

PLANNING COMMITTEE: 22nd January 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/1575

LOCATION: Site 7C , Edgar Mobbs Way, Northampton

DESCRIPTION: Erection of a waste transfer building (mixed B2/B8 use), including ancillary two storey office building (B1 use), two weighbridges, vehicle fuel station, vehicle wash bay, sprinkler tanks and pumphouse, together with associated access, landscaping, parking and retaining wall structures

WARD: St James Ward

APPLICANT: Northamptonshire County Council
AGENT: N/A

REFERRED BY: Head of Planning
REASON: The potential occupier is a Council contractor

DEPARTURE: No

CONSULTATION BY NORTHAMPTONSHIRE COUNTY COUNCIL:

1 RECOMMENDATION

That the Northampton Borough Council has **NO OBJECTION IN PRINCIPLE** to the proposal subject to the following:

- Appropriate mitigation in respect of highway impacts, and there being no objection from the Highway Authority.
- A condition to ensure any unexpected contamination is mitigated accordingly to the satisfaction of Northampton Borough Council's Public Protection Officers.
- The development being carried out in accordance with the recommendations of the submitted Noise Assessment.
- A condition requiring the submission of an Air Quality Assessment, the details of which should be approved in consultation with Northampton Borough Council's Public Protection Officers.
- There being no objection from the Environment Agency or Lead Local Flood Authority.
- There being no objection from the County Ecologist in respect of any potential impacts on the adjacent wildlife site.
- Amendments to the design of the proposed office/ welfare building. The building is situated in a prominent location towards the front of the application site, which is situated within

Northampton Waterside Enterprise Zone. The design of the building is unremarkable and uninteresting, with a basic build form, use of materials and fenestration details that fail to take the opportunity to provide a building that could enhance this visually prominent part of the site, and enhance the appearance of the area. As such, it is considered the design and appearance of the office/ welfare facility as proposed is contrary to the requirements of the NPPF and Policy S10 of the JCS, and a suitably improved design should be sought.

2 THE PROPOSAL

- 2.1 The proposal relates to a consultation from Northamptonshire County Council in relation to an application for the erection of a waste transfer building (Use Classes B2/B8), with associated two storey office/welfare building (Use Class B1), two weighbridges, vehicle fuel station, vehicle wash bay, sprinkler tanks and pump house, together with associated access from Edgar Mobbs Way, 44 car parking spaces, refuse vehicle parking, retaining wall structures and landscaping. The proposal would include CCTV cameras, security fencing and external lighting.
- 2.2 The proposed waste transfer building is intended to serve Veolia's municipal contracts and trade waste collection business. The waste delivered to the site will typically comprise dry materials such as paper, plastic and glass, with small amounts of metals and similar materials. There would be no specific food deliveries. It is expected that there will be approximately 105 waste deliveries per day and 9 bulk loads removed from the site each day (on average). The site would operate predominantly between the hours of 7am and 7pm Monday to Fridays, with reduced activity at weekends and on Bank Holidays, but with potential to extend to a 24 hour operation. The submitted details advise that the purpose of the new facility is to provide better recycling facilities than currently exist, and to minimize the distance waste is transported, the waste currently being transferred to a number of sites for processing. The proposal would result in the provision of 5 full-time jobs.
- 2.3 The main building would be positioned on the western side of the application site, and comprise a grey metal clad and concrete wall building, approximately 12.5m in height to the ridge, with delivery doors facing eastwards,. The two-storey office/ welfare building would be situated towards the front of the site, approximately 7.5m in height, adjacent to a proposed car parking area, and is proposed as a simple red brick building with fenestration.
- 2.4 There are two elements to the operation, commercial and municipal.
 - Commercial - begin with vehicles leaving the site to begin their collection from 4am. This allows vehicles to go to the town centre to serve commercial premises, collect and leave before restrictions on vehicle movements come into effect. Once the vehicles have completed their round, they return to the site and deposit their load.
 - Municipal - Municipal vehicles would be based at a separate site. The first deliveries to the application site will begin from 11am continuing to about 4pm, with a sharp reduction in subsequent deliveries to the site until around 7pm. There will be occasional deliveries after 7pm, generally as a result of vehicles returning late to the site.

3 SITE DESCRIPTION

- 3.1 The application site comprises an area of 1.2 hectares of vacant land situated on Edgar Mobbs Way, and located within Northampton Waterside Enterprise Zone, and forms part of a site known as Site 7C.
- 3.2 The surrounding area comprises a mix of industrial, commercial and warehouse units. The land to the north of the site, the remaining part of Site 7C, has been subject to a recent development granted permission in 2016 for the erection of a general industrial/storage and distribution building and associated office.

- 3.3 The previous earth mound on site has been removed, and the site levelled to form a development plateau following the grant of outline consent, such that land levels are similar to those of the new industrial unit to the west. The site drops in level to the unit located to the east.
- 3.4 Two Local Wildlife Sites are within the vicinity of the site; Duston Gravel Pit Local Wildlife, located to the south beyond the River Nene, and Storton's Gravel Pits, located to the west beyond the car park. The eastern part of the site lies within Flood Zones 2 and 3 with Flood Zone 2 extending down across the southern boundary.

4 PLANNING HISTORY

- 4.1 N/2016/0015 - Outline application with all matters reserved apart from access for removal, levelling and remodelling of earth mounds and development of the site for B1, B2 and B8 uses. Approved 22/08/16.
- 4.2 N/2017/0887 - Reserved matters application pursuant to outline approval N/2016/0015, for the erection of three industrial buildings (Class B1, B2 and B8) with associated parking, landscaping and servicing. Approved in 10/10/17.

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), Northampton Local Plan (1997) saved policies and the Minerals and Waste Local Plan.

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 80 - Decisions should help create the conditions in which businesses can invest

Paragraph 91 - Decisions should aim to achieve safe and accessible places

Paragraph 108 and 109 - Parking and Access/ highway safety

Section 12 – Achieving well-designed places

Paragraph 163 - Ensuring development does not increase flood risk

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 E1- Existing employment areas

Policy SA –Presumption in favour of sustainable development

Policy S7 - Provision of Jobs

Policy S8 - Distribution of Jobs

Policy S10 - Sustainable Development Principles

Policy S11 - Low Carbon and Renewable Energy

Policy BN2 - Biodiversity

Policy BN7- Flood Risk

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 (design)

5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG 2004

5.6 **Other Material Considerations**

None

6 CONSULTATIONS/ REPRESENTATIONS

6.1 **Public Protection (NBC)** - No objection subject to conditions to mitigate any unexpected contamination, the development being carried out in accordance with the submitted Noise Assessment, approval of a Construction Management Plan, and the submission of an Air Quality Assessment.

7 APPRAISAL

Principle of development

- 7.1 The principle of industrial/warehouse development on the site has already been established by a previous outline planning application approved in 2016, and the subsequent reserved matters approval in 2017.
- 7.2 The use of the site as proposed remains in accordance with this established principle and the relevant policies, and would regenerate a disused parcel of land within the Northampton Waterside Enterprise Zone, creating a sustainable form of development, and bringing economic benefits to the locality.

Design and impact on the appearance and character of the area

- 7.3 The NPPF advises that good design is a key aspect of sustainable development, encouraging development to take opportunities for improving the character and quality of an area. Policy S10 of the JCS seeks to ensure that development achieves the highest standards of sustainable design.
- 7.4 The proposed waste transfer building would be a single storey unit, approximately 12.5m in height, set back within the site and sited adjacent to the western boundary, viewed in the context of the adjacent commercial building and of comparable height. Proposed materials are grey profiled steel cladding with reinforced concrete push walls to the lower section left exposed for ongoing maintenance purposes. The building would be of functional appearance, not uncharacteristic of a number of industrial buildings in the locality, and whilst it is not considered the appearance would improve the quality of the area, the functional nature and requirements of the building are acknowledged, and overall it is considered the appearance would have a neutral impact on the surrounding environs.
- 7.5 The proposed office/ welfare building would be located towards the front of the waste transfer building and the overall site, and comprise of a two-storey prefabricated structure with red facing brick walls, concrete tiled roof and dark grey UPVC windows and doors. The functional requirements of this building are less restrictive, however, the design of the building is very bland

and uninteresting, with a basic build form, use of materials and fenestration details that fail to take the opportunity to provide a building that could enhance this visually prominent part of the site.

- 7.6 The site is situated within the Northamptonshire Waterside Enterprise Zone, which seeks to encourage economic investment in the area. Whilst the predominantly utilitarian character of the historic surrounding built form is acknowledged, the design of the office/ welfare building as proposed fails to take the design opportunity to improve the character and appearance of the area.
- 7.7 As such, it is considered the design and appearance of the office/ welfare facility as proposed is contrary to the requirements of the NPPF and Policy S10 of the JCS.

Highway Issues

- 7.8 Vehicular access to the site would be from Edgar Mobbs Way via an existing access point into the site. The existing white lining on Edgar Mobbs Way is proposed to be altered to provide a right-turn lane into the site.
- 7.9 On-site parking would be provided for 44 cars, with an additional 15 spaces allocated for refuse collection vehicles between the Edgar Mobbs Way junction and the weighbridge on-site, in order to avoid any potential queueing onto the highway in the event of unforeseen problems which might prevent refuse vehicles entering the waste transfer area. A further 9 refuse vehicle parking spaces would be provided within the site beyond the weigh bridge. An area for cycle parking is proposed to the rear of the proposed office/welfare building.
- 7.10 The application is subject to consultation with the Highway Authority, the comments of whom will be directed to the relevant Planning Officer at the County Council for consideration. Subject to appropriate mitigation in respect of highway impacts to the satisfaction of the Highway Authority, it is not considered the proposal would lead to any unacceptable impacts on existing highway conditions.

Noise and impact on neighbouring amenity

- 7.11 The submitted application details advise that the majority of operations on site would be between 7am and 7pm Mondays to Fridays with reduced activity on weekends/ Bank Holidays, however there will be some level of activity outside these hours, with the potential for operations to extend to a 24 hour basis.
- 7.12 The nearest residential properties are located beyond the existing industrial units on the opposing side of Edgar Mobbs Way. Due to the substantial separation to these properties, it is unlikely that the proposal would result in any significant noise and disturbance above that which already exist. The Council's Environmental Health Officer has reviewed the submitted Noise Assessment and raises no objection. The development will be subject to the approval of a Construction and Environmental Management Plan which would ensure appropriate mitigation during the construction process.

Contamination and Air Quality

- 7.13 The application is supported by a Phase 2 Geo-Environmental Assessment which has assessed the site in respect of potential contamination issues, and concludes that there is no contamination on site that would prohibit development of the site as proposed. The Council's Environmental Health Officer raises no objection to the development as proposed subject to a condition to mitigate any unexpected contamination.
- 7.14 The site is in close proximity to the St James Air Quality Management Area. The Council's Environmental Health Officer has requested the submission of an Air Quality Assessment to ensure any impacts on air quality are fully assessed and appropriate mitigation sought where necessary in accordance with the requirements of the NPPF and Policies S10 and BN9 of the JCS.

Security and Crime Prevention

- 7.15 In order to reduce the potential for crime and vandalism, the applicant proposes to enclose the site with secure fencing, and provide external lighting and CCTV cameras, to accord with Policy S10 of the JCS and guidance contained within the Supplementary Planning Guide on Planning Out Crime. Comments from the Crime Prevention Officer would be directed to the County Council as the determining Authority for consideration.

Development and Flood Risk

- 7.16 As part of the site lies within Flood Zones 2 and 3 (medium and high risk), the development proposals would need to demonstrate that the development would not lead to any increased flood risk in accordance with the requirements of Policy BN7 of the JCS and advice in the National Planning Policy Framework. The comments of the Environment Agency and Lead Local Flood Authority would be directed to the County Council as the determining Authority for consideration.

Ecology

- 7.17 The site is located adjacent to two wildlife sites situated to the west of the site. The County Ecologist would be consulted directly to ensure there are no unacceptable adverse impacts on these sites and any associated ecology.

8 CONCLUSION

- 8.1 The proposal is considered acceptable in principle and would result in a sustainable form of development, subject to appropriate mitigation in respect of highway issues, contamination, air quality and flood risk.
- 8.2 In respect of the proposed design, it is considered that the design of the proposed office/ welfare building is contrary to the requirements of the NPPF and Policy S10 which seek to encourage high quality design and, therefore, amendments should be sought for an improved design.

9 BACKGROUND PAPERS

- 9.1 N/2018/1575.

10 LEGAL IMPLICATIONS

- 10.1 The development is not CIL liable.

11 SUMMARY AND LINKS TO CORPORATE PLAN

- 11.1 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.



Title: **Site 7C Edgar Mobbs Way**

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Date: 11-01-2019

Scale: 1:2,500

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