

Planning Committee Report

Committee Date: 7th September 2021

Application Number: WNN/2021/0258

Location: Barclaycard, 1234 Pavilion Drive, Northampton

Development: Erection of ancillary single storey lake house building, landscaping works, provision of external staff facilities, erection of plant equipment including generator compound, works to car park and ancillary works

Applicant: Barclays Plc

Agent: Mr. Tom Lambshead

Case Officer: Hannah Weston

Ward: Nene Valley Unitary Ward

Referred by: Assistant Director Place & Economy

Reason for Referral: Major application

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS

Proposal

Permission is sought for the erection of ancillary single storey lake house building, landscaping works, provision of external staff facilities, erection of plant equipment including generator compound, works to car park and ancillary works

Consultations

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

- Highways
- Public Protection
- Arboricultural Officer
- Environment Agency
- Lead Local Flood Authority
- Ecology
- Hardingstone Parish Council

No letters from neighbouring properties or third parties 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 side of Brackmills Industrial Estate, to the south, east and north of Pavilion Drive which circles the site, and to the west of Rhosili Road. The site is positioned near to the A45 and comprises the offices for Barclaycard, with associated staff parking, and amenity space.

2. CONSTRAINTS

- 2.1. None.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1. Permission is sought for the erection of a lake house, outdoor fitness area, emergency generator compound, replacement chiller plants, rooftop plant enclosures, relocated canopies, outdoor chess, table tennis and petanque tables, and alterations to the car park.

4. RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
N/2018/1487	Replacement signage scheme including new high level sign, car park entrance signs, security hut signs, barrier sign, and flags.	Approved
N/2015/1113	Installation of 8no condenser units.	Approved
N/2015/0634	Retain change of use of land for permanent car parking (follows N/2012/0480)	Approved
N/2014/1130	Installation of 200no. ground mounted solar photovoltaic panels and ancillary works.	Approved
N/2012/0480	Proposed temporary extension to existing car park	Approved – cease 13 July 2015

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:
- E1 Existing employment areas
 - S1 – The distributions of development
 - S2 – Hierarchy of centres
 - S7 – Provision of Jobs
 - S8 – Distribution of Jobs
 - S10 – Sustainable Development

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

- 5.4. The relevant policies of the NLP 1 are:
- Policy E20 – Design for new development
 - 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)

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
Highways	No objection – request conditions requiring a CEMP.
Public Protection	No objection.
Arboricultural Officer	No objection subject to condition requiring tree protection measures to be put in place on site.
Environment Agency	No comment.
Lead Local Flood Authority	No objection subject to condition on surface water drainage.
Ecology	No objection – if lakehouse or generator compound are to have external lighting a bat-sensitive lighting scheme would need to be conditioned. Proposed insect, bird and bat boxes welcomed.
Hardingstone Parish Council	No objection.

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. None received.

8. APPRAISAL

Principle

8.1 The development proposed is intended to provide enhanced facilities at an existing major business within Northampton. As such, the principle of development is considered acceptable and in accordance with the aims of national and local planning policy.

Design

8.2 The application proposes the erection of a lake house. The proposed lake house would be single storey and flat roofed (with a slight central slope) timber clad building with covered terrace with a footprint of 6.6 x 14.09 metres and a height of 3.26-3.4 metres. The building would comprise one open plan internal space and one covered terrace and is for use by staff members of the site. The building would be positioned on the eastern side of the site, near the main building on site.

8.3 In design terms it is considered that the proposed lake house building would be of an acceptable design that would not harm the character and appearance of the site or surrounding area.

- 8.4 Surrounding the proposed lakehouse a new landscaping scheme is proposed, with a terrace, and planting areas. It is considered that the proposed alterations would enhance the appearance of the site, subject to specific details on the hard and soft landscaping to be used which will be required through condition.
- 8.5 On the northern side of the site it is proposed to provide a staff outdoor fitness area, with 5 exercise stations. These are shown to be made from timber and would not harm the appearance of the site.
- 8.6 To the eastern side of the site an emergency generator enclosure is proposed. This compound is dug into raised land levels but would be a maximum of 7 metres in height plus 2.17 metre high mesh panels above (a total height of 9.17 metres) and surrounds the proposed generators. Much of the compound would appear significantly lower than this due to changing land levels.
- 8.7 The proposed emergency generator compound would be positioned on the eastern side of the site, set back from Rhosili by approximately 17 metres, behind existing tree screening and an internal service road. Whilst set back some 17 metres from the highway, the proposed compound would, due to its size, be visible from the street scene. Whilst the compound would be visible from the street scene, this is not considered unacceptable, as the building would not be unexpected within an industrial estate. As such this element is considered acceptable in design terms. A condition requiring details of levels is considered reasonable to attach.
- 8.8 Alterations are also proposed to an existing chiller plant area, with three replacement chiller units and the removal of an existing pump house. The replacement of existing chiller units is not considered to harm the appearance of the site.
- 8.9 To the roof of the existing building alterations are proposed to existing plant enclosures, with the formation of new plant enclosures formed of mesh panels. The formation of these enclosures at roof level are considered acceptable within this industrial area.
- 8.10 Existing canopies on the building are further proposed to be re-located on the building, with the removal of three sets of canopies from the northern elevation and the re-positioning of these on the western elevation upon existing hardstanding. The placing of these canopies on the western elevation would not harm the appearance of the building and are considered acceptable in design terms.
- 8.11 To the northern elevation of the building it is proposed to add 5 outdoor chess tables with fixed seating, 2 table tennis tables and 1 petanque area. The provision of these staff welfare facilities would not harm the appearance of the site and are considered acceptable in design terms.
- 8.12 Lastly alterations are proposed to part of the existing car park. As existing the car park is a gravelled area. It is proposed to hard landscape this in brick paving with the spaces marked out, to match the existing car park adjacent, and to install lighting and a soft landscaping barrier. These alterations would improve the appearance of the car park and are considered acceptable in design terms. Conditions requiring details of landscaping and lighting are considered reasonable to attach.

Neighbouring amenity

- 8.13 The application site is not located near residential properties and as such it is not considered that the proposal would harm residential amenity.

Highways

- 8.14 The Council's Highways department do not raise an objection to the scheme but recommend a condition requiring a Construction Environment Management Plan. This is considered reasonable to attach.

Trees

- 8.15 The Council's Arboricultural Officer does not raise any objection to the scheme but recommends a condition requiring the tree protection measures outlined in the submitted details to be implemented on site. This is considered reasonable to require through condition.

Ecology

- 8.16 The Council's Ecology Officer outlines no objection to the scheme and welcomes the provision of insect, bat and bird boxes. The provision of these will be required through condition. The Ecology Officer advises that if any external lighting is proposed to the proposed lakehouse or generator compound a bat-sensitive lighting scheme would need to be conditioned. A condition requiring the submission of a lighting scheme prior to any lighting being installed in this area is considered reasonable to attach to protect the potential presence of bats on site.

Flood risk

- 8.17 The Environment Agency and Lead Local Flood Authority raise no objections to the scheme. The LLFA request a condition on surface water drainage and this is considered reasonable to attach.

9 FINANCIAL CONSIDERATIONS

- 9.1 The development is not CIL liable.

10 PLANNING BALANCE AND CONCLUSION

- 10.1 It is considered that the proposal would provide enhanced facilities for a major employer within Northampton 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, and highway safety. Therefore, the proposal accords with the National Planning Policy Framework; Policy S10 of the West Northamptonshire Joint Core Strategy; and Policies B14 and E20 of the Northampton Local Plan and it is recommended that planning permission is granted subject to conditions and the completion of a S106 legal agreement to secure the construction training contribution.

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 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:

NOV-GEN-ZZ-ZZ-DR-A-010100 Rev P01
NOV-GEN-ZZ-ZZ-DR-A-010120 Rev P04
NOV-GEN-LK-ZZ-DR-A-012010 Rev P01
NOV-GEN-EG-ZZ-DR-A-012015 Rev P01
NOV-GEN-NV-RF-DR-A-012019 Rev P01
NOV-GEN-CP-ZZ-DR-L-062001 Rev P01
NOV-GEN-LS-ZZ-DR-L-161001 Rev P01
NOV-GEN-LS-ZZ-DR-L-062000 Rev P01
NOV-GEN-NV-ZZ-DR-A-012031 Rev P02
NOVA-CHILLER-SK01 Rev P02

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

3. Prior to the construction of each of the following above ground floor slab level - lakehouse, emergency generator enclosure, and rooftop plant enclosures – full details of the external materials to be used for each part shall be submitted to and approved in writing by the Local Planning Authority. The lakehouse, emergency generator enclosure and rooftop plant enclosures shall be constructed in full accordance with the details as approved.

Reason: In the interests of visual amenity to ensure that the extension harmonises with the existing building in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.

4. Details of all insect, bird and bat boxes as outlined in the ecological enhancements section (4.5) of the Preliminary Ecological Appraisal by PJC Consultancy dated 21st April 2021 reference 4530E/21 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 use any part of the development hereby permitted and shall be retained thereafter.

Reason: In the interests of securing a satisfactory standard of development in accordance with the requirements of the National Planning Policy Framework.

5. No external lighting shall be installed on the approved lake house building, decompression deck or emergency generator compound until a bat-sensitive lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The lighting shall thereafter be installed and retained in full accordance with these approved details.

Reason: In the interests of securing a satisfactory standard of development in accordance with the requirements of the National Planning Policy Framework.

6. Prior to first use of any part of the development hereby permitted a Verification Report for the installed surface water drainage system for the site, based on the SuDSmart Plus ref 74455R2 rev Final dated 7th May 2021 prepared by GeoSmart Information, shall be submitted to the Local Planning Authority for approval in writing. The details shall include:
 - a) Any departure from the agreed design is keeping with the approved principles
 - b) As-Built Drawings and accompanying photos.

- c) Full Windes calculations that demonstrate the discharge rate from the site has increased only by the greenfield runoff rate proportional to the additional impermeable area.
- d) Results of any performance testing undertaken as a part of the application process (if required / necessary)
- e) CCTV confirmation that the system is free from defects, damage and foreign objects

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy BN7 of the West Northampton Joint Core Strategy by ensuring the satisfactory means of surface water attenuation and discharge from the site.

7. Prior to the commencement of the development 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.
 - viii) Non-road mobile machinery (NRMM) controls.
 - ix) Details of temporary site storage, welfare facilities and contractor parking.
- The approved CEMP and measures contained therein shall be adhered to throughout the construction process.

Reason: To minimise the impact of the development during the construction phase in accordance with the requirements of Policy S10 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.

8. Prior to the commencement of the development hereby approved (including any demolition and all preparatory work), the scheme of control measures given in the Arboricultural impact assessment, method statement and tree protection plan report, together with the associated appendices, dated 11 May 2021 from PJC Consultancy shall be put in place. The development thereafter shall be implemented in strict accordance with the approved details and the control measures shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed.

Reason: In the interests of securing a satisfactory standard of development and the preservation of existing trees in accordance with the requirements of the NPPF.

9. Notwithstanding the submitted information, prior to the construction of the lakehouse and emergency generator compound above ground floor slab level and prior to the commencement of works to the decompression deck and car park, hard and soft landscaping schemes for the decompression deck, emergency generator compound and car park shall be submitted to and approved in writing by the Local Planning Authority. The approved schemes shall be carried out in each area in the first planting and seeding seasons:
- for the decompression deck, following the completion of the lakehouse;

- for the emergency generator compound, following the completion of the emergency generator compound; and
- for the car park, following the completion of the car park works hereby approved, and 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. All hard surfacing shall be carried out in each area in accordance with the approved details prior to the first use of the lakehouse, emergency generator compound and car park hereby approved and retained thereafter.

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 and to ensure a biodiversity net gain on the site.

10. No lighting shall be installed to the car park as shown in plan NOV-GEN-CP-ZZ-DR-L-062001 until a lighting scheme has been submitted to and approved in writing by the Local Planning Authority. Thereafter the lighting scheme shall be retained on site in compliance with the details within this plan and in a fully working order.

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 and the National Planning Policy Framework.

11. Prior to the commencement of development on the emergency generator compound details of the existing and proposed ground levels and finished floor levels of the emergency generator compound 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 visual amenity in accordance with the requirements of the NPPF and Policy S10 of the West Northamptonshire Joint Core Strategy.



**West
Northamptonshire
Council**

Title: Barclaycard, 1234 Pavilion Drive

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