

PLANNING COMMITTEE: 22nd November 2016
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2016/1416

LOCATION: Rothersthorpe Road/Style Way, Kislingbury

DESCRIPTION: Variation of Conditions 2 (Reserved Matters), 3 (Plans), 6 (Development Height), 8 (Landscape Phasing Plans), 10(b) (Style Way Access) of Planning Permission S/2015/1798/EIA. Variation of Condition 3 (plans) of Planning Permission S/2014/1603/EIA. Extension of Pineham Business Park. (Application accompanied by an Environmental Statement) Minor amendments to facilitate suitable layout for plot 1 at Rothersthorpe Road/Style Way Kislingbury). To allow minor adjustment to redline site boundary, style way access arrangement and minor increase in maximum apex and haunch height on plot 2 (SNC Consultation)

WARD: N/A

APPLICANT: Prologis
AGENT: Turley

REFERRED BY: Head of Planning
REASON: Major Fringe Application

DEPARTURE: No

APPLICATION FOR CONSULTATION BY SOUTH NORTHAMPTONSHIRE COUNCIL:

1. RECOMMENDATION

1.1 That Northampton Borough Council **RAISE NO OBJECTIONS** to the proposed variation of conditions, subject to no objections from the Highway Authority and that the parking provision for the existing Sainsbury's unit remains adequate.

2. THE PROPOSAL

2.1 This is a consultation by South Northamptonshire Council on an application to vary a number of conditions relating to development proposals for the extension of Pineham Business Park comprising the erection of B1(c), B2 and B8 employment units and associated parking, landscaping, drainage (all matters reserved except for access and landscaping to the northern and western boundaries).

- 2.2 The outline application was approved in February 2015. This permission was subsequently varied in December 2015 following a S73 application to amend the plans condition, reference S/2015/1798/EIA, approved in December 2015.
- 2.3 The current application seeks to vary the following conditions of the most recent consent, S/2015/1798/EIA as follows:
- Condition 2 – Reserved Matters condition
 - Condition 3 – Plans condition
 - Condition 6 – Development Height
 - Condition 8 – Landscape Phasing Plans
 - Condition 10 (b) – Style Way Access
- 2.4 The variations are sought as a result of discussions with a proposed occupier already present on Pineham Business Park who wish to expand their activities to include a state of the art frozen food depot, and the culmination of subsequent design work to meet the proposed occupier's needs.

3. SITE DESCRIPTION

- 3.1 The application site is located to the west of the existing Prologis Park, Pineham and comprises 39.9ha of farmland, of which 24.01ha forms the development site. The site is bound to the south by the M1 with open countryside to the north and west. Existing buildings on Prologis Park are located to the east.
- 3.2 The site lies predominantly within the South Northamptonshire Council boundary but straddles the boundary with Northampton Borough, particularly in the northern part of the site, with a lesser proportion of the southern part of the site extending into the Borough boundary. The variation of conditions as proposed predominantly affects the southern part of the site.

4. PLANNING HISTORY

- 4.1 S/2014/1603/EIA (N/2014/1057) - Extension of Pineham Business Park comprising the erection of buildings B1(c), B2 and B8 employment purposes with associated parking, highways infrastructure, engineering works, drainage, landscaping and ancillary works, including the partial stopping up and diversion of existing footpath LB12. Outline application with all matters reserved except site access and landscaping to both the northern and western boundaries. (Application accompanied by an Environmental Statement). (SNC Consultation). Approved 10/02/15.
- 4.2 A variation of condition was approved on 8/12/15 by SNC (S/2015/1798/EIA) relating to layout of that part of the outline site to the north of this application.
- 4.3 Reserved matters submission pursuant to outline permission S/2015/1798/EIA comprising the erection of a B8 distribution unit (18,546sq.m GIA) with ancillary office space and gatehouse, external sprinkler tank and pumphouse, plot access, parking, internal road and landscaping together with strategic landscaping plot boundary and the creation of new access road from Style Way. This relates to an application currently under consideration by South Northamptonshire Council, the consultation on which was reported to this Committee on 27th September 2016.

PLANNING POLICY

5.1 Statutory Duty

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 Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014).

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

The NPPF has an overriding presumption in favour of sustainable development.

Paragraph 18 advises on the Government's commitment to securing economic growth in order to create jobs and prosperity.

Paragraph 19 advises that the planning system should support sustainable economic growth and places significant weight on the need to support growth through the planning system.

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy SA: Presumption in favour of sustainable development – requires planning authorities to take a positive approach to determining development proposals.

Policy S7: Provision of Jobs – requires provision of a minimum net increase of 28,500 jobs in the period 2008-2029 within the plan area.

Policy C2: New Developments – new development, including employment, will be expected to achieve modal shift targets by maximising travel choice from non-car modes and mitigating its effects on the highway network, supported by a Transport Assessment and Travel Plan.

Policy S10: Sustainable Development Principles – requires, amongst other things, development to achieve the highest standards of sustainable design, incorporating security considerations; to protect, conserve and enhance the natural and built environment.

5.4 Supplementary Planning Documents

Northamptonshire Parking Standards (September 2016)

Planning out Crime in Northamptonshire SPG 2004

Residential Extensions and Alterations Design Guide SPD

6. CONSULTATIONS/ REPRESENTATIONS

6.1 N/A

7. APPRAISAL

7.1 The principle of development has already been established through the grant of outline planning consent. The illustrative Master Plan indicated two large units, one to the north of the site, and one to the south. The revisions proposed under this variation allow for two smaller units on the southern part of the site, the unit to the east forming part of a reserved matters application currently under consideration by South Northamptonshire Council.

- 7.2 The proposed variations include minor adjustments to the red line site boundary to the south east within the Borough, into land currently use in association with the adjoining Sainsbury's unit for external parking/storage purposes. This would result in slight alteration to the existing parking arrangement in the corner of the Sainsbury's site being incorporated into the proposed application site and an increase in the overall site area from 39.91 hectares under the extant permission, to 40.50 hectares. The Highway Authority has been consulted separately and, subject to the revised parking layouts being acceptable to the Highway Authority, it is not considered that this arrangement would lead to any wider adverse impacts.
- 7.3 The revised layout also incorporates a minor alteration to the landscaping proposed between the northern and southern sections of the site to accommodate a sprinkler tank and pumphouse. These alterations are minor in nature, forming part of the internal landscaping arrangements within the site, and would not impact upon the wider area surrounding the site.
- 7.4 The revised layout also seeks to revise access arrangements from Style Way to allow access to both plots on the southern part of the site as proposed, rather than a single larger unit as previously proposed. The access and turning arrangements are a matter for consideration by the Highway Authority.
- 7.5 The current approved parameter plans allow for a maximum apex height for the units of 92.25m AOD within Plot 2 and a maximum building haunch height of 15m. Permission is sought under the current proposal to allow a maximum apex height of 92.94m AOD and a maximum haunch height of 18m within the eastern part of Plot 2, known as Plot 2a. This would lead to an increase in the overall potential building height within Plot 2a of 0.69m. Plot 2b would not be affected. The proposed increase in height is not considered significant in the context of the existing adjacent units, and in relation to the effectiveness of landscaping schemes previously approved, and is considered acceptable.

8. CONCLUSION

- 8.1 The proposed variations would not lead to any significant deviation from the principles set by the original and existing consent and are considered acceptable.

9. CONDITIONS

- 9.1 N/A

10. BACKGROUND PAPERS

- 10.1 N/2016/1416

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.

Notes:
 1. The proposed drainage, highway engineering works and surface water management are illustrative only and are not to be construed as a final engineering design, details and specification.
 2. The proposed drainage, highway engineering works and surface water management are illustrative only; to be used as a guide only. The final design shall be the responsibility of the architect's design, details and specification.
 3. The proposed drainage, highway engineering works and surface water management are illustrative only; to be used as a guide only. The final design shall be the responsibility of the architect's design, details and specification.
 Ordnance Survey Data:
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Revisions:
 - RS 07.08.2016
 - A EP 13.08.2016
 Red line adjusted to suit plot 2 works.

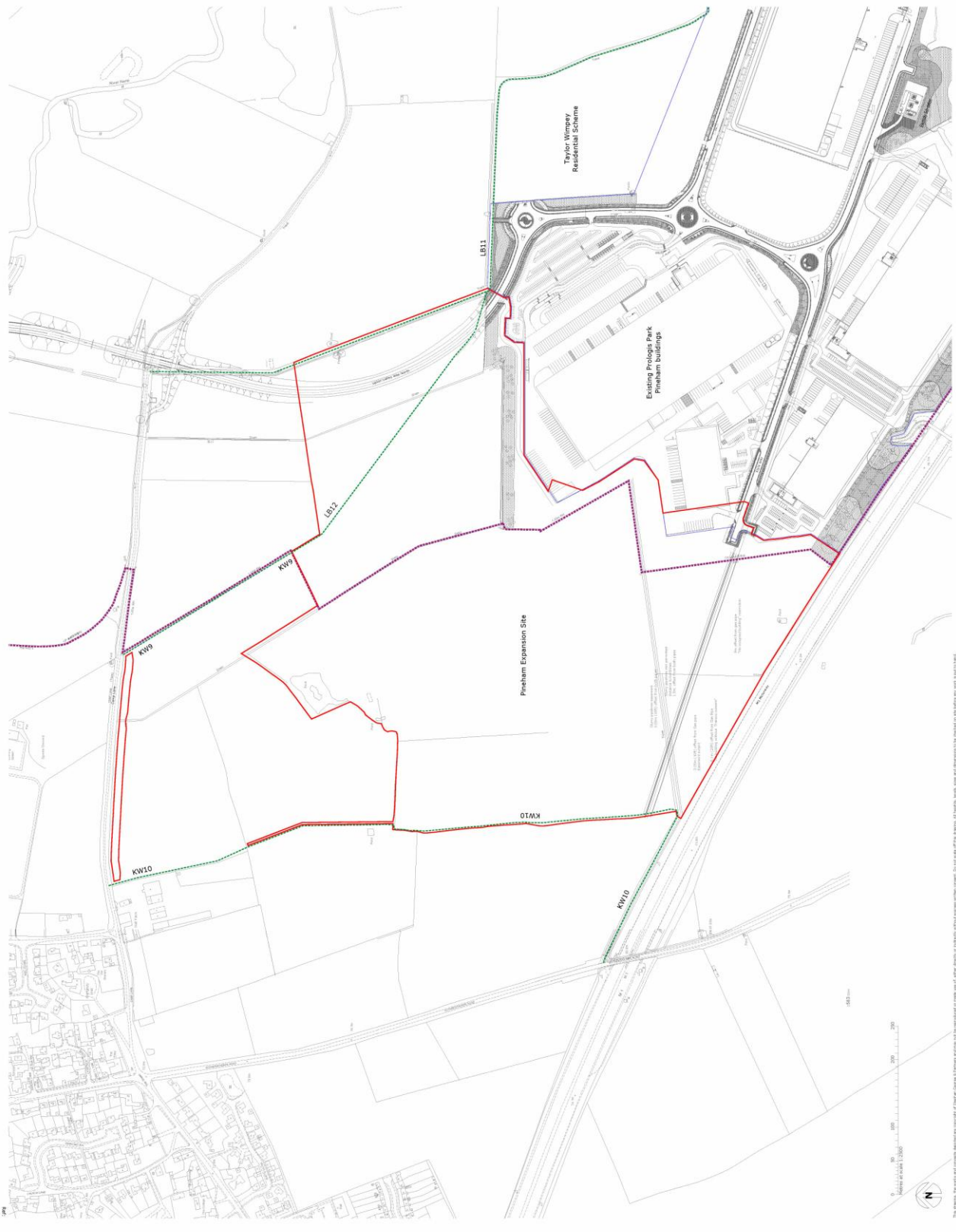
Key:
 [Red outline] Planning boundary (45.5ha (100.07Ac))
 [Blue outline] Existing Prologis UK estate legend lines
 [Dotted purple line] Administrative boundary
 [Dashed green line] Public Footpath



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Northampton, Pineham Expansion Land (Zone H) Red Line Boundary

Planning	F134-002
Client reference:	JH
Team:	07/08/2016
Date:	13/08/2016
Scale:	
Project No:	F134-002
Rev:	A



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