

PLANNING COMMITTEE: 20th November 2018
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/0322

LOCATION: Access Storage Solutions, Tollgate Way

DESCRIPTION: Demolition of existing residential unit, construction of two residential units with associated garages, construction of extension to existing self-storage (Class B8) facility to provide additional self-storage (Class B8) accommodation over basement, ground and two upper floors, provision of associated plant and landscaping

WARD: Old Duston Ward

APPLICANT: J Golby & Son & Access Self-Storage
AGENT: Jon Dingle

REFERRED BY: Head of Planning
REASON: One of the Applicants is related to a Member of the Council

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

1.1 APPROVAL subject to the conditions as set out below and for the following reason:

The proposed development represents an appropriate land use and, subject to conditions, would not have a significant adverse impact upon the character and appearance of the surrounding area, neighbour amenity and the highway system. The development is therefore in conformity with the requirements of the National Planning Policy Framework; Policies H1 and S10 of the West Northamptonshire Joint Core Strategy; and Policy E20 of the Northampton Local Plan.

2 THE PROPOSAL

2.1 The planning application seeks to carry out development on two adjacent sites. Originally both sites were part of the same planning unit, however, they were separated subsequent to the construction of a self-storage facility on the eastern portion of the site adjacent to Millway. It is proposed that this facility be extended in a northwards direction. A residential dwelling was retained on the western section of the site (adjacent to the Millway) and it is proposed that this be demolished and replaced with two bungalows.

3 SITE DESCRIPTION

- 3.1 The application site consists of an existing self-storage facility (accessed from Tollgate Way) and located in a comparatively small area containing commercial uses adjacent to the Sixfields Retail Park and the wider Sixfields area. The application site also contains a separate site containing a single residential dwelling (accessed from Millway). Millway is predominantly a residential character in nature and contains a variety of house types. There is also a notable difference in land levels between the two sites.

4 PLANNING HISTORY

- 4.1 None

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 Northampton Local Plan (1997) saved policies.

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:

Paragraphs 7-12 – Presumption in favour of sustainable development

Paragraph 60 – Housing needed for different groups in the community

Paragraph 127 – Creating places with a high standard of amenity for existing and future users

Section 6 – Building a strong, competitive economy

Section 9 – Promoting sustainable transport

Paragraph 109 – development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residential cumulative impacts on the road network would be severe.

Section 12 – Achieving well-designed places

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 H1 – Housing Density and Mix and Type of Dwellings

Policy BN7 – Flood Risk

Policy S10 – Sustainable Development Principles

Policy BN2 - Biodiversity

Policy BN9 – Planning for Pollution Control

Policy E1 – Existing Employment Areas

5.4 Northampton Local Plan 1997 (Saved Policies)

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

E20 – New development

5.5 Supplementary Planning Documents

Northamptonshire Parking Standards (September 2016)

6 CONSULTATIONS/ REPRESENTATIONS

6.1 **Anglian Water** – No objections

6.2 **Arboricultural Officer (NBC)** – The removal of the trees identified in in the Arboricultural Impact Assessment to accommodate the proposed development is considered to be reasonable and proportionate

6.3 **Duston Parish Council** – No objections

6.4 **Environmental Health (NBC)** – Request conditions regarding noise, lighting, contamination and the submission of a Construction Environment Management Plan (CEMP).

6.5 **Highway Authority (NCC)** – Request the provision of suitable visibility splays to Mill Lane.

6.6 **Lead Local Flood Authority (NCC)** – Highlight the need for additional information regarding drainage (NB. This information has been submitted, and an updated response from the LLFA is awaited and will be reported on the Addendum to this agenda).

6.7 **Northamptonshire Police Crime Prevention Design Advisor** – Request details regarding boundary treatments and CCTV to serve the self-storage facility.

6.8 **County Ecologist** – Request the submission of a survey into the presence of bats. (No further comments received following receipt of survey).

6.9 One representation commenting on potential noise levels, the impact on trees and the potential for noise levels to have an adverse impact on amenity.

7 APPRAISAL

Residential Development

7.1 Owing to the residential character of Millway, it is considered that the principle of developing an additional unit of accommodation would be appropriate and consistent with the prevailing character. Furthermore, the development would result in an increase of one residential unit on the site. This would make a small contribution to the housing land supply within the Borough and at this juncture, weight needs to be given to the fact that the Council cannot currently demonstrate a five year housing land supply.

7.2 The design of the bungalows has been amended in order to ensure that the occupiers of the development would have a sufficient level of light, outlook and privacy. In particular, the design of the proposed dwellings reflects the fact that these bungalows would potentially be in close proximity to an enlarged self-storage facility. In order to maintain this situation, a condition is recommended that would remove permitted development rights for matters such as extensions or windows on the rear elevation.

7.3 By reason of the separation distances between the siting of the proposed dwellings and existing properties, it is considered that there would not be a significant adverse impact upon the amenities of the existing, surrounding properties.

7.4 The residential element of the proposal contains sufficient car parking, which is necessary on the grounds that Millway is relatively narrow and can, on occasion, be widely used. A condition is recommended that would ensure the delivery of the car parking spaces alongside the dwellings in

order to prevent the displacement of vehicles onto this road. Given that there is already a vehicular access onto Millway, it is considered that the egress and ingress of vehicles would not cause any particular issue in respect of highway safety. No objections have been raised from the Highway Authority in respect of the principle of the development, subject to the installation of appropriate vision splays. These would be secured via condition.

- 7.5 The proposed dwellings would contain sufficient amenity space necessary to secure a satisfactory level of amenity for the future occupiers of the development. Furthermore, a condition to agree details of boundary treatments would ensure an appropriate level of security and amenity would be achieved for the proposed dwellings.

Commercial Development

- 7.6 In respect of the commercial development, it is noted that a more functional style of architecture has been approved. Given that this is an extension to an existing facility and set back from the highway boundary, it is considered that this architectural response and scale of the building proposed is acceptable and would not lead to any demonstrable harm to the character and appearance of the surrounding area. In addition, the Council could, through conditions, control the materials that the building would be constructed from. The proposal would also support existing business activity on the site, which would support the wider Northampton economy.
- 7.7 Whilst the proposal would result in an enlarged building, it is considered that there would not be significant adverse impacts upon the occupiers of neighbouring properties in terms of considerations such as light, outlook and privacy. This conclusion is based upon the proposed bungalows coming forward simultaneously with the development of the commercial element. This would be secured through a condition requiring the submission, and agreement of a phasing plan, which would control how the development is implemented.
- 7.8 The commercial development contains sufficient car parking and manoeuvring space, which would ensure that there would not be a significant adverse impact upon the surrounding road network. Furthermore, the proposed commercial development represents an extension of the existing development and, for this reason, and the fact that it represents a self-storage facility, it is considered that the proposal would not result in a significant increase in the number of vehicles at the site.
- 7.9 Access to the proposed extension would be from the eastern elevation of the site. The building would therefore form something of a screen that would mask any excessive noise and disturbance. Furthermore, the development would not result in a greater array of activities on the site. In order to maintain a satisfactory level of amenity, a condition is recommended with regards to this element of the proposal that would require the submission, and agreement, of a strategy to regulate any noise associated with the operation of plant and equipment.

Trees

- 7.10 Whilst the development would result in the removal of some trees, these are not protected and therefore could be removed at any time outside of the development process. Notwithstanding this, it is considered that the retained trees do make a contribution to the general amenity of the locality and as a consequence, it is considered that any permission should be subject to a condition requiring the submission, and agreement, of tree protection measures.

Contamination

- 7.11 Whilst it is likely that the land is suitable for accommodating the proposed development, it is considered prudent to impose conditions that require the investigation of contamination matters, and that any mitigation be carried out in a timely manner. Furthermore, such conditions would cover the eventuality of unsuspected contamination being discovered during the development process.

Drainage

- 7.12 The application site is located within an area of the lowest flood risk. However, consideration needs to be given to matters pertaining to drainage. The scheme has been subject to a number of amendments to respond to comments from the Lead Local Flood Authority. Whilst progress has been made in respect of these matters, it has not fully addressed all points. Nonetheless, discussions are ongoing, and a further update will be provided in respect of this matter to members via the addendum, which will be circulated in advance of the committee meeting commencing.

CEMP

- 7.13 In order to ensure that the development process is carried out with causing significant detrimental harm to the amenities of surrounding properties, a condition would require the submission, and agreement, of a Construction Environment Management Plan (CEMP). This CEMP would cover matters such as noise and dust suppression, construction traffic routing, working hours and storage areas for plant and machinery.

Ecology

- 7.14 The applicant has submitted a survey into the presence of bats on the site, which is a necessity given the presence of a relatively old dwelling on site. This has revealed that there are no bat habitats on site, although the application site may be used for foraging. As a consequence, and bearing in mind that a number of trees and a hedge on the western boundary would be retained, it is considered that the proposal would not result in significant harm to ecology.

8 CONCLUSION

- 8.1 It is considered that the proposed development would represent an appropriate land use, whilst providing an additional unit of residential accommodation. Furthermore, the proposed development would not have a significant adverse impact upon the character and appearance of the surrounding area, neighbour amenity and the highway system.

9 CONDITIONS

- 9.1 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 above schedule of approved plans.

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

3. Notwithstanding the details submitted, a phasing plan for the implementation of the development 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 securing a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

4. Full details of the method of the treatment of the external boundaries of the site together with individual plot boundaries shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the buildings 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 S10 of the West Northamptonshire Joint Core Strategy.

5. Full details 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 and Policy S10 of the West Northamptonshire Joint Core Strategy.

6. Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development 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 residential and visual amenity in accordance with Policy E20 of the Northampton Local Plan and Policy S10 of the West Northamptonshire Joint Core Strategy. This condition is required pre-commencement to ensure the agreement of such details in a timely manner.

7. No development shall take place until a desk top study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

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 Policy BN9 of the West Northamptonshire Joint Core Strategy. This condition is required to ensure the agreement of such details in a timely manner.

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 in, 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 Policy BN9 of the West Northamptonshire Joint Core Strategy.

9. All trees shown to be retained in the approved plans shall be protected for the duration of the development by stout fences to be erected and maintained on alignments to be approved in writing by the Local Planning Authority before any development works shall take place. Within the fenced area no development works shall take place on, over or under the ground, no vehicles shall be driven, nor plant sited, no materials or waste shall be deposited, no bonfires shall be lit nor the ground level altered during the periods of development.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality in accordance with Policy BN3 of the West Northamptonshire Joint Core Strategy. This condition is required pre-commencement to ensure the agreement of such details in a timely manner.

10. Prior to the commencement of each phase of the development hereby permitted, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. Development shall then be carried out in accordance with the approved CEMP. The CEMP shall include, though not necessarily be restricted to the following details:

- i) A Traffic Management Plan incorporating the routing of construction traffic and details of heavy vehicle movement patterns.
- ii) Measures to minimise and control noise, vibration, dust and fumes during site preparation works and construction, including vehicle reversing alarms.
- iii) Details of the siting of all vehicles of site operatives and visitors.
- iv) The unloading and loading arrangements for heavy plant and machinery.
- v) The location, extent and duration of any temporary stockpiling areas.
- vi) Measures to prevent mud being deposited on the surrounding highway.
- vii) Hours in which development will take place.

Reason: To minimise the impact of the development during the construction phase in accordance with the requirements of Policy BN9 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework. This condition is required pre-commencement to ensure the agreement of such details in a timely manner.

11. The parking, garages, and manoeuvring spaces as shown on drawing 3304-DMWR-DR-P-0060 B shall be fully implemented prior to the first occupation of the development, and retained thereafter.

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

12. Notwithstanding the details submitted, full details of CCTV to serve the self-storage facility hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the extension hereby approved, and retained thereafter.

Reason: In the interests of creating a safe and secure form of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

13. Notwithstanding the details submitted, full details of vehicle visibility splays to serve Mill Lane shall be submitted to and approved in writing. Development shall be carried out in accordance with the approved details, be implemented prior to the first occupation of the dwellings hereby permitted and retained thereafter.

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

14. A scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the sources of noise on the site whether from fixed plant or equipment or noise generated within the building and the provisions to be made for its control and the approved scheme shall be implemented prior to the commencement of the commercial use hereby permitted and retained thereafter.

Reason: To protect the amenities of nearby occupants from noise and vibration amenity in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions or other form of enlargement to the dwellings hereby permitted nor erection of porches, shall take place.

Reason: To prevent overdevelopment of the site in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed in the side and rear elevations of the proposed dwellings.

Reason: In the interests of residential amenity in accordance with the requirements of Policy H1 of the West Northamptonshire Joint Core Strategy.

10 BACKGROUND PAPERS

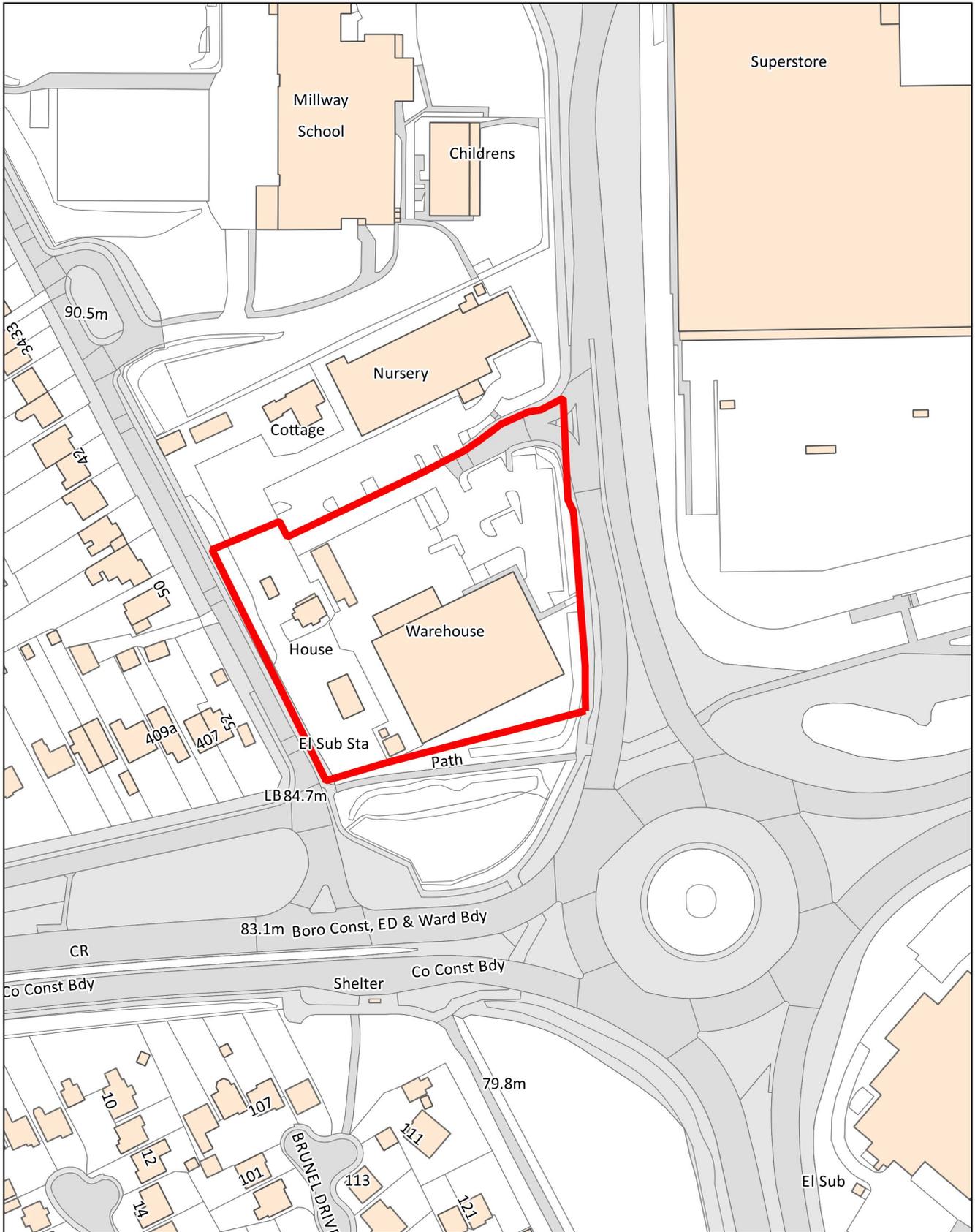
10.1 N/2018/0322

11 LEGAL IMPLICATIONS

11.1 The development is CIL liable.

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.



NORTHAMPTON
BOROUGH COUNCIL

Title: **Access storage solutions. Tollgate Way**

© Crown copyright and database rights 2018 Ordnance Survey licence no. 10019655

Date: 06-11-2018

Scale: 1:1.500

Drawn by: -----