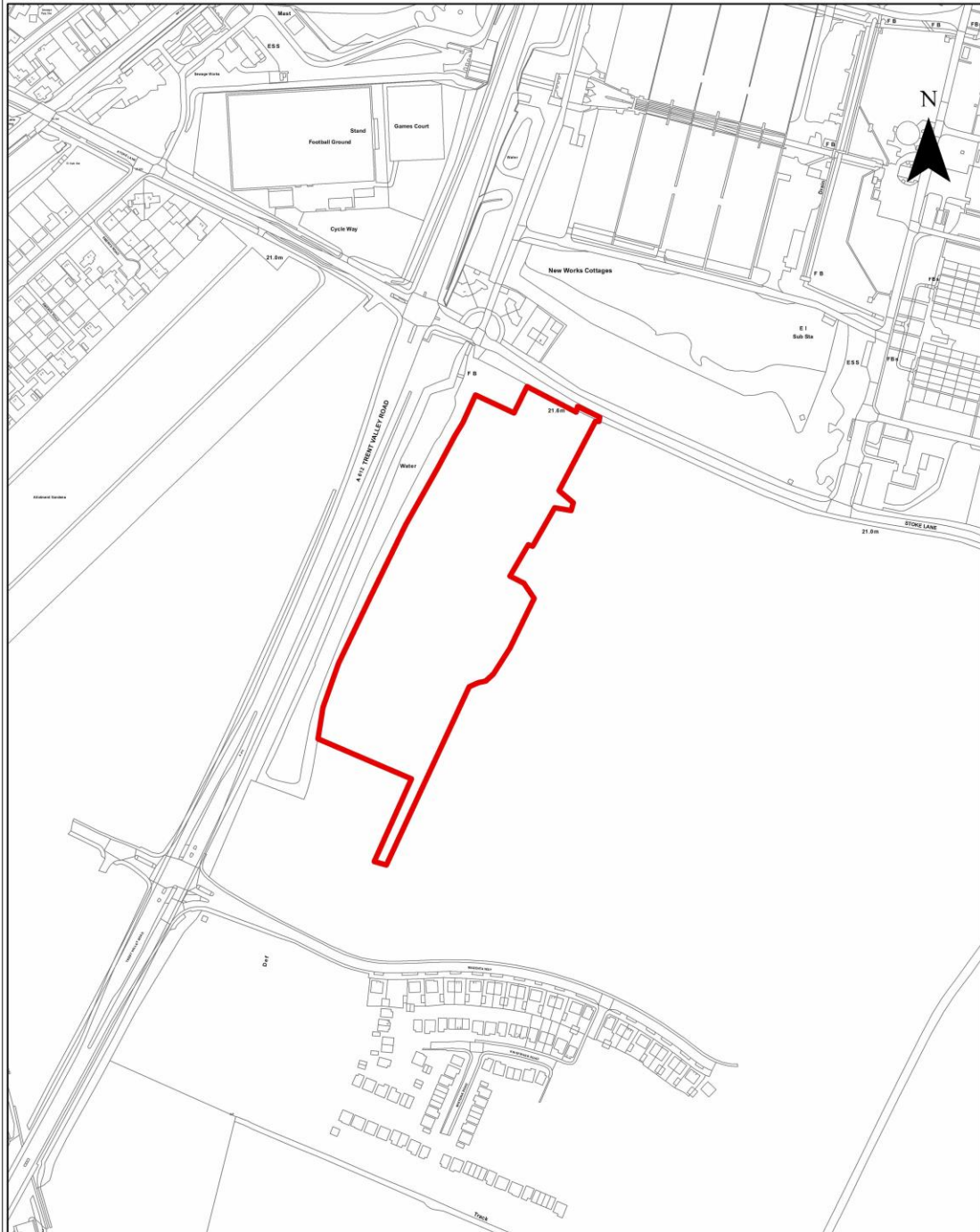




Planning Report for 2019/0614

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Land Off Teal Close



NOTE This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site.
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Report to Planning Committee

Application Number: 2019/0614

Location: Land Off Teal Close Netherfield

Proposal: Approval of reserved matters in relation to appearance, landscaping, layout and scale of the trade park and unit 1 of the employment area pursuant to outline planning permission 2017/0999.

Applicant: AC Lloyd Holdings Ltd.

Agent: Pegasus Group

Case Officer: Kevin Cartwright

1.0 Site Description

- 1.1 The site forms part of the Teal Close development which has outline planning permission (reference 2013/0546 which has been varied by permission 2017/0999) for residential development (up to 830 units), employment uses (Use Classes B1/B2/B8), a community hub (Use Classes A1-A5 and D1), primary school, hotel (Use Class C1), care home (Use Class C2), playing pitches and changing facilities, public open space, allotments, structural landscaping, access arrangements and an ecology park, and demolition of existing structures.
- 1.2 The site is bounded by the A612 Colwick Loop Road to the west and Stoke Lane to the north.
- 1.4 The site is part of the area identified for employment uses within the masterplan associated with the outline planning permission. To the east of this application site is the remainder of the employment land which is currently the subject of reserved matters planning application 2019/0615.
- 1.5 To the south of the application site is an area of land identified as a local centre within the masterplan and is the subject of reserved matters planning application 2019/0613 which proposes a public house, commercial/retail terrace and children's day nursery. A sixty-six bed care home has also recently approved by planning permission 2019/0451.

2.0 Relevant Planning History

- 2.1 2013/0546 - Outline planning application comprising residential development (up to 830 units), employment uses (Use Classes B1/B2/B8), a community hub (Use Classes A1-A5 and D1), primary school, hotel (Use Class C1), care home (Use Class C2), playing pitches and changing facilities, public open space, allotments, structural landscaping, access arrangements and an ecology park, and demolition of existing structures approved subject to a S106 agreement. – Approved 30th June 2014.
- 2.2 2017/0999 - Variation of Conditions 32, 33 & 35 and removal of Condition 34 attached to outline planning application No. 2013/0546 comprising residential development (up to 830 units), employment uses (use classes B1, B2, B8) a community hub (use classes A1-A5 and D1) primary school, hotel (use class C1), care home (use class C2) playing pitches and changing facilities, public open space, allotments, structural landscaping, access arrangements and an ecology park, and demolition of existing structures – Approved 28th February 2018.
- 2.3 2017/0800 - Reserved Matters Application for the erection of 199 dwellings (C3), including 10 affordable units, and the associated infrastructure including landscaping, community uses/changing rooms (D2), playing pitches, a NEAP and public open space and an ecological park. – Approved 2nd March 2018.
- 2.4 2018/0951 - Variation of conditions 32 (highway works), 33 (highway works) & 35 (footway/cycleway works) on outline planning permission reference 2017/0999 – Pending
- 2.5 2018/1189NMA - Non Material Amendment - amendment to the wording of Condition 10 (flood risk measures) on outline planning permission reference 2017/0999. – Approved 19th February 2019.
- 2.6 2018/1063NMA – Non-material amendment to Condition 2 of planning permission 2017/0999 to amend the landscape buffer zones prescribed by parameters plan DE76_014. Approved 30th November 2018.
- 2.7 2019/0060NMA - Non Material Amendment to reserved matters approval 2017/0800 - mid-terraced Yarm house type replaced with Bickleigh house type and end terrace Bickleigh house type replaced with Yarm house type, changes to feature plots and amendments to road layouts – Approved 22nd May 2019.
- 2.8 2019/0208NMA - Non Material Amendment - amendment to the wording of Condition 10 (flood risk measures) on outline planning permission reference 2017/0999 – Pending.
- 2.9 2019/0374 - Variation of Conditions 2 (approved plans), 7 (parameters plan written statement), 10 (flood risk), 28 (highway works), 30 (highway works), 31 (highway works), 32 (highway works), 33 (highway works) and 35 (footway/cycleway) on planning permission reference 2017/0999 – Pending

- 2.10 2019/0529 - Formation of access and enabling works including drainage and earthworks in relation to the local centre and employment uses –Approved 18th September 2019.
- 2.11 2019/0613 - Approval of reserved matters in relation to access, appearance, landscaping, layout and scale of the Local Centre comprising of Public House, Commercial/Retail Terrace and Children’s Day Nursery pursuant to outline planning permission 2017/0999- Pending
- 2.12 2019/0615 - Approval of reserved matters in relation to appearance, landscaping, layout and scale for the development of the employment area (6no. employment units) pursuant to outline planning permission 2017/0999 – Pending
- 2.13 2019/0131 – Approval of reserved matters for the erection of a 1-form entry primary school with a 26 place nursery pursuant to outline planning permission 2017/0999 – Pending.
- 2.14 2019/0451 – Full planning permission for the construction of a Sixty-six bedroom Care Home with associated access, parking and landscaping – Approved 5th August 2019.

3.0 Proposed Development

- 3.1 The application proposes the erection of 14no. trade counter units arranged in two terraces and 1no. detached industrial warehouse unit. It is a reserved matters application pursuant to outline planning permission 2013/0546 as varied by permission 2017/0999.
- 3.2 The detached industrial/warehouse unit would have an internal floor area of 2782.4 m² and the trade counter units providing 4905.2m² giving a total floor space of 7,687.6m².
- 3.3 The detached unit adjacent to Stoke Lane would have a ridge height of 12m. The row of trade counters nearest to the Colwick Loop road would have a ridge height of 9.5 m and the smaller row of trade units to the south-east would have a ridge height of 8.4m.
- 3.4 The units would have a traditional commercial appearance constructed of profiled grey cladding.
- 3.5 The units would be served via the vehicular access from Stoke Lane with parking and turning for both deliveries and customers within the site.
- 3.6 Along the A612 there would be a landscaped buffer around the periphery of the site in the form of a 22m landscape buffer between the existing drainage pond the site. To the south of Stoke Lane there would be a 30m landscape buffer which would include a belt of 10m woodland planting

4.0 Consultations

- 4.1 A press notice was published, a site notice displayed and neighbour notification letters posted. No letters of objection have been received.
- 4.2 Stoke Bardolph Parish Council – The continued development of Teal Close will have little impact on the old village.
- 4.3 Environment Agency – The submitted site plan shows the finished floor levels of the proposed development to be 20.66 AOD at a minimum which is in line with condition 9 of planning approval 2017/0999 as all development in this proposal is classed as less vulnerable to flood risk. The Environment Agency has no formal comments to make on this application.
- 4.4 LLFA – Based on the submitted information no objection and can recommend approval of the reserved matters application. Any surface water management conditions on the outline approval will still require discharging.
- 4.5 Parks & Street Care – No comments to make.
- 4.6 Highways – No objection subject to a condition requiring the parking and turning areas to be available before the units are brought into use.
- 4.7 Scientific Officer (Contamination) – Issues relating to contamination are the subject of conditions of outline planning permission 2017/0999.
- 4.8 Scientific Officer (Air Quality) – No objection subject to the provision of EV charging points, Construction Emissions Management Plan and Low Emissions Travel Plan.

5.0 Assessment of Planning Considerations

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that ‘if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise’.
- 5.2 The most relevant national planning policy guidance in the determination of this application is contained within the National Planning Policy Framework 2018 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG).

6.0 Development Plan Policies

- 6.1 The following policies are relevant to the application:
- 6.2 National Planning Policy Framework 2019

Sets out the national objectives for delivering sustainable development. Section 4 (Promoting Sustainable Transport) Section 11 (Making effective use of land) and 12 (Achieving well-designed places) are particularly relevant.

6.3 Adopted Core Strategy 2014 the following policies are relevant

- Policy 10 – Design and Enhancing Local Identity and;

6.4 Local Planning Document (Part 2 Local Plan) The Local Planning Authority adopted the Local Planning Document (LPD) on the 18th July 2018. The relevant policy to the determination of this application is as follows:

- LPD32: Amenity
- LPD57: Parking Standards
- LPD61: Highway Safety.

6.5 Other Guidance

Parking Provision for Non Residential Developments – Appendix D of the adopted Local Planning Document Part 2 Local Plan sets out parking standards for business uses.

7.0 Planning Considerations

Principle of development

7.1 The principle of development on this site has been approved under application 2013/0546 and the subsequent Section 73 application 2017/0999. Accordingly, the matters for consideration as part of this current application relate to appearance, layout, scale and landscaping of the proposed employment units only.

Appearance

7.2 The simple design of the units and materials used, profiled metal sheeting, are commonly associated with modern commercial units. The units have been designed to provide flexible floorspace to meet the ongoing needs of a range of future occupiers.

7.3 Units 1-5 and 14 have a shallow pitched roof with an eaves height of 6m and a ridge height of 8.4m. Units 6-13 would have a mono-pitched roof with an eaves height of 6m and a ridge height of 9.5m.

7.4 Each unit would be finished with profiled cladding with sections of glazing to the front to introduce light into the reception areas. Contrasting colours are proposed to break up the elevations of the units and create interest along the frontage.

7.5 It is considered that the proposal consists of a high quality design and is fully in compliance with the National Planning Policy Framework and Aligned Core Strategy Policy 10.

Layout

- 7.6 The proposed units consist of a detached building located towards the northern end of the site aligned parallel with Stoke Lane with the parking and servicing area behind and 14no. trade counter units.
- 7.7 The trade counter units would be arranged in two parallel rows to the south of the detached unit. Parking and servicing would be located between the rows of units.
- 7.8 The layout of the buildings predominantly screening the car parking and servicing areas coupled with the landscaping around the site would ensure that the development is acceptable from a visual amenity perspective.
- 7.9 The access to the development off Stoke Lane is established by the grant of outline planning permission which approved this arrangement. Whilst the Highway Authority raised initial concerns in relation to parking, this has been addressed by the submission of a plan demonstrating appropriate parking and turning within the site for the proposed units.
- 7.10 Unit 1 has a total of 56 spaces. This equates to one car space per 50m² and accords with the car parking provision for industrial uses set out in the Council's non-residential car parking in Appendix D of the adopted Local Planning Document.
- 7.11 The trade counter units have a mix of dedicated spaces and a shared customer parking area. In total 109 spaces are provided. This is double that required for B8 uses. This again accords with our non-residential parking standards as set out in in Appendix D of the adopted Local Planning Document.
- 7.12 It is considered that the proposal consists of a high quality design and is in compliance with the National Planning Policy Framework, Aligned Core Strategy Policy 10, LPD57 and LPD61 and Appendix D of the LPD.

Scale

- 7.13 The detached unit adjacent to Stoke Lane would have a ridge height of 12m. The row of trade counters nearest to the Colwick Loop Road would have a ridge height of 9.5 m and the smaller row of trade units to the south-east would have a ridge height of 8.4m.
- 7.14 These heights are considered to be appropriate for the type and design of buildings and accords with the approved parameters plan of outline planning permission 2017/0999.
- 7.15 The nearest existing residential properties are located to the north and are separated from the application site by Stoke Lane. This coupled with the set back of the Unit 1 and the proposed landscaping buffer would ensure that there would be no significant impact on the amenity of neighbouring occupiers from the development from loss of light or through overbearing.

- 7.16 To the east of the trade counter units would be further residential properties that are the subject of reserved matters application 2019/0152. The landscaping buffer between these units and the nearest residential properties coupled with the proposed 4m acoustic fence adjacent to the car parking/servicing area to the trade counter units would ensure no significant impact on the amenity of the future occupiers of the residential development from loss of light or through overbearing.
- 7.17 It is considered that the proposal is in compliance with Aligned Core Strategy Policy 10 and LPD32.

Landscaping

- 7.18 In accordance with the approved masterplan for the site there would be a significant landscaped buffer around the boundary of the site adjacent to the Colwick Loop Road and Stoke Lane.
- 7.19 This landscaping would comprise a mix of tree and shrub planting and incorporate the retention of the existing hedgerow along the Colwick Loop Road and Stoke Lane.
- 7.20 To the east of the site there would be a landscaping buffer between the trade counter units and the nearest residential properties. This would ensure that that the development would be effectively screened and assimilate with its surroundings.
- 7.21 The proposal therefore complies with the objectives of the National Planning Policy Framework and Aligned Core Strategy Policy 10.

Other Matters - Air Quality

- 7.22 The application site falls within the wider Teal Close development site which has an approval for residential development, a school, local centre and commercial uses. The outline permission secured a contribution towards air quality monitoring. It is considered that any issues regarding this quantum of development has already been captured by the outline consent and it would be unreasonable to request further information in this regards. It is considered unreasonable for the development to require the implementation of a travel plans and the provision of EV charging points within the car park as this is a reserved matters application in relation to appearance, landscaping, layout and scale only.
- 7.23 Noting the request from our Scientific Officer for a condition in relation to the submission of a Construction Emissions Management Plan (CEMP), condition 24 of outline planning permission 2017/0999 requires, prior to the commencement of each phase, the submission and approval of a CEMP. As this application is a reserved matters approval pursuant to this outline it is not necessary to duplicate this condition.

8.0 Conclusion

- 8.1 The proposed development would be of a scale, layout, appearance and landscaping that would be appropriate in the context of the surrounding area and would not have an adverse impact upon visual amenity or residential amenity. The proposal is therefore considered to meet with the objectives of the National Planning Policy Framework, Aligned Core Strategy Policy 10, Local Planning Documents Policies LPD32, LPD57, LPD61 and Appendix D of the adopted Local Planning Document.

Conditions

- 1 This permission shall be read in accordance with the following plans: Site Location Plan Dwg No. 18-036-SGP-AA-ZZ-DR-A-0900 Rev A. Site Layout and external finishes plan Dwg No. 18-036-SGP-AA-ZZ-DR-A-0901 Rev A. Unit 1 Elevations Dwg No. 18-036-SGP-A3-ZZ-DR-A-0960. Unit 1 Ground Floor and Roof Plan Dwg No. 18-036-SGP-A3-ZZ-DR-A-9022. Trade Counter Units 1-5 and 14 Elevations Dwg No. 18-036-SGP-A1-ZZ-DR-A-0960. Trade Counter Units 1-5 and 14 Ground Floor and Roof Plan Dwg No. 18-036-SGP-A1-ZZ-DR-A-0920. Trade Counter Units 6-13 Elevations Dwg No. 18-036-SGP-A2-ZZ-DR-A-0961 Rev A. Trade Counter Units 6-13 Ground Floor and Roof Plan Dwg No. 18-036-SGP-A2-ZZ-DR-A-0921 Rev A. The development shall thereafter be undertaken in accordance with these plans
- 2 The approved landscaping as shown on Drawing Refs: Phasing Plan - A, Phasing Plan - B and Phasing Plan - C shall be carried out in the first planting season following the first occupation of that particular phase of development. If within a period of five years beginning with the date of the planting of any tree, hedge, shrub or seeded area, that tree, shrub, hedge or seeded area, or any tree, hedge, shrub or seeded area that is planted in replacement of it, is removed, uprooted or destroyed or dies, or becomes in the opinion of the Local Planning Authority seriously damaged or defective, another tree, shrub or seeded area of the same species and size as that originally planted shall be planted at the same place, unless otherwise prior agreed in writing by the Local Planning Authority.
- 3 The acoustic fence as shown on Site Layout and External Finishes Plan Drawing No. 18-036-SGP-AA-DR-A-0901 Rev A shall be constructed on site prior to the Trade Counter Units T1-T14 being brought into use. The acoustic fence shall thereafter be retained for the life of the development.
- 4 The parking, turning and servicing areas for each phase of development as shown on the approved Phasing Plan A, Phasing Plan B and Phasing Plan C shall be provided in accordance with the approved plans prior to the occupation of any unit(s) within that phase.

The parking, turning and servicing areas shall not be used for any purpose other than parking, turning, loading and unloading of vehicles, and shall thereafter be retained for the life of the development.
- 5 The cycle stores as shown on Site Layout and External Finishes Plan Dwg No. 18-036-SGP-AA-ZZ-DR-A-0901 Rev A shall be constructed and available

for use prior to unit(s) that they serve are brought into use. The cycle stores shall be retained for the life of the development.

- 6 The external surfaces of development hereby permitted shall be undertaken in accordance with the following materials: Roof - Profiled steel cladding in Goosewing Grey (RAL 7038) with contrasting eaves/verge flashings in Wedgewood Blue (RAL 220 50 15), with matching rainwater goods. Walls - Profiled cladding in Albatross (RAL 240 80 05) and Pure Grey (RAL000 55 00) with feature flashings in Ardenne (RAL 7022) Windows and glazed entrance doors - Polyester powder coated frames in Ardenne (RAL 7022) Loading doors Insulated sectional overhead doors in Wedgewood Blue (RAL 220 50 15) unless otherwise agreed in writing by the Local Planning Authority.

Reasons

- 1 To define the permission, for the avoidance of doubt.
- 2 In the interests of visual amenity.
- 3 Reason: To protect the amenity of neighbouring occupiers.
- 4 Reason: In the interests of Highway safety.
- 5 Reason: To ensure a satisfactory form of development.
- 6 Reason: In the interests of visual amenity.

Reasons for Decision

The scale, layout, appearance and landscaping would be appropriate in the context of the surrounding area and would not have an adverse impact upon visual amenity or residential amenity. The proposal is therefore considered to meet with the objectives of the National Planning Policy Framework, Aligned Core Strategy Policy 10 and Local Planning Document Policies 32, 57, and 61 and Appendix D of the adopted Local Planning Document.

Notes to Applicant

The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework (2018). Amendments were secured to address matters arising from comments made by the Highways Authority.

The applicant is advised that any trade counter use on site should be ancillary to B1, B2 and B8 uses.