



Planning Committee Report

Committee Date: 7th September 2021

Application Number: WNN/2021/0250

Location: Howdens Joinery, Liliput Road, Northampton

Development: Reserved Matters Application (details of appearance, landscaping, layout and scale) pursuant to Outline Planning Permission N/2020/1212 for Phases 1, 2 and 3 for the construction of Warehouse and Distribution Units (Use Class B8) with ancillary office accommodation, means of access, with service yards, parking, landscaping, and other associated infrastructure

Applicant: Newlands Development Limited and the

Agent: pHp Architects

Case Officer: Hannah Weston

Ward: Nene Valley Unitary Ward

Referred By: Assistant Director of Place & Economy

Reason for Referral: Major application

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS

Proposal

Reserved Matters is sought for appearance, landscaping, layout and scale pursuant to Outline Planning Permission N/2020/1212 for the demolition of existing building and structures and redevelopment to provide new warehouse and distribution floorspace (Use Class B8) with ancillary office accommodation, access from Liliput Road, with service yards, parking, landscaping and other associated infrastructure.

Consultations

The following consultees have raised **no objections** to the application:

- Arboricultural Officer
- Ecology
- Public Protection
- Environment Agency
- Archaeology

- LLFA
- Highways
- Natural England
- Highways England
- The Ramblers
- Hardington Parish Council

The following consultee has raised **concerns** with the scheme:

- Northamptonshire Police

No neighbour letters have been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1. APPLICATION SITE AND LOCALITY

- 1.1 The application site is located on the western and northern sides of Liliput Road, near the A428, within the Brackmills Industrial Estate. The site comprises a large warehouse building with associated parking and currently has four existing vehicle access points from Liliput Road. The occupiers of the building have moved elsewhere leaving the building vacant.

2. CONSTRAINTS

- 2.1. Hazardous area
- 2.2. Borders Flood Zones 2 and 3
- 2.3. Public Right of Way runs along western and northern boundaries

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1. Reserved Matters is sought for appearance, landscaping, layout and scale pursuant to Outline Planning Permission N/2020/1212 for the demolition of existing building and structures and redevelopment to provide new warehouse and distribution floorspace (Use Class B8) with ancillary office accommodation, access from Liliput Road, with service yards, parking, landscaping and other associated infrastructure.

4. RELEVANT PLANNING HISTORY

- 4.1 The following planning history is considered relevant to the current proposal:

Application Ref.	Proposal	Decision
N/2021/0242	Prior Notification of the demolition of existing Howden's building	Approved 17/3/21
N/2020/1212	Outline Application (with access details) for the demolition of existing building and structures and redevelopment to provide new warehouse and distribution floorspace (Use Class B8) with ancillary office accommodation, access from Liliput Road, with service yards, parking, landscaping and other associated infrastructure	Approved 4/5/21
N/2020/0137	Request for Environmental Impact Assessment (EIA) Screening Opinion for proposed redevelopment of land (new employment development) at Liliput Road, Brackmills Industrial Estate	EIA not required.

5. RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

5.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Development Plan

5.2. The Development Plan comprises the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15th December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted Local Plan (Part 1 – saved policies) and adopted Neighbourhood Plans. The relevant planning policies of the statutory Development Plan are set out below:

West Northamptonshire Joint Core Strategy Local Plan (Part 1) (LPP1)

5.3. The relevant policies of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) are:

- Policy E1 Existing employment areas
- Policy S7 Provision of Jobs
- Policy S8 Distribution of Jobs
- Policy S10 Sustainable Development Principles
- Policy S11 Carbon emissions
- Policy BN2 Biodiversity
- Policy BN7 Flood Risk
- Policy BN9 Pollution Control

Northampton Local Plan 1997 (Saved Policies) (NLP 1)

- 5.4. The relevant policies of the NLP 1 are:
- Policy E20 – New Development (Design)
 - Policy B5 – Development at Brackmills
 - Policy B14 – Use in Business areas
 - Policy T12 – Servicing

Material Considerations

5.5. Below is a list of the relevant Material Planning Considerations

- **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
- Northamptonshire County Parking Standards (November 2016)
- Northampton Parking Standards Supplementary Planning Document (November 2019)
- Planning out crime in Northamptonshire SPG (2004)

6. RESPONSE TO CONSULTATION

Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council’s website.

Consultee Name	Comment
Arboricultural Officer	Planting plans are good as is maintenance regime and layout. No comment on revised landscaping.
Ecology	Recommend changes to the soft landscaping to include buckthorn, retention of dead wood and underseeding. Following this, changes were made and the Ecology officer advises that the amended scheme is acceptable.
Public Protection	No comments on reserved matters. Note inclusion of acoustic barrier required through condition and that plant noise and contamination are covered by conditions in the outline.
Environment Agency	No objection
Archaeology	No comment
LLFA	No objection – surface water drainage has been addressed. Advise that details of CCTV survey and capacity calculations for unit A should be submitted when available.
Highways	No comment
Natural England	No objection
Highways England	No objection
Northamptonshire Police	Advise that details of crime prevention measures are

	required.
The Ramblers	No comment
Hardingstone Parish Council	No objections

7. RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

- 7.1. No letters have been received.

8. APPRAISAL

Principle of Development

- 8.1 As this is reserved matters application, the principle of the re-development of the site for warehouse and distribution units (use class B8) has already been established. As such it is considered that the principle is acceptable. The matters for consideration for this application relate to those that were reserved by condition under the outline planning permission; these being the appearance, landscaping, layout, and scale of the development.

Impact on character and appearance of the area

- 8.2 The application proposes the demolition of the existing building on site and the erection of three units.
- 8.3 The existing building on site is approximately 90,249m² in floorspace with a height of 10.5 metres.
- 8.4 Unit A would be positioned on the north-eastern side of the site and would be 21.5 metres high with a flat roof, and 105 x 152 metres (15,960m²) in footprint including an ancillary office space on the northern side of the building. Above this office space two further floors would be provided offering more office space and a plant level. Lorry docks would be on the eastern side of the building alongside a service yard with 27 HGV vehicle parking spaces. A security gatehouse would be provided at the entrance to this yard (4.3 metres high and 4 x 8 metres footprint). Car parking, including disabled parking, EV charging spaces and cycle parking would be provided on the eastern and northern side of the building, separate to the HGV yard.
- 8.5 Unit B would be positioned on the south-eastern side of the site and would be 21.5 metres high with a flat roof, and 192 x 116 (22,272m²) metres in floorspace including an ancillary office space on the eastern side of the building. Further office space would be provided internally at first floor above the office space at ground floor level and a plant floor above this. A two storey Hub would be provided on the southern side of the building providing office space and staff facilities. Lorry docks would be on the southern side of the building alongside a service yard and 42 HGV parking spaces. A security gatehouse would be provided at the entrance to this (4.3 metres high and 4 x 8 metres footprint). Car parking, including disabled parking and EV parking and cycle parking would be provided to the east of the site, accessed by the eastern entrance, shared with unit A.
- 8.6 Unit C is positioned on the western side of the site and would be 21.5 metres high with a flat roof, and 150 x 232 (34,800m²) metres in footprint including an ancillary office space on the southern side of the building. Further office space would be provided

internally at first floor above the office space at ground floor level and a plant floor above this. A two storey Hub would be provided on the western side of the building providing office space and staff facilities. Lorry docks would be on the western side of the building alongside a service yard and 82 HGV parking spaces. A security gatehouse would be provided at the entrance to this (4.3 metres high and 4 x 8 metres footprint). Car parking, including disabled parking and EV parking and cycle parking would be provided to the south of the site, accessed independently by an entrance to the south of the site.

- 8.7 Whilst the proposed buildings are over twice the height of the existing building on site, it is the case that higher buildings are needed for warehouse uses and the height would not be unreasonable to find within an industrial estate. The three buildings are of a functional design that would be expected within an industrial estate. It is considered that the re-development of the site would result in an improvement of the site, with the existing building being vacant and of an extremely large footprint with a variety of heights and styles. The three proposed buildings would provide modern warehouse provision on this estate of a uniform design with good parking layouts and arrangements. Consequently, it is considered that the proposal would be acceptable in design terms.
- 8.8 In addition, each unit is also provided with a sprinkler system, with sprinklers tanks and pump houses provided for each unit. These are well positioned on the site and would not detract from the character and appearance of the development.
- 8.9 Substations are also proposed for each unit, with space for gas and electricity meter housings adjacent. The provision of substations for each unit is considered acceptable in design terms.
- 8.10 Cycle stores are proposed for each unit. These are of an acceptable appearance and location and are considered acceptable in design terms.
- 8.11 The submitted plans show the provision of bin stores for each unit. No plans have been provided of the appearance of these and as such a condition is proposed requiring further details of these prior to occupation.
- 8.12 1 smoking shelter is proposed per unit for staff members. The design and positioning of these smoking shelters are considered acceptable.
- 8.13 It is considered that the appearance, layout and scale of the development is acceptable.

Residential Amenity

- 8.14 The application site is positioned away from any neighbouring residential properties and, as such, there would be no impact upon neighbouring amenity as a result of this proposal.

Highway impact

- 8.15 The Council's Highways department and Highways England have been consulted on this application and have raised no objection.
- 8.16 Under the Parking Standards 2016, a B8 use should be provided with 1 parking space per 120m², 1 cycle space per 500m², 1 motorcycle space plus 1 per 20, and 10% of the total car parking spaces should be disabled.

- 8.17 All three units comply with this requirement, with Unit 1 having 142 car parking spaces with 14 of these accessible plus 27 HGV parking spaces, a motorcycle parking area and cycle stores, Unit 2 having 196 car parking spaces with 20 of these accessible plus 42 HGV parking spaces, a motorcycle parking area and cycle stores, and Unit 3 having 300 parking spaces with 30 of these accessible plus 82 HGV parking spaces, a motorcycle parking area and cycle stores.
- 8.18 As such it is considered that the proposal would be acceptable on highway safety grounds.

Landscaping

- 8.19 The application includes details of landscaping. The Councils Arboricultural Officer and Ecology Officer have both advised that the proposed landscaping is acceptable. The proposal shows soft landscaping surrounding the site which will assist in softening the appearance of the development. In line with the above, the landscaping details are considered acceptable.

Other matters

- 8.20 The Council's public protection team noted the inclusion of an acoustic barrier and that plant noise and contamination are covered within the outline consent. Contamination is covered by conditions 5-8 of the outline consent, condition 9 of the outline consent required details of a sound barrier, and condition 10 covered noise. As such conditions on these matters are not required within this reserved matters application as these are already covered by the outline consent.
- 8.21 The Lead Local Flood Authority (LLFA) has advised that the scheme is acceptable and surface water drainage matters have been addressed. The LLFA comments that CCTV of the system for unit A would be required. Conditions 17-21 of the outline consent cover surface water and drainage and condition 20 already requires the provision of CCTV confirmation of systems. As such this matter is covered in the outline consent and no further conditions on this would be necessary.
- 8.22 Northamptonshire Police advise that details of crime prevention measures are required. It is considered reasonable to attach a condition requiring details of crime security measures for the site to accord with the requirements of Policy S10 of the Joint Core Strategy.

9 FINANCIAL CONSIDERATIONS

- 9.1 The development is not CIL liable.

10 PLANNING BALANCE AND CONCLUSION

- 10.1 The appearance, landscaping, layout and scale proposed as part of this reserved matters application is of a high standard and would not result in a detrimental impact upon the surrounding area or the amenity of occupants of surrounding properties. As a consequence, the proposal is in conformity with the requirements of the National Planning Policy Framework, Policies S10, BN7 of the West Northamptonshire Joint Core Strategy; and Policy E20 of the Northampton Local Plan 1997 (saved policies).

11 RECOMMENDATION / CONDITIONS AND REASONS

11.1 The proposed development is recommended for approval subject to the following conditions.

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

BDN- pHp-XX-00-DR-A-4461-A100 Rev T1 – location plan
BDN- pHp-XX-00-DR-A-4461-A101 Rev T4 – site plan
BDN- pHp-XX-00-DR-A-4461-A102 Rev T1 – masterplan
BDN- pHp-A-00-DR-A-4461-A200 Rev T1 – unit A floorplan
BDN- pHp-A-01-DR-A-4461-A201 Rev T1 – unit A office plans
BDN- pHp-A-RF-DR-A-4461-A202 Rev T1 – unit A roof plan
BDN- pHp-A-00-DR-A-4461-A210 Rev T1 – unit A gatehouse
BDN- pHp-A-XX-DR-A-4461-A300 Rev T1 – unit A elevations
BDN- pHp-B-00-DR-A-4461-B200 Rev T1 – unit B floorplan
BDN- pHp-B-01-DR-A-4461-B201 Rev T1 – unit B office plans
BDN- pHp-B-RF-DR-A-4461-B202 Rev T1 – unit B roof plan
BDN- pHp-B-00-DR-A-4461-B210 Rev T1 – unit B gatehouse
BDN- pHp-B-XX-DR-A-4461-B300 Rev T1 – unit B elevations
BDN- pHp-C-00-DR-A-4461-C200 Rev T1 – unit C floorplan
BDN- pHp-C-01-DR-A-4461-C201 Rev P3 – unit C office plans
BDN- pHp-C-RF-DR-A-4461-C202 Rev T1 – unit C roof plan
BDN- pHp-C-00-DR-A-4461-C210 Rev T1 – unit C gatehouse
BDN- pHp-C-XX-DR-A-4461-C300 Rev T1 – unit C elevations
BDN- pHp-XX-00-DR-A-4461-A109 Rev P2 – unit A sprinkler tank
BDN- pHp-XX-00-DR-A-4461-B109 Rev P1 – unit B sprinkler tank
BDN- pHp-B-00-DR-A-4461-C109 Rev P1 – unit C sprinkler tank
014853-01 Rev A – smoking shelter
017289-02 – cycle shelter
FUN-DR-E-S1-001 – substation base
TR15 – substation plans and elevations
FUN-DR-E-S1-002 – gas and electricity metre housing
Grp Package substation civils – substation base details

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

2. For each phase of the development all planting, seeding or turfing comprised in the approved details of landscaping outlined within plans BDN-BCA-ELS-XX-DR-LA-2103-20-03-S4 Rev P4 shall be carried out in the first planting and seeding seasons following the occupation of the building within that phase or the completion of the development within that phase, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species.

The hard landscaping for each phase shall be provided in accordance with plan BDN-pHp-XX-00-DR-A-4461-A101 Rev T4 prior to first occupation of any of the units within the respective phase.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

3. The parking and manoeuvring spaces for each unit as shown on approved plan BDN-pHp-XX-00-DR-A-4461-A101 Rev T4 shall be constructed prior to the first occupation of the corresponding unit and retained thereafter solely for the parking of vehicles.

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

4. The cycle storage for each unit as shown within plans 017289-02 and BDN- pHp-XX-00-DR-A-4461-A101 Rev T4 shall be provided in full accordance with these details prior to first occupation of the corresponding unit and shall be retained thereafter.

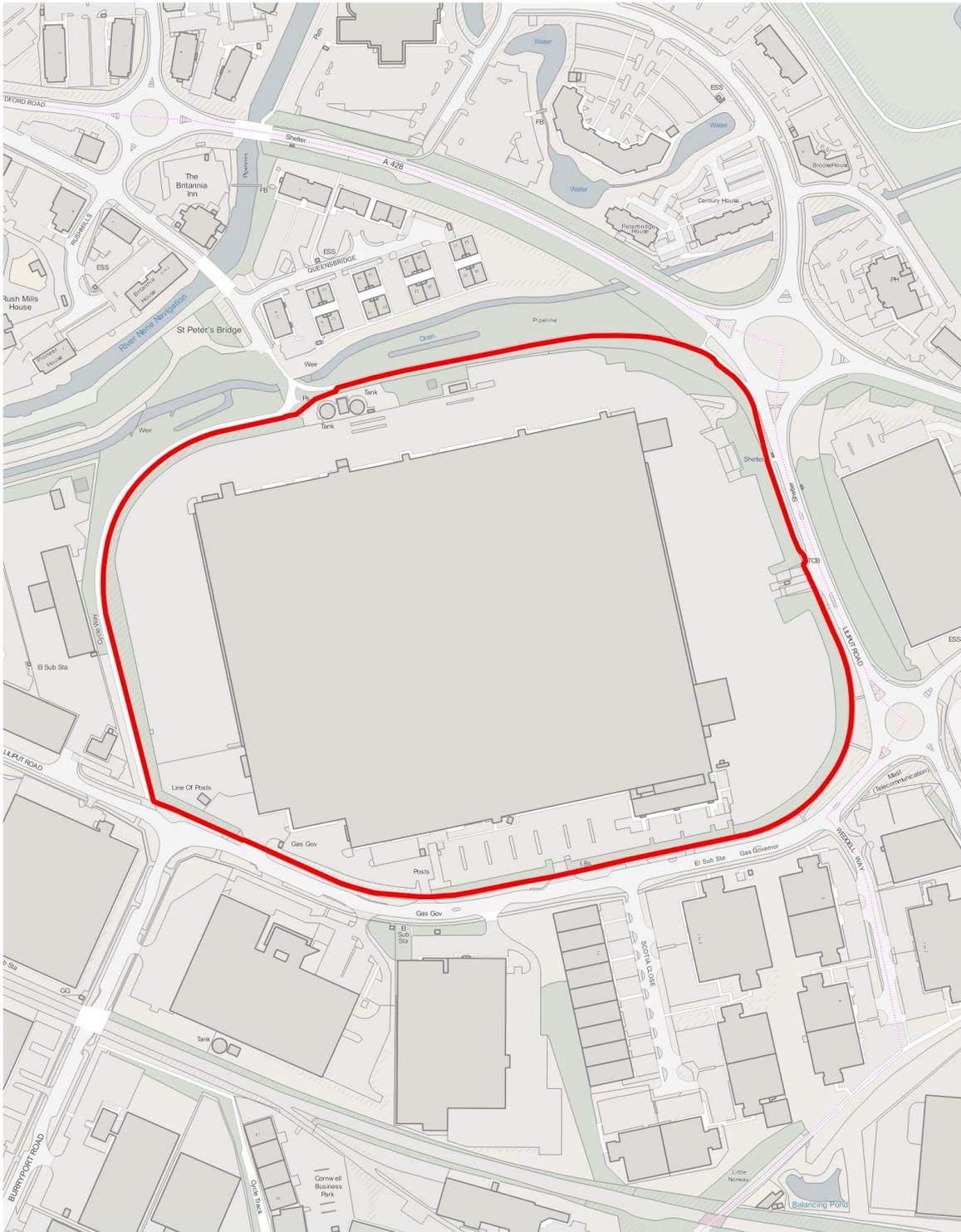
Reason: In the interest of promoting sustainable transport in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

5. Notwithstanding the submitted details full details of bin storage for each unit shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of each corresponding unit. Development shall be carried out in accordance with the approved details prior to first occupation of the corresponding unit and be retained thereafter.

Reason: In the interests of visual amenity and to ensure adequate refuse storage in accordance with the National Planning Policy Framework and Policy S10 of the West Northamptonshire Joint Core Strategy.

6. Prior to first occupation of each unit hereby approved, a crime security measures strategy for crime prevention for that unit shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme for crime security shall be implemented in full accordance with the approved details prior to first occupation of the corresponding unit and retained thereafter.

Reason: In the interests of securing a satisfactory standard of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.



**West
Northamptonshire
Council**

Title: Howdens Joinery

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