



Planning Committee Report

Committee Date: 4th May 2022

Application Number: WNN/2022/0073

Location: Barclaycard, 1234 Pavilion Drive, Northampton

Development: Erection of single storey canopy structures to house photovoltaic cells, erection of associated plant equipment, trenching works, soft landscaping and other associated works

Applicant: Barclays Bank plc

Agent: JLL

Case Officer: Hannah Weston

Ward: Nene Valley Unitary Ward

Referred by: Assistant Director of Place and Economy

Reason for Referral: Major application

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS

as set out below with delegated authority to the Assistant Director for Place and Economy to approve any amendments to those conditions as deemed necessary.

Proposal

Permission is sought for the erection of single storey canopy structures to house photovoltaic cells within the car park areas associated with the site, with associated plant equipment, trenching works and soft landscaping.

Consultations

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

- Arboricultural Officer
- Ecology
- Archaeology
- Environmental Health
- Highways
- 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 the 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 single storey canopy structures to house photovoltaic cells within the car park areas associated with the site with associated plant equipment, trenching works and soft landscaping.

4. RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
WNN/2021/0258	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	Approved 8/9/21
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	Approved

	permanent car parking (follows N/2012/0480)	
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
 - S11 – Renewable Energy

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.
- Paragraphs 156 and 158 support development for renewable and low carbon 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
- Section 14 – Meeting the challenge of climate change, flooding and coastal change.

- Northamptonshire County Parking Standards (November 2016)
- Northampton Parking Standards Supplementary Planning Document (November 2019)

- **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 with the emerging Northampton Local Plan Part 2 are therefore a material consideration in the determination of planning applications. The weight afforded to the policies relevant to this application are set out below:

- 1 – Presumption for sustainable development – Significant weight.
- 3 – Design – Moderate weight
- 4 – Amenity and layout – Moderate weight
- 5 – Carbon Reduction, Community Energy Networks, Sustainable Design and Construction, and Water Use – Significant weight

6. RESPONSE TO CONSULTATION

- 6.1 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	No objection subject to condition requiring compliance with submitted arboricultural report and tree protection plan.
Ecology	No comment.
Archaeology	No comment.
Environmental Health	No observations and no conditions required.
Highways	No comment to make on application.
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 application proposes the erection of photovoltaic cells (solar panel) canopies above existing car parking areas.
- 8.2 The submitted details advise the proposal is part of “the sustainability initiatives proposed for the Northampton site to align with Barclays 2050 ‘net zero bank’ ambitions by reducing carbon usage and generating renewable energy on-site through solar panels.” “In conjunction with sustainable electricity procurement already in flight at Northampton, Barclays will achieve a net carbon zero campus by end of 2023.”
- 8.3 The NPPF at paragraphs 156 and 158 support development for renewable and low carbon development. Policies 10 and 11 of the Joint Core Strategy reflect these aims to support low carbon and renewable energy schemes having regard to the visual impact and impact on amenity. Emerging Policy 5 of the submitted Northampton Local Plan Part 2 supports development proposals that actively promote energy efficiency and use of renewable energy sources where there is opportunity to do so.
- 8.4 The development of the site as proposed is in line with national and local policy requirements aimed at reducing carbon emissions and promoting renewable energy. As such, the principle of the development is considered acceptable.

Design

- 8.5 Car park A is located to the immediate front of the office building, to the north of Pavilion Drive. 22 rows of canopies would be erected over this car park. The 12 rows of canopies to the east of the entrance are also shown to provide EV charging facilities as part of the installation. New HV and PV substations are also proposed to the eastern side of the car park to facilitate these solar panel canopies.
- 8.6 Car park B and C located across Pavilion Drive to the south would have 10 sets of canopies installed over existing parking spaces. New HV and PV substations would be erected on the northern side of this car park in association with the proposed solar panels.
- 8.7 The canopies proposed on all of the external car parks are pitched with open sides, being supported by a pillar to one side. Local inverter enclosures would be provided as part of this element between beams. The proposed canopies are between 3.5 metres and 4 metres in height, at the highest point.
- 8.8 A multi storey car park exists to the north of the site. It is proposed to add rows of these photovoltaic cell canopies to the roof of the existing car park. These canopies would be pitched and would add a maximum height of 3.9 metres to the top of the car park. Local inverter enclosures would be provided as part of this element between beams.

- 8.9 Whilst the proposed solar panel canopies would add built form to the open car parks, and height to the existing multi-storey car park, it is not considered that the appearance of these would be harmful to the character or appearance of the surrounding area of site itself. This is due to the positioning of the canopies within the car parks of this site, and with the canopies themselves being open sided, reducing their bulk. As such it is considered that the proposal would be acceptable in design terms.

Neighbouring amenity

- 8.10 The application site is not located near residential properties and as such it is not considered that the proposal would harm neighbouring amenity. The Council's Environmental Health team have not raised any concerns or requested any conditions.

Highways

- 8.11 The Council's Highways department advise that they have no comment on this scheme. With no objections from Highways, it is considered that the proposal would not harm highway safety.

Trees

- 8.12 The Council's Arboricultural officer does not raise any objection to the scheme but recommends a condition requiring compliance with the submitted arboricultural report and tree protection plan. This is considered reasonable to require this through condition.

Flood risk

- 8.13 Drainage details have been submitted with this application. The Lead Local Flood Authority (LLFA) have been consulted on the submitted details however at the time of writing this report no comments have been received from the LLFA. Any comments received prior to the day of Committee will be reported within the Committee Addendum.

9 FINANCIAL CONSIDERATIONS

- 9.1 The development is not CIL liable.

10 PLANNING BALANCE AND CONCLUSION

- 10.1 The proposal would make a positive contribution towards national and local aims towards carbon reduction and renewable energy. 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; Policies S10 and S11 of the West Northamptonshire Joint Core Strategy, Policies B14 and E20 of the Northampton Local Plan and emerging Policy 5 of the submitted Northampton Local Plan Part 2 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.

Time

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.

Plans

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

NOV-GEN - ZZ - ZZ - DR - A-010100 Rev P02 – Location plan
072-TCBA-10003 Rev 05 – Site plan areas A, B and C
072-TCBA-10004 Rev 04 – Site plan multi-storey car park
072-TCBA-10005 Rev 03 – Frame types 1 and 2
072-TCBA-10006 Rev 04 – Frame types 3, 4, 5 and 6
072-TCBA-10007 Rev 03 – PV substation
072-TCBA-10008 Rev 02 – Elevations car park A
072-TCBA-10009 Rev 02 – Elevations car park A
072-TCBA-10010 Rev 02 – Elevations car parks A, B, and C
072-TCBA-10011 Rev 02 – Elevations multi-storey car park
6458 - GA- 0001 Rev B – HV substation

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

Surface water and drainage

3. No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding in accordance with the requirements of Policy BN7 of the West Northamptonshire Joint Core Strategy.

4. Before any above ground works commence a detailed design of the surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development should be 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. The scheme shall include:

a) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation basins. Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations. In all calculations, proposed values of impermeable area should include a 10% allowance for Urban Creep, as taken from CIRIA C753 (version 6) paragraph 24.7.2

b) Cross sections of all control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves for all hydrobrakes and any other flow control devices.

c) BRE 365 infiltration test results

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

5. Before any above ground works commence a detailed scheme for the maintenance and upkeep of every element of the surface water drainage system proposed on the site shall be submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter. This scheme shall include details of any drainage elements that will require replacement within the lifetime of the proposed development.

Reason: In order to ensure that the drainage systems associated with the development will be maintained appropriately and in perpetuity, to reduce the risk of flooding due to failure of the drainage system in accordance with the requirements of the National Planning Policy Framework and Policy BN7 of the West Northamptonshire Joint Core Strategy.

6. No occupation shall take place until a Verification Report for the installed surface water drainage system for the site has been submitted for approval in writing by the Local Planning Authority. The details shall include:
- a) Any departure from the agreed design is keeping with the approved principles
 - b) Any As-Built Drawings and accompanying photos
 - c) Results of any performance testing undertaken as a part of the application process (if required / necessary)
 - d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
 - e) Confirmation that the system is free from defects, damage and foreign objects

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site in accordance with the requirements of the National Planning Policy Framework and Policy BN7 of the West Northamptonshire Joint Core Strategy.

CEMP

7. Prior to the commencement of each phase (as outlined within plans 072-TCBA-10003 Rev 05 and 072-TCBA-10004 Rev 04), 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.

Trees

8. Prior to the commencement of the development hereby approved (including all preparatory work) within each phase (as outlined within plans 072-TCBA-10003 Rev 05 and 072-TCBA-10004 Rev 04), the arboricultural method statement and tree protection plan, together referred to as the scheme of protection, for the protection of the trees to be retained as proposed by PJC Consultancy in their Arboricultural impact assessment, method statement and tree protection plan reference 5880/21/02 dated 6 January 2022 shall be adopted for that phase.

Each phase of the development shall be implemented in strict accordance with the approved scheme of protection, which shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed for the corresponding phase.

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.

Landscaping

9. Prior to the commencement of each phase (as outlined within plans 072-TCBA-10003 Rev 05 and 072-TCBA-10004 Rev 04), a hard and soft landscaping scheme for the corresponding phase shall be submitted to and approved in writing by the Local Planning Authority. The approved schemes shall be carried out in each phase in the first planting and seeding seasons following the completion of the 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.

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.



**West
Northamptonshire
Council**

Title: **1234 Pavilion Drive**

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Scale: 1:3,000 @A4

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