopment will be having a second floor thus meaning that the Tesco store will then be visible to residents and an eyesore to the local residents of Sandhurst Close.

3 Falconers Rise - Objects:

- Removal of hedges and trees means loss of privacy, noise and fumes and views to the store;
- The area should stay residential;
- Long waiting time existing to exit Falconers Rise
- Parking restrictions in Sandhurst Close would cause overspill parking in Falconers Rise;
- The proposed relocated Clannell Road junction should be located even further west.

28 Falconers Rise – Objects:

- The proposed relocated Clannell Road junction just moves the problem and provides no benefits;
- The junction would be closest to no28, with the new junction / traffic lights within 2.5m of a bedroom raising concerns re air quality, harm to health and proximity to queuing traffic; and
- Concern re rat running through the revised site car park between Clannell Road and Mereway; and
- Requests one of the following:
 - 1) Refuse access to Clannell Road / close existing access,
 - 2) Move the access further west at least 50m, and
 - 3) Refuse proposed Clannell Road entrance and retain existing without traffic light

39 Olympia Close – Object:

- objected to the original planning proposal on the grounds of increased vehicular traffic, increased noise, increased inconvenience for local residents and safety issues arising from these factors
- The revised plans are an improvement but unfortunately these revisions still

do not address our original concerns.

- When the Mereway store was originally constructed the entrance and exit on Clannell road were intended primarily for the use of Hunsbury residents, with the A45 entrance and exit was intended as the main entrance and exit and was thus intended to ensure that traffic visiting Tesco's was directed away from the residential area.
- Any change to the Clannell Road entrance will result in increased traffic, noise, inconvenience and most importantly increased safety risks to the residents of East and West Hunsbury, due to the increased traffic flow through the residential area.

Legal and General: maintains its objection to this planning application as set out in previous submissions.

**ITEM 10b
N/2011/0504**

Demolition of existing school buildings and erection of 14 dwellinghouses and associated access road and car parking. (As amended by revised plans received 21/09/2011) at former St James C of E Lower School, Greenwood Road

Highway Authority

Express concerned at how the Highway Authority's position is addressed and reflected in the report and that the scheme does not address the amendments requested. Therefore, we are of the opinion that the most expedient way of addressing our concerns in the absence of an agreed layout is for a planning condition to be applied to any consent requiring full details of the access and internal highway layout to be submitted to and approved by the council prior to commencement of construction work on site.

**ITEM 10c
N/2011/0928**

Change of use of part of ground floor from retail (use class A1) to restaurant (use class A3) including alterations to shop front and conversion of upper floor into five residential flats (1x 2 bed and 4 x 1 bed). Re-submission of application N/2011/0791 at Church China, 44-54 St Giles Street

None

Applications For Consultation

**ITEM 12a
N/2011/0865**

Outline application for a warehouse and distribution development with associated infrastructure and landscaping. All matters reserved except access. (WNDC Consultation) at The Cattlemarket, Liliput Road

Email submitted on behalf of the applicant:

- Request that it be clarified that:
 - There were three letters received by NBC (Para 6.1):
 1. The letter from an individual summarised in para 6.1;

2. The letter from Henry H Bletsoe & Sons dated 20 October;
 3. The letter from Savills (in response to the Bletsoe letter) dated 21 October.
- Para 7.4 A - The proposed development would comprise up to 420,000sqft of new buildings within Use Class B8 and ancillary B1 office (B2 is not being sought by the outline application);
 - Para 7.4 B – The built scale of the eastern elevation is not 'some 20m high' but 18.5m to ridge.
 - The report as drafted under-plays the economic development benefits offered by the development which include around 560 FTE jobs directly created, with a further 168 'multiplier effect' jobs at the local level (280 'multiplier effect' jobs at the regional level).

Brackmills Industrial Estate Business Improvement District (BID) – strongly supports the proposal:

- The BID company for Brackmills Industrial Estate represents 150 businesses in implementing the business plan which businesses voted in favour of some 2 years ago.
- The site is within the BID area, we are very keen to see it developed rather than lying unused and have no desire to see it used as a Cattle Market
- The main vision of the of the DIB plan is to establish Brackmills as the premier business and logistics park in the country and the proposal fits very well with this vision and the objectives therein (including encouraging / developing the estate through providing marketing opportunities and attracting inward investment)
- The proposal has the potential to provide a strong commercial fit with the other business in Brackmills and provide increased work opportunities and help raise the image / prestige of the estate