

PLANNING COMMITTEE: 17th January 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2016/1616

LOCATION: Rothersthorpe Road and Style Way, Kislingbury

DESCRIPTION: Reserved matters submission pursuant to outline permission S/2016/2592/EIA (Extension of Pineham Business Park Application accompanied by an Environmental Statement) comprising the erection of a B8 distribution unit (24,250 sqm GIA) with ancillary office space, energy centre and roof plant, two gatehouses, together with plot access, parking bays, internal road, hard surfacing and site landscaping and also strategic landscaping to the northern and southern plot boundaries

WARD: N/A

APPLICANT: Prologis UK Ltd
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 reserved matters application as proposed.

2. THE PROPOSAL

2.1 This is a consultation by South Northamptonshire Council (SNC) on a reserved matters application relating to an outline consent for the extension of Pineham Business Park comprising of the erection of B1(c), B2 and B8 employment units and associated parking, landscaping and drainage, originally approved in February 2015.

2.2 The reserved matters application seeks approval of details of layout, scale, appearance and landscaping in relation to Plot 2A (as referred to in the outline consent) for the erection of a storage and distribution unit (Use Class B8) with a gross internal floor area of 24,250 sq. m, with ancillary office space, an energy centre and roof plant, two gatehouses, together with access, parking bays, internal road, hard surfacing and landscaping. The overall site area for the reserved matters application is 13.05 hectares.

- 2.3 The main building would incorporate a warehouse at ground floor level, with the main ancillary offices at first floor level at the southern end of the building fronting on to Style Way, a goods-in office at ground floor and a dispatch office split over two storeys. The building would have an eaves height of 19.6m with an overall height of 20.5m. An energy centre would be located on the southwestern corner of the building. A dedicated palette and refuse storage area is proposed in the main yard. The main yard itself would be enclosed by 2.4m high security galvanised steel palisade fencing.
- 2.4 Vehicular access for both cars and heavy goods vehicles would be via the new access road that links to the existing Prologis Park, with a combined pedestrian/cycle path running along the northern boundary of the road. A separate controlled access arrangement for incoming and outgoing HGVs is proposed through two dedicated access points and gatehouses. The access arrangement from Style Way is predicated on Style Way remaining in the private ownership of Prologis, and not intended for adoption.
- 2.5 The proposal includes a dedicated parking area to the south of the main building for staff and visitors comprising a total of 457 car parking spaces, including 403 standard spaces, 24 accessible spaces, 6 electric spaces, and 24 car share spaces with additional space for cycles and motorcycles. A dedicated pedestrian access point is proposed from the car park to the building's main entrance to the north, which will be via a lift/stair tower, with an associated bridge at first floor level providing access to the first floor offices. A bus stop is proposed to the front of the building. 153 HGV parking spaces are proposed around the main unit within the main yard.
- 2.6 Strategic landscaping is proposed to the north and south of the main building with a 37m wide bund and planting between the car park to the south and the M1 motorway.

3. SITE DESCRIPTION

- 3.1 The application site is located to the west of the existing Prologis Park, Pineham, and comprises 39.9 ha of farmland, of which 13.05 hectares forms site area for this reserved matters application. The site slopes in a north easterly direction to a low point along the northern boundary and 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 boundary of South Northamptonshire but straddles the boundary with Northampton Borough along its eastern boundary.

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 the layout of part of the outline site to the north of this reserved matters site.
- 4.3 A variation of conditions application (S/2016/2592) relating to this part of the site, which sought to vary conditions in relation to the approved plans, development height, landscaping and access, was approved by SNC in December 2016.

5. 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) and relevant South Northamptonshire planning policy.

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:

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

6. CONSULTATIONS/ REPRESENTATIONS

6.1 N/a

7. APPRAISAL

Principle of Development

- 7.1 The principle of the erection of a unit for storage and distribution (Use Class B8) in this location was established under the outline consent in February 2015, with a further amendment recently approved in December 2016.
- 7.2 The issues for consideration as part of this reserved matters application are therefore layout, scale, appearance and landscaping.

Design and Appearance

- 7.3 The main building has been designed as a series of barrel vaulted elements with an overall height of 20.5m. A muted palette of materials, comprising predominantly cladding with glazed areas, is proposed to assist in assimilating the building into the surroundings. The building would be viewed in the context of existing commercial buildings within Pineham Business Park, and would reflect the scale and appearance of the existing surrounding buildings. As such the design and appearance are considered appropriate and acceptable.

Landscaping

- 7.4 An area of landscaping is proposed to the north and south of the building with a larger expanse of landscaping surrounding the car park to the south of the site.
- 7.5 The submitted details indicate that the intention is for the landscaping to tie in with the existing landscaping along Style Way, with a row of tree planting within proposed hedging and a grass verge to the footway. Behind this roadside frontage would be a 13m strip of woodland planting to the front of the main building. A further strip of woodland planting would be situated to the north of the main building.
- 7.6 Further landscaping is proposed to screen the car park to the south from Style Way, with a 37m wide earth bund and planting along the boundary of the car park with the M1, continuing the same planting layout already established along this corridor by the existing adjacent unit.
- 7.7 The landscaping as proposed is considered acceptable and would assist in assimilating the building into the surrounding context providing adequate screening where possible.

Other Matters

- 7.8 The outline consent required the funding of a new bus services for the overall site. A new bus layby is proposed on the adjoining site to the east, with a bus stop proposed outside the new unit considered under this reserved matters proposal.
- 7.9 In relation to issues of drainage, ecology, archaeology, highway matters, including construction traffic, the requirements of the conditions on the outline consent remain in place.

8. CONCLUSION

- 8.1 The design and appearance of the proposed unit are in keeping with the surrounding context and the landscaping as proposed is considered appropriate.

9. CONDITIONS

- 9.1 N/a

10. BACKGROUND PAPERS

- 10.1 N/2016/1616.

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.

