



PLANNING COMMITTEE: 29th October 2014
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2014/0604: Erection of a building to be used for the purposes within General Industrial (Use Class B2) or Storage and Distribution (Use Class B8) with ancillary Class B1 office accommodation, access, parking and landscaping provisions, Plot 1, Zone C, Sepals Way, Pineham

WARD: Upton

APPLICANT: Prologis UK Ltd.
AGENT: Turley Associates

REFERRED BY: Director - Regeneration, Enterprise & Planning

REASON: Major planning application

DEPARTURE: NO

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 APPROVAL subject to conditions for the following reason:

The application would result in employment development within an established employment site and would have no unduly adverse impacts on the character and appearance of the area, nearby residents, highway safety and drainage. This would accord with the aims and objectives of the National Planning Policy Framework and Policy E20 of the Northampton Local Plan.

2. THE PROPOSAL

2.1 The application seeks full planning permission to erect a building with a floorspace of 9,807 square metres for Class B2 (General Industrial) or B8 (Storage and Distribution) purposes with ancillary Class B1

(Business) office accommodation. The height of the building would be approximately 15 metres.

- 2.2** The building would take up the eastern half of the site and would run north to south. The western half of the site would comprise of a service yard and landscaping. An area running across the south of the site would be split between a landscaped staff amenity area and car parking.

3. SITE DESCRIPTION

- 3.1** The site is approximately 2.4 hectares in size and constitutes the last remaining undeveloped plot within the 'Prologis Park'. The surrounding land uses are commercial with large scale buildings.

4. PLANNING HISTORY

- 4.1** N/2002/1676 - outline planning permission granted for mixed employment uses, business support centre and parkland with ancillary infrastructure and landscaping 8/3/2006.
- 4.2** Several subsequent applications for approval of reserved matters granted.

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 Northampton Local Plan 1997.

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the Government's overarching approach to planning and places a particular emphasis on building a strong and competitive economy as well as encouraging sustainable development and high quality design.

5.3 Northampton Local Plan

Policy E20 requires development to be well designed and in keeping with its surroundings in terms of layout, siting, form, scale and use of appropriate materials.

Policy B5 sets out the principles for the development of the entire Pineham site in terms of uses, landscaping, connectivity and building form.

5.4 **Supplementary Planning Guidance**

Northamptonshire County Parking Standards SPG 2003

Planning out Crime in Northamptonshire SPG 2004

5.5 **Other Material Considerations**

Submitted West Northamptonshire Joint Core Strategy (as subsequently modified).

Weight can be given to the West Northamptonshire Joint Core Strategy (JCS), this would be significant where a policy has received few representations and unresolved objections are not considered likely to have a significant bearing on the strategy of the Plan. The JCS provides an up to date evidence base and considers the current Government requirements for plan making, being prepared in full conformity with the NPPF.

The Inspector's report on the examination into the JCS was published on 7th October 2014. The Inspector concluded that the main modifications made to the report (which were subject to public consultation and submitted in January 2014) satisfy the requirements of Section 20(5) of the Planning and Compulsory Purchase Act 2004 and meet the criteria for soundness in the NPPF.

Policy SA – 'Presumption in favour of Sustainable Development' requires local planning authorities to take a positive approach to determining development proposals.

Policy E1 (Existing Employment Areas) requires existing employment sites to be retained for these purposes.

6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **NCC Highways** do not object.
- 6.2 **NCC Archaeology** have no comments.
- 6.3 **Anglian Water** recommend a condition regarding surface water drainage.
- 6.4 **Highways Agency** have no objections.
- 6.5 **South Northamptonshire Council** have no objections.
- 6.6 **Northamptonshire Police** has no objections.

- 6.7 **NBC Environmental Health** recommend further noise assessment be carried out prior to determination of the application.
- 6.8 **Construction Futures** require a contribution of £63,350 towards construction training.

7. **APPRAISAL**

Principle

- 7.1 The site is the last plot within the established 'Prologis Park'. The surrounding land uses are employment uses within Classes B1, B2 and B8 and housed within buildings of a significant scale.
- 7.2 Consequently the principle of a 9,807 square meter building for Class B2 or B8 use would seem acceptable in this context.
- 7.3 Policies at national level and through the submitted Joint Core Strategy encourage economic development, while the Local Plan set out how the wider Pineham Barns site should be developed. It is considered that the proposed development accords with these policies.

Design/Appearance

- 7.4 Given the nature of the site and the surrounding buildings it is not considered that the development proposed would have an adverse impact on the character and appearance of the area. The building proposed is similar in terms of height, appearance and mass to those nearby and as such is considered to complement these.
- 7.5 Details of landscaping are included within the application and it is considered that these proposals would assimilate the development into its surroundings and result in an acceptable appearance to the completed development.

Amenity/Highway Safety/Drainage

- 7.6 Environmental Health have raised concerns regarding the level of noise which may be generated from the development and have requested that this be further assessed prior to the determination of the application. There is a concern over the noise impact on residential development to the north.
- 7.7 However between the application site and the residential development is a further site with planning permission for employment development. When this planning permission was granted in December 2013, it was subject to conditions limiting noise and hours of operation and no noise assessment was requested prior to the determination of that application. It is therefore considered to be appropriate to determine the current application in a similar manner, given the further distance to

the residential development, to not require further noise assessment at this stage.

- 7.8 The unit immediately to the east of the application site does not have any hours of operation restrictions in place and would have a similar relationship with the residential development. It is therefore not considered reasonable to impose an hours of operation condition on this development.
- 7.9 The Highway Authority have no objections to the application and it is not considered that there would be any unduly adverse impacts on the surrounding road network.
- 7.10 Anglian Water request a condition regarding surface water drainage and it is considered reasonable to request details of this by means of an appropriately worded condition.

Section 106 Planning Obligations

- 7.11 A contribution of £63,350 has been requested by Construction Futures with regard to the provision of construction training during the erection of the development. No similar proposal was sought on the development to the north of the site. In addition under the provisions of the original outline permission for the wider site the same building (albeit for different uses) could be applied for as a reserved matter with no contribution being paid. Consequently it is not considered to be consistent or reasonable to require the requested contribution. This is particularly the case as the applicants are formalising independent training arrangements with several education providers in and around the Borough with the intention of providing training as part of potential large scale developments at Grange Park and Pineham. The current site could link in to this wider scheme.

8. CONCLUSION

- 8.1 It is considered that the development would not have any unduly adverse impacts on the character and appearance of the area, residential amenity, highway safety and drainage and would accord with the wider principles of the established Pineham site and planning policies at both the national and local level. Consequently it is recommended to grant planning permission.

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: F135-001 Rev. A; F135-002 Rev. D; F135-003; F135-004; F135-005; F135-006; F135-007; F135-008; MCS5618-SK65/P1; MCS5618-SK66/P6; 001-P00 and 01.

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. 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. Before development commences, a surface water management strategy shall be submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented prior to the first construction of any hard standing areas.

Reason: To prevent surface water flooding in accordance with the requirements of the National Planning Policy Framework.

5. Before development commences, a scheme shall be submitted to and agreed in writing by the Local Planning Authority specifying all sources of noise on the site and the provisions to be made for its control. The scheme shall be implemented before the development hereby permitted is first brought into use and shall be retained thereafter.

Reason: To ensure the development does not prejudice the amenities of future nearby residential occupiers in accordance with Policy E20 of the Northampton Local Plan.

6. Before the development hereby permitted is occupied a scheme shall be agreed in writing with the Local Planning Authority that specifies the provisions to be made for the collection, treatment, and dispersal of process odour and dust. The agreed scheme shall be implemented prior to the development coming into use and shall be retained thereafter.

Reason: To ensure that the development does not prejudice the amenities of future residential occupiers in the vicinity of the development in accordance with Policy E20 of the Northampton Local Plan.

7. Full details of all external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of

construction work on site, implemented concurrently with the development and retained thereafter.

Reason: To secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

8. No goods or articles shall be stored on any part of the site except inside the building(s).

Reason: To ensure that the proposed development does not prejudice the enjoyment neighbouring occupiers of their properties and the appearance of the locality in accordance with Policy E20 of the Northampton Local Plan.

9. No industrial process shall take place on any part of the site except inside the building(s).

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality in accordance with Policy E20 of the Northampton Local Plan.

10. All planting, seeding or turfing comprised in the approved details of landscaping illustrated on the approved plans 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.

11. The car parking facilities indicated on the approved plans shall be provided before the development hereby permitted is first brought into use and retained thereafter.

Reason: To ensure adequate car parking facilities in the interests of road safety in accordance with the National Planning Policy Framework.

12. The cycle parking facilities indicated on the approved plans shall be provided before the development hereby permitted is first brought into use and retained thereafter.

Reason: To ensure adequate facilities for cycle parking are provided to promote sustainable travel in accordance with the National Planning Policy Framework.

10. BACKGROUND PAPERS

10.1 N/2014/0604.

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: Location Plan
Date: 7th October 2014
Scale: 1:2750
Dept: Planning
Project: Planning Committee

Title

Plot 1 Zone C, Sepals Way, Pineham

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