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| <u>Application Number</u> | WND/2021/0867 |
| Location Description | LAND AT MANOR WORKS, BARBY LANE, BARBY, NORTHAMPTONSHIRE |
| Site Details | RESERVED MATTERS APPLICATION (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) FOR CONSTRUCTION OF TWO INDUSTRIAL BUILDINGS. |
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| Applicant | MR MUIR |
| Agent | MR I BRAMBLE, ROGER COY PARTNERSHIP |
| Case Officer | S HAMMONDS |
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| Ward | BRAUNSTON & CRICK WARD |
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| Reason for Referral | This application is referred to committee as it is a major scheme (over 1000sq.m) and also because Cllr Longley has an interest in the site. |
| Committee Date | 8 JUNE 2022 |
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EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS

Proposal

The application seeks reserved matters approval for the details of two industrial buildings that gained outline planning approval in 2021. The details to be considered in the current application are layout, scale, external appearance and landscaping. Access details have already been approved as part of the outline.

Consultations

No consultees have raised objections to the application.

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

- Barby & Onley Parish Council
- WNC Highways

0 letters of objection have been received and 0 letters of support have been received.

Conclusion

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

The key issues arising from the application details are:

- Design and visual amenity
- Neighbour amenity

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 provide full details of all consultation responses, planning policies, the Officer's assessment and recommendations. Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

APPLICATION SITE AND LOCALITY

The Manor Works Barby is an existing industrial and office development within open countryside to the north of Barby Village, approximately 500 metres by road from the edge of the village. The site is occupied as the national headquarters offices for Same Deutz Fahr (SDF) who operate from the 1960s two storey office building which exists at the front of the site, and the warehouse buildings and yard to the rear.

This application relates to an area of rough scrub land at the very rear (eastern) edge of the site adjacent to the boundary with open countryside. The land is surfaced in hardcore /chippings with grass and scrub growing through. The site for the proposed industrial buildings is not readily visible from Barby Lane, it is located behind the main buildings and concrete open storage yard.

Land levels rise to the east and the south of the site providing a good degree of enclosure for the proposed site of the buildings. The land to the north and the rising land to the east is open farmland, with the boundary being formed by a native hawthorn hedge approximately 5 metres high (although this is sparse on the northern boundary). The rising land to the south between the site and the main village is divided into paddocks but natural vegetation screens views of the site from the village. To the south west corner of the overall site are two recently constructed dwellings fronting Barby Lane (1-2 The Willows).

CONSTRAINTS

None identified.

DESCRIPTION OF PROPOSED DEVELOPMENT

The application seeks reserved matters approval for the previously consented two industrial buildings (granted outline planning permission under DA/2020/0310). The final layout of the site, the scale and external appearance of the two buildings, and the landscaping of the site are the matters for which approval is now sought.

The layout shows 31 car parking spaces, the same number as was shown on the indicative plan at outline stage, but three of these spaces (the dedicated disabled spaces) have been positioned on the adjacent yard (within the applicant's blue line).

The position and footprint of the two buildings is the same as was shown on the indicative layout for the outline – an identical pair of rectangular buildings positioned side by side along the rear (east) edge of the site, measuring 35m x 21m. The internal floorspace is 1380sqm, a fraction less than that envisaged at outline stage.

The main front elevation of the two buildings would comprise a regular arrangement of triple pane personnel door into an office space and a taller roller shutter door into the industrial space, with this pattern repeated for each of the three units that would be formed in each building. The lower 2.4m of the elevation would be faced in brickwork, and above this would be profiled metal cladding to the eaves. The eaves and ridge height are 7m and 9.4m respectively.

Landscaping plans show an additional native hedgerow to be planted on the northern boundary as was discussed at outline stage.

RELEVANT PLANNING HISTORY

DA/2020/0310 – Outline for the erection of two industrial buildings.
Approved.

RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

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

Development Plan

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 Settlements and Countryside Local Plan (Part 2) (2020); and the Barby & Onley Neighbourhood Development Plan (NDP) (2016). The relevant planning policies of the statutory Development Plan are set out below:

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

The relevant policies of the LPP1 are:

- SA – Presumption in Favour of Sustainable Development

Settlements and Countryside Local Plan (Part 2) (LPP2)

The relevant policies of the LPP2 are:

- ENV10 – Design

Barby and Onley Neighbourhood Development Plan (NDP)

The relevant policies of the NDP are:

- BO-GP1 General development principles

Material Considerations

Below is a list of the relevant Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

RESPONSE TO CONSULTATION

Below is a summary of the consultation responses received at the time of writing this report.

Barby & Onley Parish Council – no objection

- wished to see renewable energy systems used on the units.

WNC Highways – no objection

Parking has been provided in line with standards (28 required, 31 provided) and accessible and motorcycle spaces available. It would have been nice to see some cycle stands (secure/ covered) but recognise that the location is unlikely to attract many cycle to work journeys. If this had been an industrial estate in Daventry we would have required them. An articulated HGV can access the site, turn and dock with the units if needed. They are providing a passing place along the access road, although at 7.2m wide, the access road

isn't far off the recommended standard required for 2 HGVs to pass anyway (7.3m).

RESPONSE TO PUBLICITY

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

No letters were received in response to the site notices or neighbour notifications.

APPRAISAL

Principle of Development

The principle of development of two industrial buildings on this site was established by the original outline planning permission DA/2020/0310. Also the access to the site was fixed at outline stage. Therefore, only the following details are relevant to this reserved matters application: layout, scale, appearance and landscaping, including how these matters will impact in respect of other material considerations such as parking, neighbouring amenity, biodiversity, and noise.

Layout

There are conditions on the outline that stipulate compliance with HGV swept path turning plans but this is in respect of the access only. The internal layout of the site and the associated HGV turning in this area is part of the current submission. The proposed internal layout of the site is almost exactly as was presented at outline stage in respect of parking and HGV turning and Highways have confirmed that they are happy with the plans.

The proposed parking provision is sufficient and the circulation areas are spacious and well overlooked. The mobility spaces are detached from the rest of the parking but this has the benefit of offering more space for manoeuvre without the pressures of continual vehicle movements around the buildings themselves. At exposed corners landscaping is proposed to clearly define the parking spaces, offer visual screening softening and prevent people cutting corners. Overall, the layout is well considered and workable.

The area at the opposite side of the yard where the three mobility spaces are proposed does lie outside the red lined area for the outline application but as it is within the applicant's blue lined land it is still legitimate to secure these spaces by conditioning compliance with the layout plan.

Scale and Appearance

The scale of buildings proposed is exactly as expected in terms of the footprint. The height is 7m to eaves and 9.4m to ridge with a 4.5m high roller door – these are confirmed to be industry standard and necessary to provide the required flexibility. The height is only c.1m taller than the existing industrial buildings on site and given that they are grouped together in a valley-bottom location the height will not be over-dominant when viewed from either Barby Lane to the west or Nortoft Lane to the east. The grouping of buildings is in line with guidance and will ensure they blend in with the site and its setting.

Whilst it would normally be expected that the materials palette would be tied up as part of the reserved matters on appearance, the applicant on this occasion has expressed a desire to further reserve this matter by condition as the project is likely to be a Design and Build tender where the successful contractor will wish to be involved with decisions about the external finishes. A further condition submission will therefore be required in this regard, but the agent has confirmed he is happy with this.

Landscaping

The submitted scheme has demonstrated that the retained vegetation would integrate well with the development and would offer an attractive green character to the overall development. Detailed planting plans have been submitted to cover the site. The species chosen for the enhanced planting and the landscaping throughout the rest of the development are appropriate.

The proposal complies with the criteria in SCLP policy ENV10, in that it is a quality development that reflects and integrates with the surrounding area and creates a strong sense of place. The proposal would not harm the character of the surrounding area, it would be appropriate to its locality and would not detract from the visual amenity of the area.

Other matters

In terms of impact on residential amenity, the new buildings proposed are at the opposite end of the site to the nearest neighbouring dwellings, 1 & 2 The Willows, and screened by the intervening existing industrial buildings and operations. The buildings themselves will have no direct impact on the dwellings by reason of their physical separation. The neighbouring dwellings are not near enough to be directly affected by the buildings in terms of overbearing, overshadowing or loss of privacy.

Measures for minimising potential for noise and light disturbance were included in the conditions of the outline consent and these will still be relevant going forward. Specifically condition 9 of DA/2020/0310 requires full details of any lighting to be submitted and approved, and condition 10 requires a scheme for acoustic insulation of the buildings and plant.

The biodiversity protection measures that were a condition of the outline remain relevant. The proposed planting of the additional native hedgerow does form an integral part of the landscaping plans that are submitted so the associated biodiversity enhancement will be secured.

The Parish Council has requested for renewable energy systems to be incorporated on the buildings. There was no mention of this at outline stage and as permission has now been granted without a requirement for renewables it is not possible to now introduce this requirement at reserved matters stage (the reserved matters are purely for considering layout, scale, appearance and landscaping).

FINANCIAL CONSIDERATIONS

None identified.

PLANNING BALANCE AND CONCLUSION

The details of layout, scale, appearance and landscaping submitted in this application are acceptable and in line with what was envisaged at outline stage. There are no adverse impacts in terms of the visual impact on the area, the workability of the site or the impact on neighbouring occupiers. In accordance with JCS policy SA and paragraph 11 of the NPPF planning permission should be granted without delay.

RECOMMENDATION / CONDITIONS AND REASONS

The proposed development is recommended for approval subject to conditions.

CONDITIONS

- 1. The development shall be carried out strictly in accordance with the following approved plans and documents: 012 Design Proposals, 013 Site Plan, and LAS 330 01 rev– Landscape Proposals, all registered valid 26/11/2021.**
- 2. Prior to construction works above slab level samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**
- 3. The submitted and approved landscape scheme shall be implemented in full before the end of the first planting season following the first occupation of either of the buildings hereby approved. If within a period of five years from the date of the planting of any tree or shrub, they, or any planted in replacement for them, are removed, uprooted or destroyed or die (or becomes in the opinion of the Local Planning Authority,**

seriously damaged or defective) another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

REASONS

- 1. To ensure development is in accordance with the submitted details and to enable the Local Planning Authority to consider the impact of any changes to the approved plans.**
- 2. From the approved application details it is not possible to assess the appropriateness of the proposed materials without checking them on site and comparing them to their surroundings, to ensure the proposed materials are appropriate to the appearance of the locality. Because it can take up to 8 weeks to discharge a condition, it is recommended the samples are provided at least 8 weeks before they need to be ordered.**
- 3. In the interests of the visual amenity of the area**

NOTES

- 1. As required by Article 35 of the Town and Country (Development Management Procedure) (England) Order 2015 (as Amended) the following statement applies:
In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner with a view to seeking solutions to problems arising in relation to the consideration of this planning application.**
- 2. The applicant is reminded that there are other planning conditions on the original outline planning consent (ref DA/2020/0310) that must be complied with / discharged in addition to the new conditions on this reserved matters approval.**

