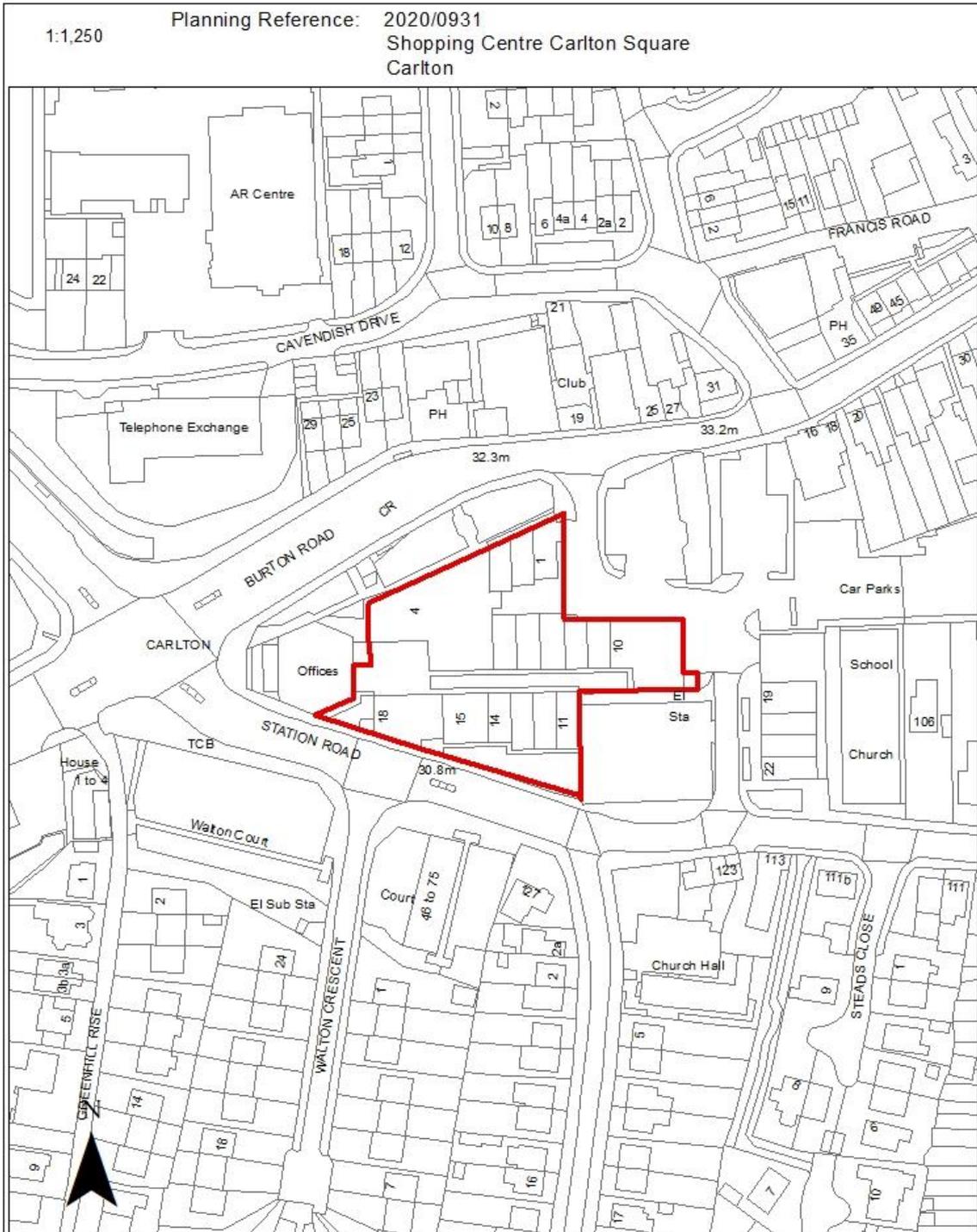


## Planning Report for 2020/0931



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**

<b>Application Number:</b>	<b>2020/0931</b>
<b>Location:</b>	<b>Shopping Centre, Carlton Square, Carlton</b>
<b>Proposal:</b>	<b>Proposed new boundary treatment along Station Road, new facade treatment to existing buildings, new street furniture, lighting and landscaping'</b>
<b>Applicant:</b>	<b>BNP Paribas Depository Services (Jersey) Limited</b>
<b>Agent:</b>	<b>Gordon White &amp; Hood</b>
<b>Case Officer:</b>	<b>Nigel Bryan</b>

**The application is referred to Planning Committee with the application inextricably linked to the adjacent car park associated with Carlton Square, which is on land owned by the Council.**

**1.0 Site Description**

- 1.1 The application forms part of the wider site known as Carlton Square and relates to the actual buildings that house the retail units and associated circulation space. The buildings are typical of their era and appear steel framed, which is painted white, with large expanses of brick work between the steel frame. To the centre of the retail units is a central walkway with a number of stores accessed off it, including Wilko's and Farmfoods, the two largest retailers on the site. To the Station Road elevation there is a delivery area that fronts the site, along with a separate pedestrian and vehicular access for customers. On the Burton Road elevation are three retail units and a small area of grass with trees on it, along with a pedestrian and vehicular access, which is shared by deliveries and customers.
- 1.2 To the east of the buildings is the main car parking associated with the retail units. The car park falls outside of the site for this application but is clearly linked to it in terms of its operational requirements.

**2.0 Relevant Planning History**

- 2.1 The most recent planning history to the site is summarised below

- 90/0706 – ‘Construct glazed roof, and fence with gates to shopping centre’ – granted in 1990
- 96/0445 – ‘Illuminated signage to replace existing’ – granted in 1996
- 98/0387 – ‘Display combination of hoardings & fascia signage’ – granted in 1998

### **3.0 Proposed Development**

- 3.1 The application seeks planning permission for alterations to the exterior of the existing retail buildings along with enhancements to the circulation space to the centre and periphery of the site. A summary of the changes are below;
- On the Farm Foods building the upper level of the building will have a render finish on three sides; on the east elevation, facing on to the car park, a new shop entrance will be created and new boundary treatments will be erected around an existing substation;
  - A new boundary treatment will be erected along the eastern elevation that will separate the delivery area of the site from pedestrians and vehicles on Burton Road;
  - Along the Station Road elevation a new boundary treatment will be erected to an existing delivery area along with a new façade treatment in the form of white fibre cement panels;
  - Within the shopping parade new street furniture will be erected, in the form of new seating, along with new paving that will extend to the front of the three units on the Burton Road elevation;
- 3.2 For the avoidance of doubt, a number of adverts are shown on the submitted plans but these are being considered under a separate application 2020/0932. Furthermore, a separate application is also under consideration under 2020/0938 that proposes alterations to the car parking layout and vehicular access. These applications appear elsewhere on this agenda.

### **Consultations**

- 4.1 Highway Authority (NCC) – raise no objection subject to the removal of gates to the delivery area accessed of Station Road.
- 4.2 A site notice has been erected, the consultation for which expires on the 15<sup>th</sup> October, and any representations received after this report has been published will be reported to Members verbally. Neighbour letters have also been sent. At the time of writing, no letters of representation have been received from members of the Public.

### **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 2019 (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. Sections 2 (Achieving sustainable development), 4 (Decision making), 6 (Building a strong and competitive economy), 7 (Ensuring the vitality of town centres), 9 (Promoting sustainable transport), and 12 (Achieving well-designed places) are particularly relevant.

### **6.3 Greater Nottingham Aligned Core Strategy Part 1 Local Plan**

Policy A: Presumption in Favour of Sustainable Development – a positive approach will be taken when considering development proposals

Policy 1: Climate Change – all development will be expected to mitigate against and adapt to climate change including with respect to flood risk.

Policy 2: The Spatial Strategy – states that sustainable development will be achieved through a strategy of urban concentration with regeneration.

Policy 6: Role of Town and Local Centres – Identifies Arnold as a town centre within the retail hierarchy. Part 6 sets out the vitality and viability of centres will be maintained including widening the range of uses. This policy also identifies Arnold Town Centre as in need of enhancement or to be underperforming.

Policy 10: Design and Enhancing Local Identity – sets out the criteria that development will need to meet with respect to design considerations.

### **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 policies to the determination of this application are as follows:

LPD 32: Amenity – planning permission will be granted for proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers.

LPD 35: Safe, Accessible and Inclusive Development – sets out a number of design criteria that development should meet, including in relation to the massing, scale and proportion of development.

LPD 49: Retail Hierarchy and Town Centre Boundaries – Identifies the application site as a local centre

LPD50 – Development within Town and Local Centres – identifies a number of criteria against which applications will be determined

## **7.0 Planning Considerations**

### Principle of the development

- 7.1 The application site falls within an area designated as a Local Centre whereby proposals that redevelop the site will be supported. Whilst the changes will not increase the retail offer on the site it will lead to an enhancement in terms of design, something explored in greater detail later in this report. Therefore, the principle of redevelopment of the site is supported and deemed to comply with policies LPD50 and ACS10.

### Impact on the character of the area

- 7.2 The existing buildings are typical of their era in that they are flat roofed and with large expanses of solid brick walls, it would also appear that little has been done to the complex in terms of improvement over a number of years. The alterations to the site will make a number of enhancements with the main changes being to the Farmfoods building and exterior boundary treatments. It is apparent that the Farmfoods building only has one entrance point on the southern elevation, the other elevations are solid, plain brick walls, including from the adjacent car park to the east. The blank walls are considered to be both a physical and unattractive barrier to accessing Farmfoods and the wider retail offer. Improvements to the building include altering the elevation treatment through a render finish to the upper levels along with a new shop entrance from the car park to the east. In addition, it is proposed to separate the delivery area of Farmfoods from the car park with a new boundary treatment. All of these alterations will aesthetically enhance the appearance of the building, improve its permeability and create a more customer friendly environment in that the service area will be separated from the publicly accessible space.
- 7.3 Within the central walkway to the site new paving is proposed, along with new street furniture and seating, which will enhance the character of the area; currently the paving is a mixture of red brick and concrete slabs; this will be replaced with paving of 'mistral charcoal' and 'saxon natural'. The new paving will also wrap around to the front of three retail units that front Burton Road.

These changes will enhance the public realm, which is in need of improvements, visually enhancing the area.

- 7.4 New boundary treatments are also proposed to be erected on a number of elevations, most visibly along the Station Road frontage. There is a delivery yard on this elevation which does somewhat detract from the appearance of the centre and new screening to it, in the form of brick pier walls with a screen in between, will restrict views of this space and visually improve on the existing solid brick wall currently in situ. Furthermore, the same boundary treatment is to be used elsewhere in the site, around the delivery area to the Burton Road elevation, to create degree of continuity in terms of design.
- 7.5 Taking into account the above it is considered that the alterations proposed will enhance the character of the area through increasing the attractiveness of the built form. Furthermore, the alterations will increase the customer experience and permeability of the site, which is largely 'inward looking', encouraging more visitors and passing trade to the centre. As a result the application is deemed to comply with policies LPD50 and ACS10.

#### Other considerations

The application will not affect the local centre in terms of retail uses, which will remain the same. Highways will not be affected by this application, which will be considered under application 2020/0938. Furthermore, adverts are being considered under application 2020/0932.

### **8.0 Conclusion**

- 8.1 The principle of the development is supported in that it will result in an enhancement to the appearance and character of the existing built form. Improvements will improve the customer experience of the site, increase permeability and enhance the local centre in the round. The application is, therefore, deemed to comply with policies A, 1, 2, 6, 10 of the Aligned Core Strategy; policies 32, 35, 49 and 50 of the Local Planning Document and guidance within the National Planning Policy Framework.

#### **Recommendation: Grant full Planning Permission subject to the conditions listed for the reasons set out in the report.**

1. The development hereby permitted shall commence before the expiration of 3 years from the date of this permission.
2. This permission shall be read in accordance with the application form and following list of approved drawings:

7593-06 PROPOSED SITE PLAN – GA  
7593-07 PROPOSED SITE PLAN – DETAILED  
7593-08 PROPOSED LIGHTING PLAN  
7593-09 PROPOSED ELEVATIONS – SHEET 01  
7593-10 PROPOSED ELEVATIONS – SHEET 02

## 7593-11 SITE DETAILS AND FURNITURE

The development shall thereafter be undertaken in accordance with these plans/details.

3. Prior to above ground works commencing, samples of materials for the external elevations of the building and public realm hardstanding shall be submitted to and approved in writing by the Local Planning Authority. The details as approved shall thereafter be implemented and retained thereafter.
4. Notwithstanding drawing 7593-06 PROPOSED SITE PLAN – GA, no gates shall be erected to the service yard accessed from Station Road.

### **Reasons**

1. To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).
2. For the avoidance of doubt.
3. To ensure that the character of the area is respected and to comply with policy ACS10.
4. For the avoidance of doubt and to ensure that highway safety is not compromised and to comply with policy LPD61.