



PLANNING COMMITTEE: 3 September 2013
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2013/0311 Demolition of existing building and construction of a food store with associated parking, access and servicing arrangements. Re-submission of Planning Application N/2013/0949
25-29 Gambrel Road, Northampton

WARD: Old Duston

APPLICANT: Lidl UK GmbH

REFERRED BY: Head of Planning
REASON: Major retail development

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL** subject to conditions and for the following reason:

The proposed development, subject to conditions, would not pose a detrimental impact upon the viability and vitality of the proposed hierarchy of allocated centres, visual and neighbour amenity or highway safety. The proposal is therefore in accordance with the requirements of the National Planning Policy Framework and Local Plan Policies E20 and E40.

2. THE PROPOSAL

2.1 The applicant seeks planning permission to erect a supermarket in an out of centre location. The store would have an area of 1,464m² and a tradable area of 1,063.3m² for the display and sale of products. The proposed store would be served by a car park (accessed from Gambrel Road) which would contain 75 car parking spaces, including four for use by people with disabilities.

3. SITE DESCRIPTION

- 3.1 The application site currently consists of three, low level, brick faced industrial units. The remainder of the site, which has an area of 0.51ha, is used for vehicle manoeuvring and storage. The site is allocated within the Northampton Local Plan as being a location for business activities. It is in close proximity to the Sainsbury's superstore, which has recently been extended. Towards the south of the site is the Sixfields Retail Park, which contains a number of comparison and convenience goods retailers. Of particular note is that planning permission was granted in 2012 (reference: N/2012/0010) to allow Unit B to be used for a combination of comparison and food sales, in addition to a café. It is understood that this will soon be open as a Marks and Spencer's store.
- 3.2 There are two bus stops within Gambrel Road: one adjacent to the north bound carriageway (to the side of the Sainsbury's Supermarket and directly opposite the application site) and a further one next to the south bound carriageway (next to the car park to the Sixfields Retail Park and approximately 100m to the south of the application site), which also includes a bus shelter.
- 3.3 The site is in close proximity to the A4500, which serves as one of the main routes between the town centre and the M1. The Sixfields area is located on the southern side of this road, which contains a number of leisure and restaurant facilities. There are substantial areas of residential accommodation within reasonably close proximity of the site.

4. RELEVANT PLANNING HISTORY

- 4.1 N/2000/0650 – Redevelopment of site to provide a discount retail food store with ancillary parking and access – Refused.

This application was refused due to the lack of identified need for such a store (which is no longer a material planning consideration) and that it was considered that there were sequentially more preferable sites for the proposed development.

- 4.2 N/2012/0949 – Construction of a food store with associated parking, access and service arrangements – Withdrawn.

The application was withdrawn to allow the applicant to reconsider the siting of the proposed store and to prepare more detailed sequential and retail impact assessments. The outcome of these assessments has informed the current application.

5. PLANNING POLICY

5.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate

otherwise. The current Development Plan comprises of the Central Area Action Plan 2103 and saved policies of the Northampton Local Plan 1997.

5.2 **National Policies:**

National Planning Policy Framework (NPPF) in general and specifically the following paragraphs:

- Paragraph 17 sets out the core principles of planning including the promotion of sustainable developments; seeking to achieve high quality buildings, a good standard of amenity and that planning be a plan lead system that provides a practical framework for the determination of planning applications.
- Paragraph 20 requires that planning decisions should reflect changing business needs.
- Paragraph 23 states that retailing is a main town centre use and such centres should be the primary location for retailing.
- Paragraph 24 requires that a sequential test be applied to applications for town centre uses.
- Further to this point, Paragraph 27 directs refusal of applications that have failed to comply with the requirements of the sequential test.

5.3 Previous national guidance relating to retail and economic development was contained within PPS4 – Planning for Sustainable Economic Growth, which has now been superseded by the National Planning Policy Framework. However, the accompanying PPS4 Practice Guide remains a material consideration. In particular, the definitions provided in terms of what constitutes ‘convenience’ and ‘comparison’ goods sales are still referred to in the context of this report.

5.4 **Northampton Local Plan**

B14 – Non business developments

E19 – Implementing Development

E20 – New Development

E40 – Planning and Crime

5.5 **Central Area Action Plan**

Although the application site is not located within the area covered by the Central Area Action Plan (hereafter referred to as the CAAP) the Plan establishes a number of policies that are pertinent to the determination of this application. In particular, Policy 11 requires that developments for main town centre uses (such as retailing) be subject to a sequential assessment when over 1,000m² of gross floor space is proposed. Policy 12 defines the town centre as being the main focus for shopping within Northampton. In addition, Policy 14 established a need to deliver 45,000m² of net comparison goods retail floor space and 3,000m² of net convenience goods retailing within the town centre in the period leading up to 2026.

5.6 **Supplementary Planning Guidance**

Parking

Planning out Crime

5.7 **Emerging Planning Policies**

The West Northamptonshire Joint Core Strategy (hereafter referred to as the JCS) is subject to an Examination which commenced in April 2013 and will resume in the autumn of 2013. Whilst the Inspector's conclusions are awaited, it is considered that due to the advanced status of this document, the relevant policies can be given substantial weight within the decision making process. In particular this document establishes a hierarchy of centres (Policy S2) and requires a sequential approach to retail development location (Policy S9).

6. **CONSULTATIONS/ REPRESENTATIONS**

- 6.1 **Anglian Water** – No objections.
- 6.2 **Environment Agency** – In the event that the application is approved, it is requested that conditions requiring the remediation of contamination are applied.
- 6.3 **Environmental Health (NBC)** – Request conditions related to the remediation of contamination and the control of noise.
- 6.4 **Highway Authority** – The Highway Authority has reviewed the revised Transport Assessment and has no objections to make to this document. The Highway Authority has also requested details of surface treatments, the reinstatement of dropped kerbs and the provision of bus stops.
- 6.5 **Northamptonshire Police Crime Prevention Design Advisor** – Recommend that details in respect of the cycle storage and boundary treatments are secured. Details of CCTV are also requested.
- 6.6 **Urban Designer (NBC)** – This latest submission responds to concerns about the store position and orientation. The detailed design, however, fails to respond to earlier concerns about the standardised and corporate format. In this context, the design is excessively grey which would exacerbate the form that dominates this area. There is significant scope to vary this standard format to better emphasise the entrance with additional glazing, include detailing in the blank walls and by varying the materials palette and colouring.
- 6.7 **19 Weggs Farm Road** – Support the proposal would enhance the area, not impact upon the town centre and provide an enhanced retail offer to the western side of the town. The site is well served by public transport, meaning that it will be accessible. The proposal is unlikely to attract significant additional traffic. Landscaping should be conditioned to secure further improvements.
- 6.8 **25-29 Gambrel Road** – The current occupier of the application site objects due to the potential impact on the highway system; that the store would have an adverse impact on the town centre and is not needed; and would result in a loss of employment opportunities.
- 6.9 **27 and 29 Gambrel Road** (multiple letters from each of the same

content) – Objecting due to the likely traffic generated by the proposal, the lack of accessibility to the site, the proposal representing an over development of the site and the detrimental effect on existing businesses. The proposal would also result in the loss of existing employment opportunities.

- 6.10 **Sainsbury's Supermarkets Ltd** – Object as the proposed store would generate significant road movements, particularly as any trade diverted to the store would be likely to be from the Aldi in St James. The mini roundabout within Gambrel Road (which serves the Sainsbury's store) could not be 'future proofed' to take a greater capacity due to a lack of space. Too much car parking has been provided. It is also considered that the scheme would have a detrimental impact on the viability and vitality of St James due to the level of trade diverted from the centre's Aldi store.

The revised access has limited visibility, is on a corner with a downhill gradient. The access is also in close proximity to an existing bus stop and there are concerns that service vehicles could impede vehicles within Gambrel Road.

A further objection has been received that has commented upon the nature of the technical information submitted by the applicant. It is considered that the applicant has not submitted sufficient information to overcome previous objections.

- 6.11 A **petition signed by 163 individuals** has been submitted, which raises objections to the proposal due to traffic generation, a lack of appropriate site access and over-development.

7. APPRAISAL

Principle of the development and retail assessment

- 7.1 The proposed development is in an out of centre location within an allocated business area and has a floor space in excess of 1,000m². On account of this and in line with the requirements of the NPPF, the CAAP and the JCS, an impact assessment has been submitted. By reason of its location and retail offer, the development has the potential to have a significant impact upon the St James centre, (which is approximately 1.3km away from the application site). The detail submitted with application indicate that the level of comparison goods retailing within the store would be limited to no more than 20% of the tradable floor area which would be sufficiently limited so as not to have a significant impact on centres within the recognised retail hierarchy. Controls on the level of comparison goods retailing can be the subject of conditions. Therefore the main focus of the assessment of the proposal has been on convenience goods retailing.
- 7.2 The St James centre currently features three supermarkets (including the recently opened Farm Foods store at 141-157 St James Road). The number of vacant units within the centre is currently low. The retail offer within the St James centre also includes a retail outlet which is

comparable to the nature of the development proposed within this application (the Aldi store at 26-28 Harlestone Road). For this reason, it is considered that the proposed development does not represent an opportunity to improve the qualitative retail offer within the St James centre.

- 7.3 Should the proposed development be permitted, it is likely that there would be some trade diversion away from the St James Aldi store on account of the comparable trading model of the two operators and the fact that there is likely to be some overlap between the catchment areas for the two stores. However, it is likely that any trade diversion away from the Aldi store would still leave the shop trading at levels in excess of the average level expected for this type of store. Furthermore, the unit at 141-157 St James Road has recently been bought back into use as a supermarket, which has increased the level of consumer choice within the centre thereby increasing its attractiveness for shoppers.
- 7.4 It therefore appears likely that the impacts of the proposed store upon St James are unlikely to be significant as the loss of any trade away from the Aldi store (notwithstanding the conclusions of paragraph 7.3), is likely to be more than compensated through the extra trade generated from the re-opening of the store at 141-157 St James Road.
- 7.5 The proposed development is also likely to pose a neutral impact on the town centre due to the absence of any directly comparable store within it. As a result of this, it is likely that shoppers that wish to visit a shop of the nature proposed (a Limited Assortment Discounter) are likely to be using shops outside of the town centre. For this to be maintained, it is considered that a condition only permitting the store to be occupied as a Limited Assortment Discounter is necessary and reasonable.
- 7.6 For the avoidance of doubt, a Limited Assortment Discounter is generally defined as a retailer, which sells a limited range of Convenience Goods at a low price. Using a condition to control this matter is consistent with the approach taken by the Council in permitting a similar store at 590-592 Wellingborough Road (reference N/2011/0295).
- 7.7 It is accepted that the proposed store is in close proximity to the allocated centre within Old Duston. However, given the lack of directly comparable retailing facilities within this centre, it is likely that the proposed store would not attract any trade away from the area at the expense of its viability and vitality.
- 7.8 Due to the size and nature of the proposed use and its distance from other centres, it is considered that the development would be unlikely to have a detrimental impact on the viability and vitality of the remainder of the retail hierarchy.
- 7.9 Separate to the assessment regarding impact, it is a requirement of national and local planning policies that alternative sites within

recognised centres or in a sequentially superior location are assessed as potential locations for the retail development proposed. This sequential assessment is designed to direct retail developments, where possible, to centre locations starting with the town centre in order to support the viability and vitality of the hierarchy.

- 7.10 The closest allocated centre to the application site is in Old Duston; however, there are no sites of sufficient size to accommodate a development of the scale proposed.
- 7.11 In respect of St James, the store at 141-157 St James Road (which has been considered in previous retail proposals considered by the Council) can be discounted from the sequential assessment as it has now been brought back into use by another retailer. Nonetheless, it would appear that the nearby First Bus depot, which is also in St James centre, is currently being marketed. This site has an area of approximately 1.3ha, which is substantially larger than the application site, which has an area of 0.51ha. Irrespective of the relative merits of constructing a supermarket within this location, it is likely that in order to secure a satisfactory standard of development it would be preferable for the redevelopment of the bus garage site to come forward as one comprehensive proposal. The scale of the application currently under consideration is too small to fulfil this objective and as a result the site can be discounted from the sequential assessment.
- 7.12 In terms of the town centre, a potential location for such a store is within an expanded Grosvenor Centre. However, it is unlikely that a store of the type proposed within this application (i.e. a Limited Assortment Discounter) would be accommodated within a redevelopment of this type.
- 7.13 The developer has also assessed land to the north of Abington Street and land between Horsemarket and The Drapery. These were both been discounted due to a lack of availability. The developer has also considered locating the proposed store within the former Chronicle and Echo site in The Mounts; however, this has been discounted due to the potential problems with access from The Mounts and possible detrimental impact upon neighbour amenity.
- 7.14 The centres in Kingsthorpe, Mereway and Far Cotton have also been assessed and concluded that there are no available sites to accommodate the proposed development. It is accepted that the Weston Favell centre can be excluded from the sequential assessment on account of the applicant operating a comparable store within this location.
- 7.15 Separate to the consideration of the impact and sequential assessment, it is necessary to consider the cumulative impact of the proposed development with the existing retail and leisure facilities that are present at Sixfields and described in Section 3.
- 7.16 Whilst it accepted that the proposed development would increase the level of choice within the locality, it is considered that the nature and

scale of the proposed development is unlikely to result in the area becoming more attractive to consumers at the expense of the viability and vitality of the hierarchy of centres. However, this conclusion underlines the need for controls over the type of retailer that can occupy the proposed development and the level of comparison goods retailing as discussed above and as recommended in Section 9.

- 7.17 It is accepted that the proposed development would result in the loss of facilities that have been available for business use classes. Local Plan Policy B14 states that such developments should only be permitted in instances where significant employment opportunities and community benefits would be generated. Whilst the objective of this policy is acknowledged, consideration also needs to be given to the requirements of the National Planning Policy Framework (NPPF), which is a much more recent policy document.
- 7.18 In particular, paragraph 17 of the NPPF requires Local Planning Authorities to deliver economic growth and support business provisions, whilst paragraph 20 recognises the need for planning decisions to reflect changing business needs. Given these factors, combined with the employment opportunities that would be generated from the proposed development, it is considered that the proposal scheme is acceptable. Whilst it is accepted that some existing businesses could be displaced by the proposed store, there is no planning reason to assume that these uses could not be readily accommodated within an alternative commercial site in the Borough.
- 7.19 A proposed food store on this site was refused planning permission in 2000. It is considered that due to the significant period of time that has elapsed since this decision, combined with a large number of changes to planning policies at local and national level, this decision carries relatively little weight in the determination of this specific application.

Design and layout

- 7.20 Subsequent to the Council's previous consideration of this proposal (within application N/2012/0949), the siting of the proposed store has been revised so that it is now adjacent to the southern boundary of the site. It is considered that this layout ensures that the proposed development forms a relationship with the existing buildings and facilitates linked trips by reason of the ease of access between the proposed store and the facilities available at the adjacent Sainsbury's store and the Sixfields Retail Park. The positioning of the proposed store is such that there would be no undue detrimental impact upon the amenities of occupiers of neighbouring properties in terms of light, outlook and privacy. The siting of the store is such that activities such as deliveries would take place in areas within limited public viewing. These factors ensure that the proposed development is in line with the requirements of Local Plan Policy E20.
- 7.21 The design of the proposed store is of a functional nature as the materials used are a combination of rendered panels and silver cladding. This is reflective of the character of the surrounding area and

therefore the proposed building would not represent an incongruous feature that would have a neutral impact upon visual amenity. The store design features a significant amount of glazing on the western elevation (adjacent to Gambrel Road). This ensures that the proposed development would provide a suitable level of interest from the streetscene, which would enhance visual amenity. In addition to this, the building features a mono-pitched roof that would be visible from Gambrel Road, which would facilitate further visual interest.

- 7.22 Nonetheless, Officers are of the view that the design could be further enhanced in order to create a more bespoke building that would represent an enhancement of the site. Discussions have taken place with the applicant to this effect; however, revisions to the design have not been forthcoming. However, officers have concluded that although there are areas for potential improvement within the design of the building, the proposed design is not such as to warrant refusal of the planning application.
- 7.23 In order to secure a satisfactory standard of development in terms of the visual impact of the development, conditions requiring the submission of details regarding the proposed materials for the building and landscaping are recommended.
- 7.24 The proposed development includes the provision of cycle storage located adjacent to the store entrance. It is considered that this location is sufficiently convenient to attract patrons using bicycles. Furthermore, the storage area would feature a good level of natural surveillance due to the proximity of it to the store's entrance.
- 7.25 The proposed car park is in close proximity to Gambrel Road and Westgate Road (to the north of the site). Given the level of activity that these road experience, combined with the relatively open boundaries to the site, it is considered that there would be a significant degree of natural surveillance of the site's car park, which would deter anti-social behaviour from occurring in line with the requirements of Local Plan Policy E40.

Highways

- 7.26 In addition to the cycle storage referred to in paragraph 7.24, the proposed development includes 75 car parking spaces, which is considered appropriate for a store of the proposed size. Furthermore bus stops are available within Gambrel Road. For these reasons, it is considered that the development would not cause any undue pressure upon the surrounding highway system. It is also likely that the development would serve a predominantly local market.
- 7.27 As a result of representations made by the Highway Authority during the application process, the developer has revised the position of the vehicular access to the site so that it is situated within Gambrel Road (as opposed to the roundabout with Westgate Road as originally proposed). With reference to the revised comments of the Highway Authority and notwithstanding the comments submitted on behalf of the

Sainsbury's, it is considered that the revised arrangement represents a safe means of ingress and egress, whilst ensuring that sufficient visibility splays have been provided.

- 7.28 It has been demonstrated that there is sufficient room for a large delivery vehicle to manoeuvre in this site safely and in and to turn around. This would ensure that no delivery vehicle would need to wait within Gambrel Road, which would create congestion and potentially adversely affect highway safety.
- 7.29 In response to previous concerns expressed by the Highway Authority, the developer has submitted a revised Transport Assessment, which concludes that there is sufficient capacity within the surrounding road network to prevent the proposed development from adversely impacting upon safety levels or generating congestion. This has been reviewed by the Highway Authority, which has now withdrawn its previous objections to this element of the development.
- 7.30 It is considered that details regarding the surface treatments of the car park and the reinstatement of footway to replace dropped kerbs as requested by the Highway Authority can be adequately addressed through conditions.
- 7.31 A request has been made from the Highway Authority to provide additional bus shelters within Gambrel Road in order to serve the development. As described in paragraph 3.2 above there are two existing bus stops located close to the site. Given that there is a bus stop serving north bound traffic located on the opposite side of the road, it is considered that an additional stop on this side of the road is unnecessary.
- 7.32 It is accepted that the bus stop serving the southern side of the road is further away from the application site (approximately 100m away); however, it does not appear possible to locate a stop between the proposed store and this existing bus stop as it would potentially come into conflict with the vehicular entrances to the Sixfields Retail Park and Sainsbury's, in addition to the existing pedestrian crossing. Locating the bus stop further north of the store (within Gambrel Road) is also likely to create conflict with the roundabout. The bus stop would also need to be located on a corner, which may not be desirable in highway safety terms. It is accepted that a stop could be situated within Westgate Way (although it should be noted that there is an existing vehicular access within this road); however, this would necessitate a longer walk for pedestrians than to the existing stop. Therefore, for the foregoing reasons, it is considered that the request for bus stops cannot be supported in this instance.
- 7.33 The most recent objections submitted on behalf of Sainsbury's (pertaining to the technical evidence submitted by the applicant with regards to traffic modelling) have been considered by the Highway Authority, which have confirmed that its position remains unchanged from that reported within Paragraph 6.4 of this report.

Other considerations

- 7.34 As the site has previously been used for industrial purposes, in addition to being a historical location for quarrying, a condition requiring a land remediation scheme to be submitted to the Council is considered necessary in order to ensure a satisfactory standard of development. This is in line with the advice that has been received from the Environment Agency and the Council's Environmental Health section.
- 7.35 Within the representations from the Council's Environmental Health section, a condition has been requested that would require the submission of details regarding noise levels arising from plant and equipment (such as chiller or air conditioning units). Whilst this request is noted, any condition placed on a permission needs to be necessary and reasonable. Given the significant separation distances between the application site and the nearest residential accommodation, combined with the surrounding commercial and retailing activities and the high use of the A4500, such a condition could not be reasonably required.
- 7.36 In order to ensure that the proposed development is safe and secure, a condition is proposed that would require details of CCTV, boundary treatments and cycle storage to be submitted and controlled in accordance with the requirements of Local Plan Policy E40.

8. CONCLUSION

- 8.1 It has been demonstrated that the proposed store would not have an adverse impact upon the viability and the vitality of the allocated hierarchy of retail centres and that there are no sequentially preferable sites available for the proposed development, subject to conditions covering the levels of comparison goods retailing and that the store is occupied solely by a Limited Assortment Discounter. The proposed store is of an acceptable design and would not pose an undue detrimental impact upon the amenities of the occupiers of neighbouring properties.

9. 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 of the Town and Country Planning Act 1990.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 00; 12 Rev. L; 13 Rev. B; and 5866-Lidl.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

(3) Details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority, before development commences. Development shall be

carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy E20 of the Northampton Local Plan.

(4) Full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the building hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

(5) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of hard and soft landscaping for the site.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

(6) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

(7) No development shall take place until a scheme that includes the following components to deal with the risks from contamination has been submitted to and approved in writing by the Local Planning Authority.

A) A preliminary risk assessment which has identified:

- i) all previous uses
- ii) potential contaminants associated with those uses
- iii) a conceptual model of the site indicating sources, pathways and receptors.

B) A site investigation scheme based on (A) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

C) The results of the site investigation and detailed risk assessment referred to in (B) shall be used to produce an options based appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

D) A verification report providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy detailed in (C) are complete and identifying any requirements for the longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with the advice contained in the National Planning Policy Framework.

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with the advice contained in the National Planning Policy Framework.

(8) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with the advice contained in the National Planning Police Framework.

(9) Notwithstanding the information submitted, full details of the proposed cycle storage shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the first occupation of the store hereby permitted and retained thereafter.

Reason: In the interests of securing a satisfactory standard of development in accordance with the requirements of Local Plan Policy E20 and E40.

(10) Notwithstanding the details submitted, full details of CCTV covering the application site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Development shall be carried out in accordance with the approved details prior to the building hereby permitted being first brought into use and retained thereafter.

Reason: In the interests of securing a satisfactory standard of development in line with the requirements of Policy E40 of the Northampton Local Plan.

(11) The retail unit hereby permitted shall only be occupied as a Limited Assortment Discounter.

Reason: In the interests of maintaining the viability and vitality of the allocated hierarchy of centres in accordance with the National Planning

Policy Framework.

(12) The floor space of the development hereby permitted that can be used for the display and sale of goods and products to the public shall not exceed 1063.3 square metres. No more than 20% of this figure (212.66 square metres) shall be used for the display and sale of comparison goods.

Reason: In the interests of maintaining the viability and vitality of the allocated hierarchy of centres in accordance with the National Planning Policy Framework.

(13) The retail unit hereby permitted shall not be sub-divided to form more than one retail unit.

Reason: In the interests of maintaining the viability and vitality of the allocated hierarchy of centres in accordance with the National Planning Policy Framework.

(14) The retail unit hereby permitted shall only be open to customers between the hours of 8am and 9pm on Mondays - Saturdays; 10am to 4pm on Sundays; and 8am to 9pm on Bank and Public Holidays.

Reason: In the interests of general amenity in accordance with the requirements of the National Planning Policy Framework.

(15) The car parking, vehicular access and manoeuvring space as shown on drawing 12 Rev. L shall be fully implemented prior to the first occupation of the store hereby permitted and retained and used for these purposes only thereafter.

Reason: In the interests of highway safety in accordance with the requirements of the National Planning Policy Framework.

(16) Notwithstanding the details submitted, full details of the surface treatments to the car parking and access road shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development hereby permitted being first brought into use and retained thereafter.

Reason: In the interests of highway safety in accordance with the requirements of the National Planning Policy Framework.

(17) Notwithstanding the details submitted, full details of the reinstatement of vehicular crossovers to footway shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development hereby permitted being first brought into use and retained thereafter.

Reason: In the interests of highway safety in accordance with the requirements of the National Planning Policy Framework.

(18) Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development in relation to Sixfields Retail Park shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the

approved details.

Reason: In the interests of visual amenity in accordance with Policy E20 of the Northampton Local Plan.

Informative Notes:

A **Limited Assortment Discounter** is a retailer as defined in Part 1 of The Groceries Market Investigation (Controlled Land) Order 2010 and for the avoidance of doubt includes a Convenience Goods Retailer, which sells a limited ranged of Convenience Goods at a low price.

Convenience Goods are defined as goods that include foods, pet food, drinks, cleaning products, toiletries, newspapers and magazines and non-durable household goods.

Comparison Goods are defined as goods that include, but shall not be limited to, clothing, shoes and other footwear, DIY products, furniture and furnishings, carpets and other floor coverings, household textiles, major household appliances (whether electrical or not), small electric household appliances, tools and other miscellaneous accessories, glassware, tableware, household utensils, non-prescription medical goods and other pharmaceutical products, therapeutic appliances and equipment, perfumes, bicycles, recording media, games, toys, hobbies and craft materials, tools and equipment, musical instruments, plants and flowers, pets and pet related products, books and stationary, greetings cards, audio-visual, photographic and information processing equipment, appliances for personal care, jewellery, watches and clocks, petrol, tobacco and tobacco products and financial services.

10. BACKGROUND PAPERS

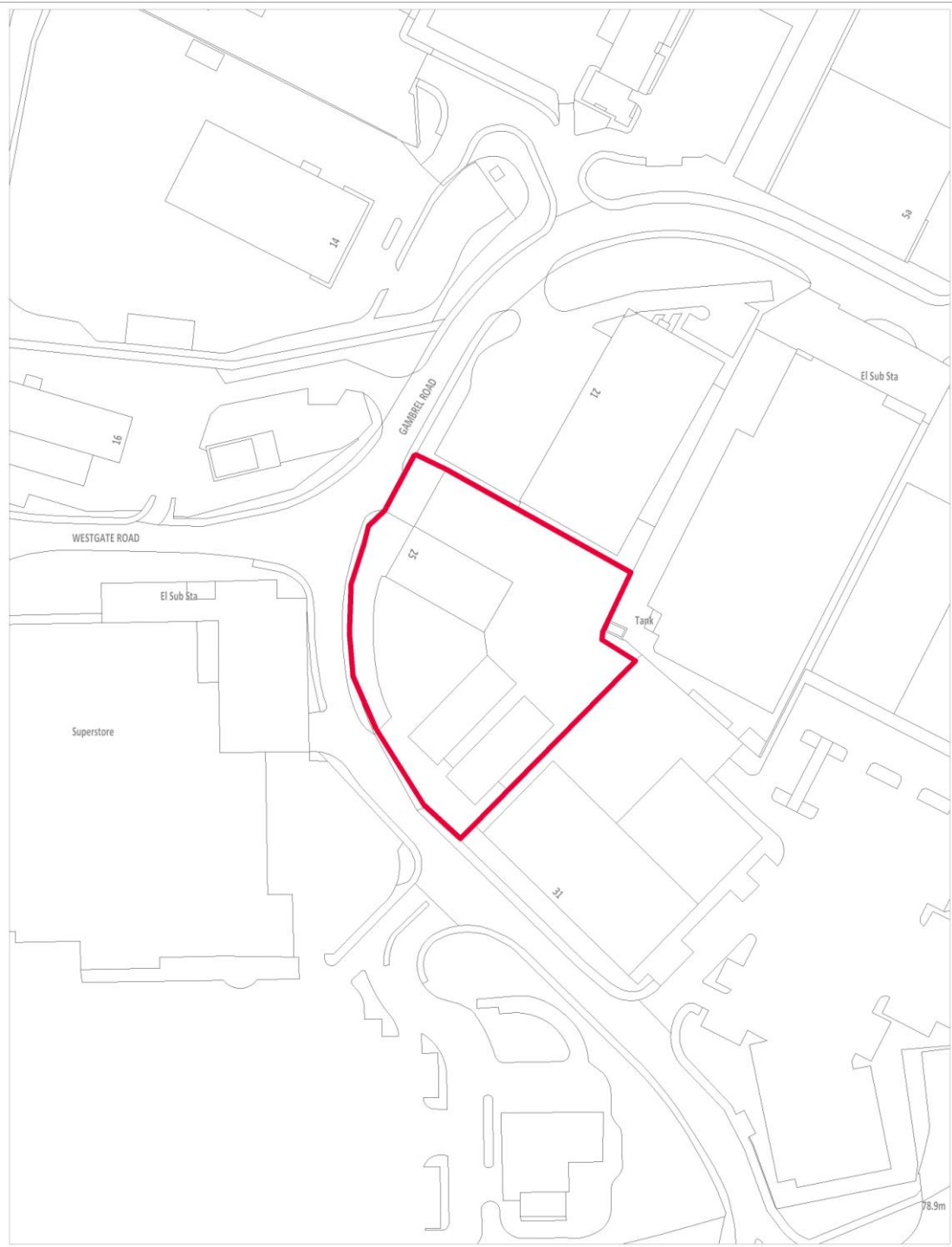
10.1 N/2000/0650, N/2012/0010, N/2011/0295, N/2012/0949 and N/2013/0311.

11. LEGAL IMPLICATIONS

11.1 None.

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Name: **Planning**
Date: **15th August 2013**
Scale: **1:1250**
Dept: **Planning**
Project: **Committee**

Title
25-29 Gambrel Road

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