



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 16th March 2021

DEPARTMENT: Planning Service

DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2020/1451

LOCATION: Suite G6-6A Moulton Park Business Centre
Redhouse Road

DESCRIPTION: Erection of 12no Industrial Units for flexible use within Use Classes E(g); B2 and B8, with associated mezzanine levels, access works and parking

WARD: Parklands Ward

APPLICANT: Willowhawk Ltd

AGENT: CODA Planning Limited

REFERRED BY: Director of Planning and Sustainability

REASON: Major application requiring a Section 106

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

1.1 **APPROVAL IN PRINCIPLE** subject to Section 106 legal agreement to secure:

- A financial contribution to provide construction training.

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

The proposal would make a positive contribution to the provision of employment within the Borough and would not have an undue detrimental impact on the appearance and character of the wider area, nor result in any undue harm to residential amenity, parking, flood risk and highway safety. The proposal therefore accords with the National Planning Policy Framework; Policies S7, S8, S10 and BN7 of the West Northamptonshire Joint Core Strategy; and Policies B14 and E20 of the Northampton Local Plan.

2 THE PROPOSAL

2.1 The proposal entails the construction of 12 industrial units comprising one block of 8 units and one block of 4 units, both with smaller mezzanine areas at first floor level. The units would be for

flexible uses within Use Classes B2 (General Industrial), B8 (Storage and Distribution) and E(g i) (Office), E(g ii) (Research and Development) and E(g iii) (Light Industrial).

3 SITE DESCRIPTION

- 3.1 The site comprises an area of previously developed land currently used for car parking in association with the neighbouring unit and located within an existing business area in Moulton Park as defined by the Northampton Local Plan (1997). Access is from Red House Road.
- 3.2 The surrounding area consists principally of single storey warehouse / commercial buildings. Immediately adjacent to the site is a three store office building. Also accessed from the same car park are small scale car repair/ MOT businesses.
- 3.3 The site is towards the edge of Moulton Park and there are residential properties at a distance of around 170m from the site to the north east.

4 PLANNING HISTORY

- 4.1 N/2017/1649 - Erection of four flexible commercial (Classes A1 shop/A3 cafe/A5 hot food takeaway) units, four food (Classes A3/A5) units, two office (Classes B1 offices/A2 financial and professional services) units and gym (Class D2 Leisure) unit in two blocks with associated parking and landscaping – Approved 22/08/2019.

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 the 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.
Section 6 – building a strong and competitive economy
Section 8 - Promoting healthy and safe communities.
Section 9 - Promoting sustainable transport
Section 11 – making effective use of land
Section 12 - design

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:

E1 Existing employment areas
S7 Provision of Jobs
S8 Distribution of Jobs
S10 Sustainable Development Principles

S11 Carbon emissions
BN7 Flood Risk
BN9 Planning for Pollution Control

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)
B14 – Use in Business areas
T12 Development requiring servicing

5.5 Supplementary Planning Documents

Planning out Crime in Northamptonshire SPG 2004
Northamptonshire County Parking Standards 2016
Northampton Parking Standards 2019
Planning Obligations SPD 2013

6 CONSULTATIONS/ REPRESENTATIONS

- 6.1 **Environment Agency** – Do not wish to make any comments.
- 6.2 **Environmental Health** – No objections but require conditions for noise control, site investigation, to secure provision of electric vehicle charging points and an informative to control hours of construction.
- 6.3 **Police Crime Prevention Design Adviser** – The buildings have no defensible space and are vulnerable to attack. A security strategy document should be required by condition.
- 6.4 **Local Highway Authority** - The proposed development is less intensive than the previously permitted one as part of application N/2017/1649. The trip rates outlined in the Transport Assessment are accepted and considered robust. It demonstrates that the proposed development will have significantly less impact on the local network. As a result of this, it is accepted that the highway mitigation works agreed as part of the aforementioned application will not be required as part of this application.
- 6.5 **Arboricultural Officer** – Confirms that a condition requiring the arboricultural method statement to be adhered to will be required.
- 6.6 **Waste Planning Authority** - As a location where waste management uses are acceptable, the applicant should demonstrate how the proposal meets Policy 30 (Preventing land use conflict) of the MWLP. *The applicants subsequently provided further information which was confirmed to be acceptable by the Waste Planning Authority.*
- 6.7 **Anglian Water** – A surface water management strategy should be required by condition.
- 6.8 **Construction Futures** – 18 weeks of training will be required together with a financial contribution to cover training costs.
- 6.9 **Northampton County Council Development Management** – Request conditions on fire hydrants, sprinklers and broadband.
- 6.10 No comments have been received from neighbouring properties.

7 APPRAISAL

Main issues

- 7.1 The main issues to consider are the principle of development, impact on the appearance and character of the area, highway safety, parking, the effect on neighbouring amenity, noise, impact on trees/ landscaping, drainage/ flood risk, ecology, security and the impact on the economy in terms of job creation

Principle of development.

- 7.2 The application site is located within an “Existing Business Area” as identified in the Northampton Local Plan where use classes B1, B2 and B8 are considered acceptable in principle. The site is located within an allocated employment site with other industrial and commercial uses in close proximity. The development of the site as proposed complies with Policy E1 of the Joint Core Strategy and the Northampton Local Plan which seeks to support a vibrant, successful and developing local economy across West Northamptonshire and would make a positive contribution towards the provision of employment within the Borough.

Impact on the appearance and character of the street scene and wider area

- 7.3 The proposal entails the construction of two blocks of warehouse units. These would be flat roofed and would be 6.5m high. The appearance of these would be very similar to the retail units previously approved for this site, with the exception that these would have a slightly larger footprint but would be lower in height. Within the context of the area these would be visually very similar and it is considered in any event that these would be appropriate to the area and would not detract from the general street scene of what is a commercial area.

Parking and Highways

- 7.4 The proposed units would be built on what is currently a parking area, used by the adjacent units and as such there would be a loss of 125 parking spaces. This will leave 276 spaces, 65 for the proposed new development and the remainder for the existing uses. This matter is covered in the submitted transport assessment, in which it is stated that an analysis has shown that this is sufficient for the peak demand as identified. The Local Highway Authority have raised no objections and confirm acceptance of the transport assessment.

Drainage and Flood Risk

- 7.5 The site lies within a low risk Flood Zone (Flood Zone 1). The Environment Agency raise no objection and Anglian Water suggest a standard surface water drainage condition. It is considered that this would adequately address this issue.

Security and Crime Prevention

- 7.6 The proposal does not specify security measures and concerns were raised by the Police Crime Prevention Adviser. A condition was, however, suggested requiring details of security measures and that these should be in place before the occupation of the development. The police have confirmed that this is sufficient to address concerns.

Impact on amenity of neighbouring occupiers/ noise

- 7.7 The adjacent properties are characterised primarily by other commercial uses including Class B1 offices and industry. The closest residential occupiers are approximately 170 metres to the north east of the site on Coppice Drive. Due to the nature of sound travel it is possible that these residents could be affected by plant and equipment and a condition requiring details of sound mitigation measures is proposed, with these to be in place prior to occupation. Given the relative limited nature of the development it is not considered necessary to control hours of construction, this could be controlled under other legislation should a nuisance arise.

Air Quality

- 7.8 The applicant has proposed electric vehicle charging points to comply with the Northampton Low Emissions Strategy Document. The Council's Environmental Health Officers recommend that a condition is imposed to ensure that the proposed charging points are provided.

Land Contamination

- 7.9 Given the site is previously developed land, the Council's Environmental Health Officers recommend a standard planning condition for contamination in accordance with Policy BN9 of the Joint Core Strategy.

Section 106 Obligations

- 7.10 Construction Futures request a contribution towards construction training as part of any development of this site. Due to the size of the development it is considered reasonable to require a contribution for this purpose and the applicants have agreed to the payment of this. This would be secured through a S106 legal agreement.

Other Matters

- 7.11 NCC Development Management request conditions on sprinklers, fire hydrants and broadband provision. There is no policy basis within Northampton Borough Council for the requirement of these and as such it is not considered reasonable to attach conditions. The development would be subject to Building Regulation approval which would ensure appropriate fire safety measures are in place.

8 CONCLUSION

- 8.1 The principle of development is considered acceptable in what is an established employment area in the development plan. The proposal would provide employment benefits which can be afforded significant weight in decision making. The proposal is compliant with national and local planning policy and subject to the following conditions, is recommended for approval.

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: 2615-PL-0101-A - Site Location Plan, 2615-PL-0501-E - Proposed Site Plan, 2615-PL-0601-D - Proposed Overall Layouts, 2615-PL-0602-D - Proposed North Block Plans, 2615-PL-0603-B - Proposed South Block Plans, 2615-PL-0604-A - Proposed Roof Plan, 2615-PL-0701-E - Proposed Elevations - Sheet 01, 2615-PL-0702-E - Proposed Elevations - Sheet 02, ARB/4234/Y/300 - Tree Retention/Removal.

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

3. Details of all proposed external facing materials including fenestration 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 S10 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.

4. No development shall take place until full details of the surface water drainage scheme for the site have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To reduce the risk of flooding both on and off site in accordance with the National Planning Policy Framework and Policies BN7 and BN7a of the West Northamptonshire Joint Core Strategy by ensuring the satisfactory means of surface water attenuation and discharge from the site. Pre-commencement condition to ensure details are agreed in a timely manner.

5. Prior to the occupation of development fully details of security measures to include external lighting and security to windows and doors shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the agreed details.

Reason: In the interests of crime prevention to accord with Policy S10 of the West Northamptonshire Joint Core Strategy.

6. Prior to the occupation of each unit hereby permitted a scheme shall be agreed with the Local Planning Authority that specifies the external sources of noise on the site in respect of that unit and the provisions to be made for its control. The development shall be carried out in accordance with the approved scheme prior to occupation of the relevant unit and retained thereafter.

Reason: In the interests of surrounding amenity and in accordance with the requirements of Policy S10 and BN9 of the West Northamptonshire Joint Core Strategy.

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. Pre-commencement condition to ensure details are delivered in a timely manner.

8. Full details of a scheme for the provision of electric car charging points (including a timetable for implementation) shall be submitted to, and approved in writing by the Local Planning Authority prior to the first occupation of the development. Development shall be carried out in accordance with the approved details.

Reason: In the interests of creating a sustainable form of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and the Northampton Parking SPD.

9. The parking spaces as shown on the approved plan number 2615-PL-0501-E shall be laid out in accordance with the approved details prior to occupation of the development hereby permitted and retained for the sole purpose of parking associated with the approved and existing uses as identified on the approved plan throughout the lifetime of the approved development.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety in accordance with the aims and objectives of the National Planning Policy Framework.

10. Tree protection measures shall be implemented in accordance with the Recommendations and Tree Protection Strategy set down in the ACS consulting Arboricultural Report, Dated September 2020 prior to the commencement of development and retained throughout the full duration of the construction period.

Reason: In the interests of sound arboricultural practice to accord with Policy BN3 of the West Northamptonshire Joint Core Strategy.

10 BACKGROUND PAPERS

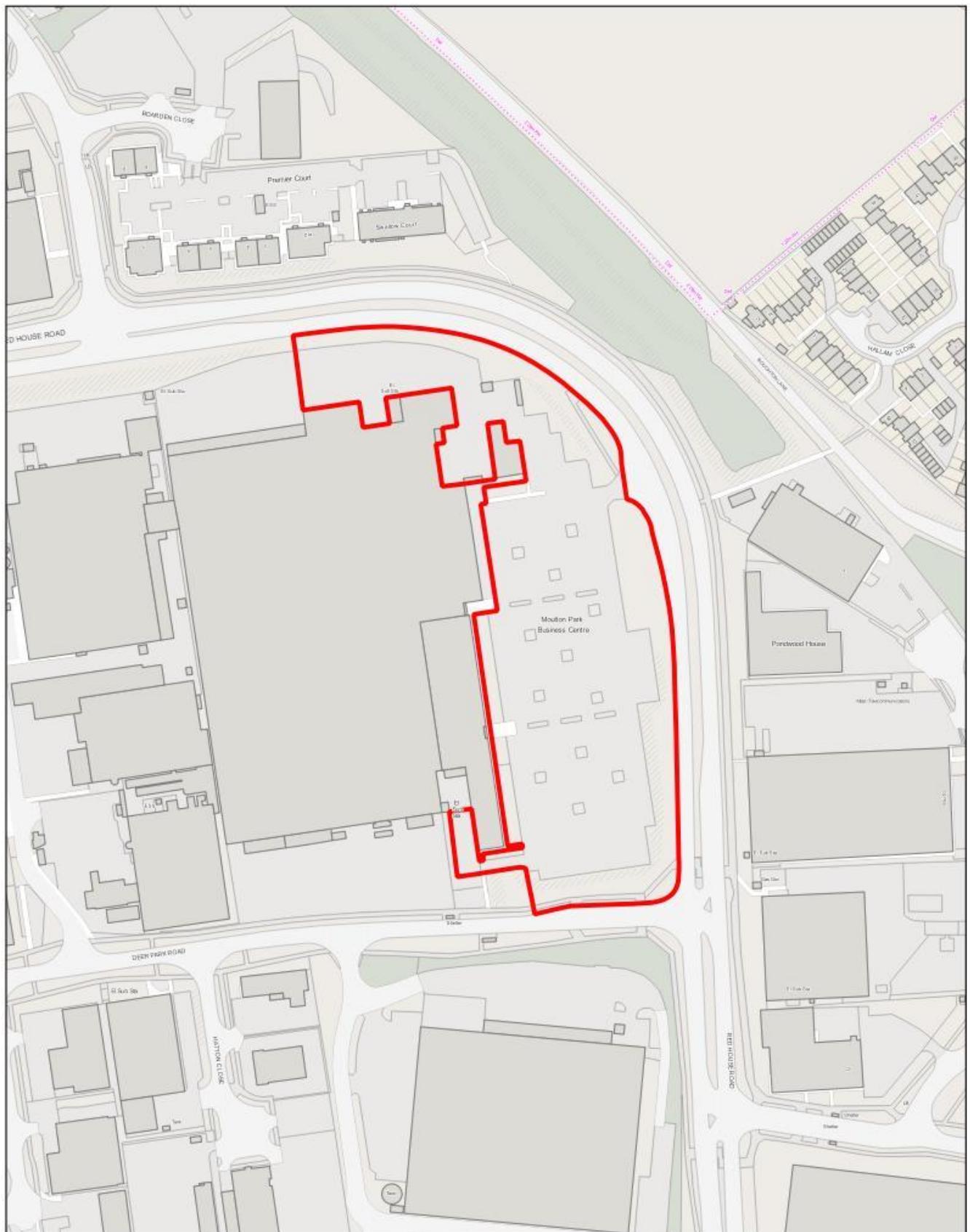
- 10.1 N/2020/1451

11 LEGAL IMPLICATIONS

- 11.1 The development is not 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.



Title: **Redhouse Road, Moulton Park**

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Date: 05-03-2021

Scale: 1:2,250

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