



Planning Committee Report

Committee Date: 2nd November 2021

Application Number: WNN/2021/0273

Location: Unit 2, Nectar Way, Northampton

Development: Installation of sprinkler system inside existing unit, necessitating erection of sprinkler tank and pump house on concrete base and altered parking.

Applicant: HellermannTyton Data Limited

Agent: HellermannTyton Data Limited

Case Officer: Hannah Weston

Ward: Sixfields 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

The application proposes the installation of a sprinkler system to the existing industrial unit, necessitating the erection of a sprinkler tank and pump house and altered parking.

Consultations

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

- Highways

The following consultees have **no comment** on the scheme:

- Public Protection

No neighbour letters have been received.

Conclusion

The application has been assessed against the relevant policies in the National Planning Policy Framework, 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 north-eastern side of Nectar Way, near the junction with Upton Valley Way North and Sepals Way. The site is bordered by residential properties to the rear (north) on Damsely Road and Skimmer Close, and business units to the east, south and west.

2. CONSTRAINTS

2.1. None

3. DESCRIPTION OF PROPOSED DEVELOPMENT

3.1. Permission is sought for the installation of a sprinkler system to the existing industrial unit, necessitating the erection of an external sprinkler tank and pump house, and altered parking.

3.2. During the course of the application the location of the sprinkler system and proposed replacement parking have been slightly amended.

4. RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
N/2016/0688	Construction of units for Use Class B8 (Warehouse and Distribution) with ancillary office space and car parking; lorry parking; service yard; sub-station and associated earthworks; engineering; drainage; and landscaping works.	Approved.
N/2017/1599	Non Material Amendment of Planning Permission N/2016/0688 (Construction of units for Use Class B8 (Warehouse and Distribution) with ancillary office space and car parking; lorry parking; service yard; sub-station and associated earthworks; engineering; drainage; and landscaping works) to amend	Approved

	parking layout to front entrance of the units and amend surface material to vehicle entrance	
N/2019/0533	Variation of Condition 10 of Planning Permission N/2016/0688 (Construction of 2 Warehouse Units) to extend delivery hours for Unit 2 to be 0600hrs to 2300hrs only.	Approved
N/2021/0118	Change of use from B8 to B8/B2 with ancillary offices	Pending decision
N/2021/0431	Variation of Condition 7 of Planning Permission N/2019/0533 (Variation of Condition 10 of Planning Permission N/2016/0688 (Construction of 2 Warehouse Units) to extend delivery hours for Unit 2 to be 0600hrs to 2300hrs only) to remove the hours of delivery restriction for Unit 2 only	Approved

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:
- SA – Presumption in Favour of Sustainable Development
 - E1 – Existing Employment Areas
 - S7 – Employment opportunities
 - S10 – Sustainable Development Principles
 - S11 – Renewable Energy
 - C2 – New Development,
 - BN2 – Biodiversity,
 - BN7 – Flood Risk,
 - BN9 – Pollution Control.

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

- 5.4. The relevant policies of the NLP 1 are:

- E20 – Design,
- T12 – Manoeuvring for Commercial Vehicles,
- B5 – Pineham Site.

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

- **Northampton Local Plan Part 2 (2011-2029) (Emerging)**

Following the decision at the Full Council on 18 January 2021, the former Northampton Borough Council submitted the Northampton Local Plan Part 2 (2011 – 2029) and supporting documents to the Secretary of State for Housing, Communities and Local Government (now Secretary of State for Levelling Up, Housing and Communities) on 4 February 2021 for examination. This is in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

In line with Paragraph 48 of the National Planning Policy Framework, the policies contained within the emerging Northampton Local Plan Part 2 are therefore a material consideration in the determination of planning applications. The weight to be afforded to the policies relevant to this application is set out below:

- 3 – Design – Moderate weight
- 4 – Amenity and layout – Moderate weight
- 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
Highways	No objection to amended plan.
Public Protection	No comment to make on application.

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

Impact on character and appearance of the area

- 8.1 The application proposes the erection of a sprinkler system on the eastern side of the site. This would comprise a sprinkler water storage tank and a pump house. Due to the positioning of this on an area currently used for parking, an equivalent number of replacement parking spaces are proposed to be provided within the current delivery yard.
- 8.2 The proposed storage tank would be approximately 8.5 metres in height and of a circular footprint. The adjacent pump house would be approximately 3 metres in height and have a footprint of 6 x 4.2 metres.
- 8.3 Due to the positioning of the system adjacent the boundary edge with Nectar Way, the proposed storage tank and pump house would be visible from Nectar Way. The character of Nectar Way is of warehouse buildings and industrial development, and the appearance of the proposed sprinkler system would not, therefore, appear out of character or harmful to the surrounding character and appearance, particularly as such sprinkler systems are increasingly commonplace for warehouse developments for safety reasons.
- 8.4 It is considered that the proposed sprinkler system would be acceptable in terms of design and appearance.

Residential Amenity

- 8.5 The application site is located to the immediate south of a housing estate. In order to ensure the lowest impact to these neighbouring residential properties, the proposed sprinkler system has been positioned on the southern side of the site, that furthest away from the neighbouring residential properties. Whilst the proposed water tank may be visible from these neighbouring properties, a separation of some 62 metres is retained with the nearest residential property. This separation distance will ensure that there is not an unacceptable impact upon neighbouring amenity from this proposed system.

Highway impact

- 8.6 Due to the positioning of the proposed sprinkler system on an area currently providing 5 parking spaces and motorcycle parking, replacement parking is proposed within part of the delivery yard. The replacement parking matches that lost to ensure no loss of parking on the site.
- 8.7 The Council's Highways department have been consulted on the proposal and have advised that although staff should avoid parking within an HGV loading/manoeuvring area for safety reasons, the proposal shows adequate fencing securing the parking spaces and access to a safe pedestrian route through the car park. The Highways department advise that they therefore raise no objection to the scheme.

8.8 With the proposal ensuring no net loss of parking, and with the Council's Highways department having no objection to the revised parking layout, it is considered that the proposal would not have an unacceptable impact upon Highway safety and the revised parking layout is considered acceptable.

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 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. The proposal therefore accords with the National Planning Policy Framework; Policy S10 of the West Northamptonshire Joint Core Strategy; and Policies B5, T12 and E20 of the Northampton Local Plan and it is recommended that planning permission is granted subject to conditions.

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: 16-146-SK11.10.21, BA0322-101 Rev P02, BA0322-100 Rev P02, 16-146-PL001.

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

3. The materials to be used for the pump house and storage tank shall be as outlined in the email from Simon Dicken (simon@sevencapital.com) dated 20/10/21 at 13:07.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with the aims and objectives of the National Planning Policy Framework.

4. The fencing and gate details as shown within plans 16-146-PL02 and 16-146-PL03 shall be installed prior to first use of the new parking spaces and retained thereafter.

Reason: To ensure safety on the site and to ensure that the development will harmonise with its surroundings in accordance with the aims and objectives of the National Planning Policy Framework

5. The new parking spaces as shown within plan 16-146-SK11.10.21 shall be laid out in accordance with the approved details and made available for use prior to any works carried out on site affecting the existing parking arrangement and shall be retained thereafter.

Reason: To ensure adequate parking on the site in accordance with the aims and objectives of the National Planning Policy Framework.



**West
Northamptonshire
Council**

Title: **Unit 2 Nectar Way**

Date: 22-10-2021

Scale: 1:2,000 @A4

© Crown copyright and database rights 2021 Ordnance Survey licence no. 100063706

Drawn: M Johnson