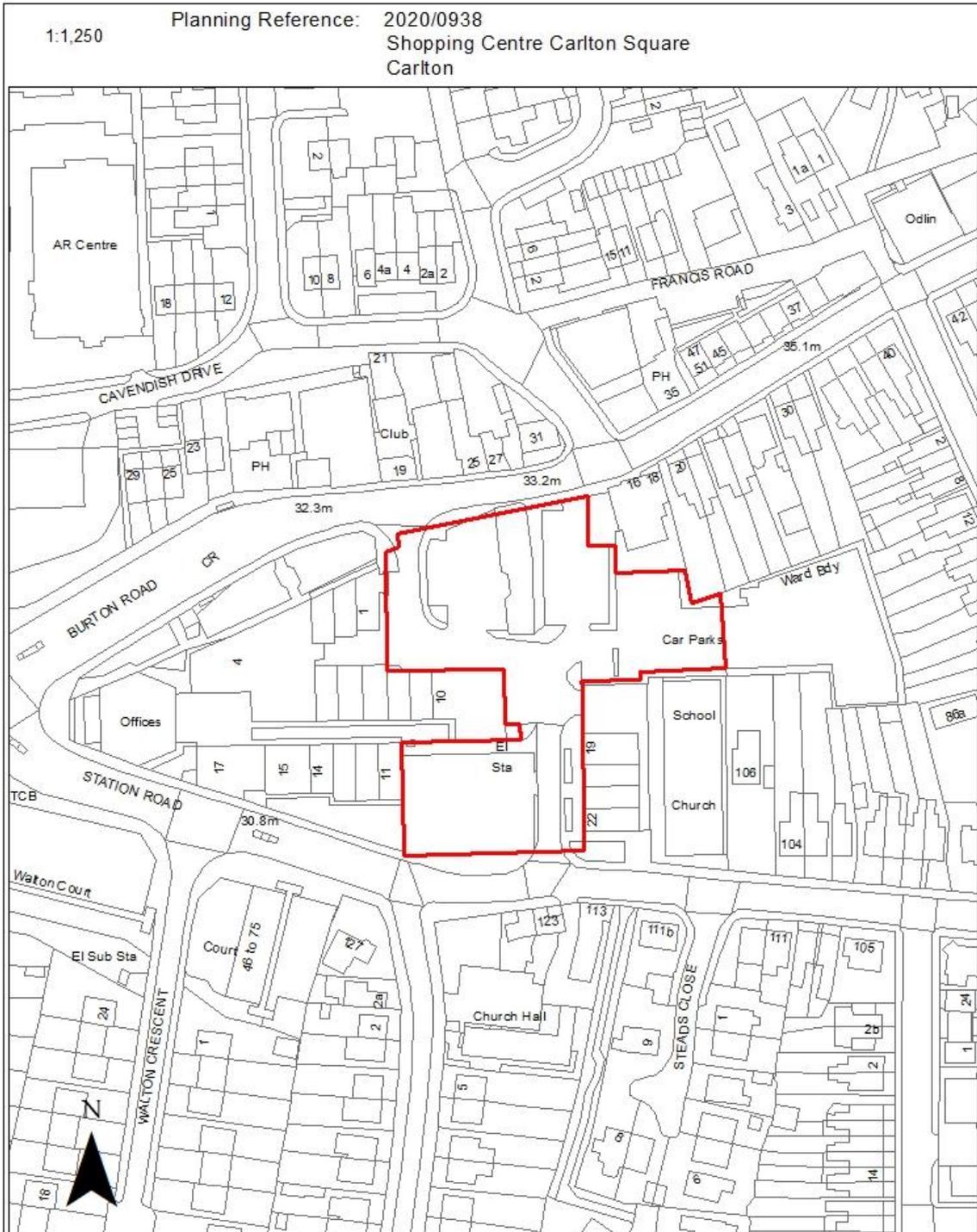


## Planning Report for 2020/0938



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**Report to Planning Committee**

<b>Application Number:</b>	<b>2020/0938</b>
<b>Location:</b>	<b>Shopping Centre, Carlton Square, Carlton</b>
<b>Proposal:</b>	<b>Reconfiguration of existing car parking, pedestrian routes, boundary treatments and formation of new vehicular access to Burton Road.</b>
<b>Applicant:</b>	<b>Gedling Borough Council</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 to comply with the Council's constitution as the application is submitted by the Council and is on Council owned land.**

**1.0 Site Description**

1.1 The application forms part of the wider site known as Carlton Square and relates to the car parking and delivery areas to the east of the main retail units. The car park currently has 95 spaces and can be accessed from both Station and Burton Road. The vehicular access from Burton Road is utilised by delivery vehicles and customers whereas the access from Station Road is only accessible to customers. A private car park, for residents of the DBH building, and Girlguiding Nottinghamshire have access through the application site along with some of the dwellings on Burton Road.

**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 car park and access to the site. On the Burton Road frontage alterations are proposed to the access in that a separate access is proposed for the delivery vehicles and one for the customers to the public car park. As a result of this there will be reconfiguration of the parking arrangements which will lead to a reduction in spaces from 95 to 65.
- 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 application 2020/0931 for alterations to the external appearance of the retail units and circulation space that surrounds it. These applications appear elsewhere on this agenda.

### **4.0 Consultations**

- 4.1 Highway Authority (NCC) – note that the car parking provision will reduce as a result of the application but they raise no concern in this respect. They note that along the Burton Road frontage there are double yellow lines and whilst they raise no objection to the updated highway layout as shown on the submitted drawings, they would expect new double yellow lines to replace those that would be lost and the need for these works to be undertaken under a Section 278 Agreement with the highway Authority. Having regard to the above the Highway Authority raise no objection to the application subject to the imposition of conditions.
- 4.2 Environmental Health – support the application subject to a condition securing the identified electric vehicle charging points and approval of a Construction Emission Management Plan (CEMP)
- 4.3 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

LPD 57: Parking Standards – sets out the requirements for parking.

LPD 61: Highway Safety – states that planning permission will be granted for developments that do not have a detrimental impact upon highway safety, movement and access needs.

## **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. The application relates to alterations to the car park and access only and point G of policy LPD50 identifies the need to ensure that 'appropriate provision for parking is made'. In other respects the application will result in an enhancement on the character of the area and subject to highway considerations being acceptable, explored later in this report, the principle of redevelopment of the site is, therefore, supported and deemed to comply with policies LPD50 and ACS10.

### Impact on the character of the area

- 7.2 The alterations will enhance the character of the area and improve the experience of shoppers to the site with delivery vehicles and customers separated from one another which will improve safety. Furthermore, there will be alterations to the car park layout which will make the movements of pedestrians in the area safer and increase accessibility to the retail units. Additional trees and planting is also proposed within the car park areas to improve the green credentials of the site and enhance the character of the area. As a result the application is deemed to comply with policies LPD50 and ACS10.

### Highways and Parking

- 7.3 There will be alterations to the access points from Burton Road in that the existing access will be altered and exclusively used for deliveries to retail units to the north of the site, and a new access created for customers to the public car park. Drawings have been submitted showing that appropriate visibility splays can be achieved and vehicle turning is possible within the site too. As a result it is not considered that the alterations would be detrimental to highway safety. On the contrary, it is likely to improve traffic safety in that delivery vehicles and customer cars will be separated. As a result the alterations to the access are deemed to comply with policy LPD61.
- 7.4 In respect of parking within the two car parks, the number of spaces will reduce from 95 to 65; this is due to the re-organisation of delivery areas and desire to improve pedestrian movements, including for shoppers with mobility issues, and increase planting in the area. Of the 65 spaces created 6 will be for disabled drivers and electric vehicle charging points will be provided for 8 vehicles. Furthermore, to reduce vehicle speeds and the likelihood of the car

park being used as 'rat-run' to link Burton and Station Road there will be pedestrian crossing and raised speed table to the centre of the site. The gross floor area of the retail units at the site is in the region of 2,500sqm. Policy LPD57 identifies that for retail units of this size there would be a requirement to provide one parking spaces per 100sqm, plus the same for staff. Therefore, despite a reduction in the number of spaces provided there would still be more than the 52 required by policy LPD57. It should also be noted that no objection has been received to the application from the highway authority and also that the site is well linked with by public transport to central Nottingham and other shops within Carlton too. As a result the application is deemed to comply with policies LPD50, LPD57 and LPD61.

## **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 Local Centre through improvement to the car parking area. Highway safety will not be compromised and adequate parking provision would be provided on site. The application is, therefore, deemed to comply with policies A, 1, 2 and 6 of the Aligned Core Strategy; policies 32, 35, 49, 50, 57 and 61 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  
7593-11 SITE DETAILS AND FURNITURE

CSN-BWB-HGNXX-DR-TR-110\_S2-P1 – Swept Path Analysis  
CSN-BWB-HGNXX-DR-TR-111\_S2-P1 – Swept Path Analysis  
CSN-BWB-HGNXX-DR-TR-112\_S2-P1 – Swept Path Analysis  
CSN-BWB-HML-XX-DR-TR-100\_S2-P1 – General Arrangements

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

3. The car parking areas shall be surfaced in a bound material with the parking bays clearly delineated in accordance with drawing no. 7593/07 Rev B. The parking areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking and turning of vehicles.

4. The accesses into the car parking areas shall be hard surfaced and constructed with provision to prevent the unregulated discharge of surface water from the accesses to the public highway. The accesses shall remain hard surfaced with the provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.

5. Prior to the commencement of development, a scheme of landscaping showing the location, species and size of specimens to be planted shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of each development phase. Any trees, shrubs or plants that die within a period of five years from the completion of each development phase, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species.

6 Prior to commencement of the development a Construction Emission Management Plan (CEMP) for minimising the emission of dust and other emissions to air during the site preparation and construction shall be submitted to and approved in writing by the Local Planning Authority. The CEMP must be prepared with due regard to the guidance produced by the Council on the assessment of dust from demolition and construction and include a site specific dust risk assessment. All works on site shall be undertaken in accordance with the approved CEMP.

7 Prior to completion of the development hereby approved the electric vehicle charging points identified on drawing 7593-07 PROPOSED SITE PLAN – DETAILED shall be installed and fully operational.

## **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 adequate off-street parking provision is provided and to comply with policy LPD57.
4. To ensure that all accesses are hard surfaced and to prevent surface water from the site being deposited on the public highway causing dangers to road users and to comply with policy LPD61.
5. To ensure that the character of the area is respected and to comply with policy ACS10.
6. To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.

7. To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Council's Local Plan.

### **Notes to Applicant**

The proposed lighting shall not cause glare to road users. No lighting source (the lamp) shall be directly visible (or visible by reflection) to road users.

In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have / no control. In order to undertake the works, you will need to enter into an agreement under Section 278 of the Act and no works shall commence until such time as a S278 agreement is in place. Please contact Nottinghamshire County Council Highways Development Control Team in order to obtain the above licence.