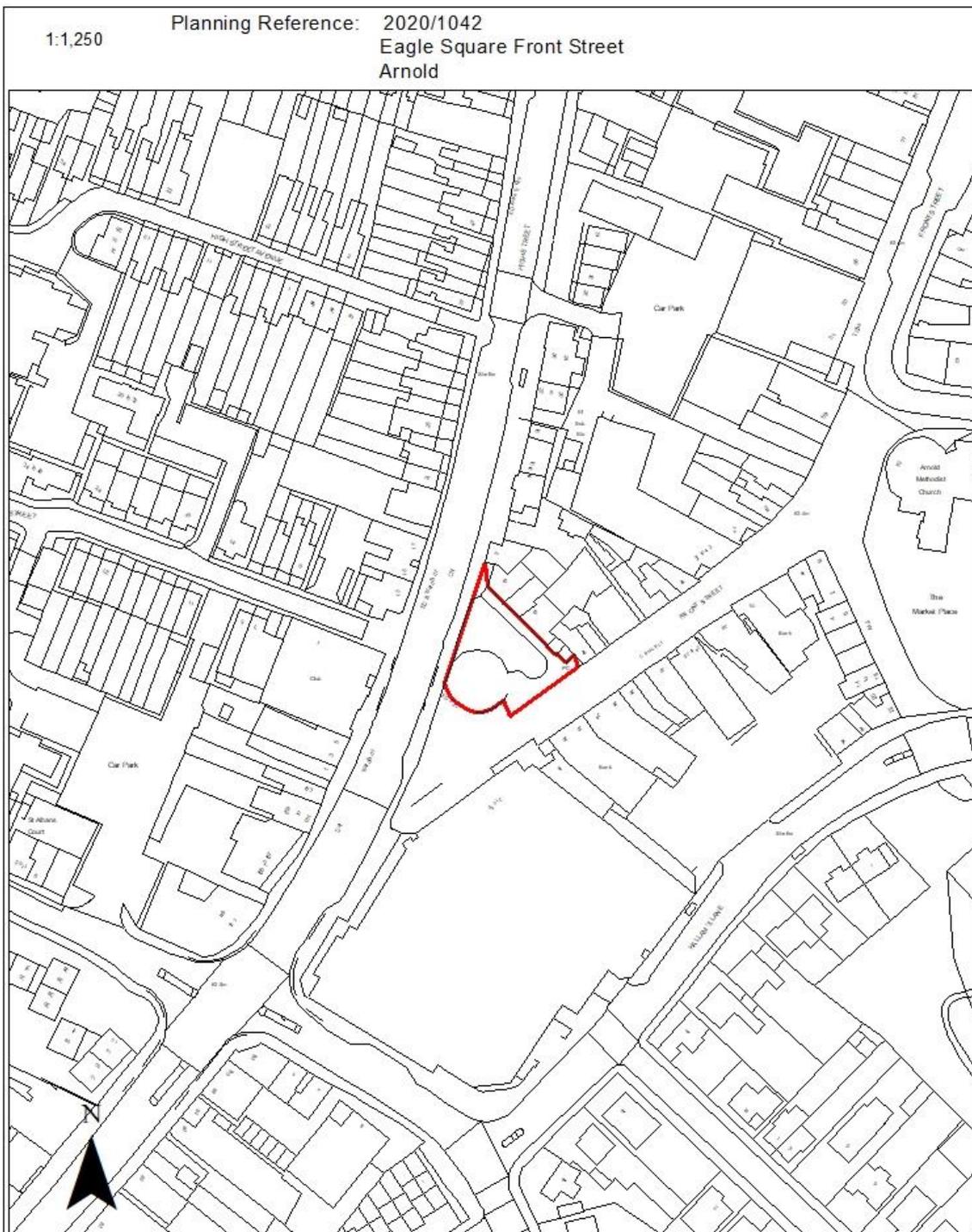




Planning Report for 2020/1042



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:	2020/1042
Location:	Eagle Square, Front Street, Arnold
Proposal:	Temporary relocation of 12 market stalls on to Eagle Square for up to 12 months (change of use)
Applicant:	Gedling Borough Council
Agent:	
Case Officer:	Bev Pearson

The application is referred to Planning Committee to comply with the Council constitution as the application is submitted by the Council and is on Council land.

1.0 Site Description

- 1.1 This application relates to 626 sq.m of land comprising a public square at the southern end of and within The Arnold Primary Shopping Centre. It is bounded by and serviced from High Street to the west and the pedestrianised Front Street to the east and is adjoined by various commercial units.

2.0 Relevant Planning History

- 2.1 There is no recent planning history on the application site that is pertinent to the determination of this application.

3.0 Proposed Development

- 3.1 Planning permission is sought to change the use of Eagle Square to allow a temporary market use for a period of up to 12 months to accommodate 12 market stalls, some of which would be relocated from the current market at the Market Place whilst the construction of the two storey business enterprise unit and public realm works approved at Planning Committee on the 21st October 2020 takes place.
- 3.2 A revised site layout plan has been submitted which shows how the market would be laid out. Each stall would have maximum dimensions of 3.6m in length, 1.2m in width and 2.5m in height. 2no. waste bins secured within an enclosure would be provided to the High Street boundary.

- 3.3 Regular market trading days would be Tuesday, Friday and Saturday between 08.00 and 16.00. General trading hours are however proposed as being Monday -Saturday (inclusive) 08.00 – 22.00 and Sundays 08.00-16.00 to allow for other events, retailers or community uses on non-market days.

4.0 Consultations

- 4.1 Neighbouring properties were consulted and a site notice was placed on 26th October 2020. Following three weeks of consultation no written representations have been received.

- 4.2 Nottinghamshire County Council Highways - *comments received 17.11.2020* – no concerns are raised with regards to the market stalls. However the position of the mobile units should be removed due to potential weight impacts on the underground flood tank and the position of the STW pumping station. Access will be needed at all times to these inspection covers.

Comment received 30.1.2020 – Further information is requested regarding how the stall holders will set up the stalls, where the access for vans will be and where will they park once the stalls are set up.

Comment received 18.11.2020 – No objection to the revised layout plan detailing the omission of the catering vehicles.

- 4.3 Gedling Borough Council Licensing - Front Street and the roads leading off it are the subject to a Street Trading consent order. This means that anyone street trading in this designated area needs consent from the Council. The Council's Economic Growth and Regeneration team have recently submitted a Street Trading consent application in respect of this application. The matter is being referred to the Environment and Licensing Committee for consideration on 1 December 2020.

- 4.4 Gedling Borough Council Waste Management – No objection to the proposals

- 4.5 Gedling Borough Council Parks and Street Care - no immediate issues are raised with the principle of the proposal providing there is sufficient electric supply for the stalls, and any arising waste can be dealt with efficiently and promptly. The trees in the area will need protection when installing the market stalls so as not to damage them, as will the in-situ seating in the area. Access must be allowed into the precinct for shop deliveries, emergency vehicles and disabled blue badge holders. As a public right of way it should not be blocked – unless an alternative route is arranged with Nottinghamshire County Council Highways. There is also a flood relief water storage tank under Eagles Square area itself, this will need to remain accessible at all times.

- 4.6 Gedling Borough Council Community Relations – no issues are raised.

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 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 At the national level the National Planning Policy Framework (NPPF) (July 2019) is relevant. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF 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 The Gedling Borough Council Aligned Core Strategy (GBACS) (September 2014) is part of the development plan for the area. The following policies are relevant in considering this application:

Policy A (Presumption in Favour of Development) sets out that a positive approach will be taken when considering development proposals.

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.

Policy 12 (Local Services and Healthy Lifestyles) supports the principle of new facilities located within town centres.

Policy 16 (Green Infrastructure, Parks and Open Space) sets out that open spaces should be protected from development unless the open space is shown to be under used and undervalued.

- 6.4 The Gedling Borough Local Planning Document (LPD) (July 2018) is part of the development plan for the area. The following policies are relevant in considering this application:

LPD 32 (Amenity) sets out that 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 Arnold as a town centre within the retail hierarchy.

LPD50 (Development within town and local centres) identifies the types and use of development that is likely to be acceptable in Local Centres.

LPD53 (Markets) sets out that planning permission will be granted for development proposals that result in the enhancement of existing markets or the creation of new markets within town and local centres subject to a number of criteria, including the design is of a high standard and adequate parking is provided.

LPD 61 (Highway Safety) provides that planning permission will be granted for development proposals which do not have a detrimental effect on highway safety, patterns of movement and the access needs of people.

7.0 Planning Considerations

The principle of development

- 7.1 The application site falls within Arnold Town Centre and the proposed market stalls are considered to fall within the definition of a main town centre use. Policy LPD 53 (Markets) is relevant to the determination of this application and identifies that permission will be granted for proposals that result in an enhancement of existing markets subject to a number of criteria, notably that the proposal is of a high standard of design, will not result in the loss of buildings or open space that contribute to the character of the area, the amenity of nearby residents or occupiers is not comprised and that adequate parking provision is provided. These matters are considered later in this report.
- 7.2 The proposed temporary change of use of Eagle Square would provide an alternative site for the relocation of existing stalls from the current Arnold Market site during the redevelopment construction site works and would allow the continued operation of the market which is an integral part of the character and shopping experience of Arnold and the Town Centre whilst these works are ongoing. This would provide an opportunity for the continued operation of a market and allow for other potential community or retail events to take place particularly given the proposed flexible hours of operation. This would enhance the retail and community experience and the vitality and viability of Arnold Town Centre. Taking the above into account it is considered that the principle of the proposal is acceptable and is therefore in accordance with Sections 6, 7 and 12 of the NPPF (2019), Policies 6, 10 and 12 of the GBACS (2014), and Policies LPD 49, LPD 50 and LPD 53 of the LPD (2018).

Impact on Public Open Space

- 7.3 Although the proposal would result in the temporary change of use of Eagle Square, which comprises public realm, the plans submitted with the application

indicate that the existing public seating areas will be retained and made available at all times. It is therefore considered that the proposal would be ancillary to the existing use of the public square and would not impact on but would enhance how the area is currently used together with enhancing the current shopping experience within the Town Centre. It is therefore considered that the proposal accords with Policy 16 of the Aligned Core Strategy (2014).

Impact on Visual Amenity

- 7.4 The proposed temporary relocation of stalls would not detract from the visual amenity of Eagle Square. Existing trees and seating areas would be retained and the proposed stalls are of acceptable scale, design and of a traditional market stall appearance which will sit well within the character and appearance of Eagle Square and the wider Town Centre context.
- 7.5 Taking into account the above it is considered that the proposal would provide an attractive form which would not detract from the visual amenity of this public realm or the Town Centre setting in accordance with Section 12 of the NPPF (2019) and Policy 10 of the GBACS (2014) and Policy LPD 53 of the LPD (2018).

Impact on amenity

- 7.6 Given the Town Centre location of the proposal it is not considered that it result in any undue impact on the amenity of nearby properties.
- 7.7 Taking into account the nature of the proposal it is therefore considered that the proposal would accord with Section 12 of the NPPF (2019), and Policies LPD 32 and LPD 53 of LPD (2018).

Highway Matters

- 7.8 The applicant has submitted revised plans in response to the Highway Authorities initial comments and has confirmed that the market traders will set up the stalls from Front Street or the parking bays located on High Street. Vehicular access would be in line with Traffic Regulation Orders in place on High Street namely parking restrictions between 8am and 6pm Mon- Sat and no loading or unloading between 10am and 4pm on the pedestrianised Front Street. Traders would set up between 6.30am – 9am and vehicles would be removed from site and stalls closed down after 4pm. The applicant has also removed the two mobile vehicle pitches from a now superseded proposed layout as requested by the Highway Authority who subsequently raise no objections to the proposal.
- 7.9 Given the location of the site within the Town Centre, having good public transport links which will allow visitors to access the market in a sustainable way and that and there are a number of public car parks in the vicinity I am also satisfied that the proposal would not result in any undue parking or highway impacts. Taking the above into account it is considered that the proposal would have adequate access and parking facilities and would not have an unacceptable adverse impact on highway safety and is deemed to be in

accordance with Section 9 of the NPPF (2019), Policies LPD 53 and LPD 61 of the LPD (2018).

Other matters

Waste disposal

- 7.10 The latest site layout plan shows the location of 2 no. 1100litre waste bins set behind a secure enclosure adjacent to the boundary of the site with High Street. It has been confirmed by the applicant that these would be emptied twice weekly or as necessary. It is considered that this waste strategy is acceptable.

Community Safety

- 7.11 Although no formal security for the site would be provided, the activity and use of Eagle Square together with the prominent location of the stalls would provide a level of natural surveillance. Furthermore the site is well lit and surveillance is also provided by the Town Centre CCTV cameras. This would assist in discouraging anti-social behaviour.

8.0 Conclusion

- 8.1 The principle of the development is supported in that it will result in retention of a market facility in Arnold Town Centre whilst the Arnold Market redevelopment scheme is under construction and as such it will enhance the character of the area as well as enhance the vitality and viability of Arnold Primary and Secondary Shopping Area. Furthermore, the application would not be detrimental to residential amenity or highway safety. The application is, therefore, deemed to comply with policies A, 2, 6, 10 and 10 of the Aligned Core Strategy (2014); policies 32, 35, 49, 50, 53, and 61 of the Local Planning Document (2018) and guidance within the National Planning Policy Framework (notably chapters 2, 4, 6, 7, 9, and 12).

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

Conditions

- 1 This permission shall be for a period of 12 months only from the date of this permission, at the expiration of which time the market stalls and any ancillary structures shall be removed.
- 2 The development hereby approved shall be carried out in accordance with the following documents/plans deposited on the 16th October 2020:-
 - Application form;
 - Planning Statement;
 - Site Location OS Plan drg. no EGR/ AMP/ ES -001 -;
 - Site Survey Block Plan drg. no. EGR/ AMP/ ES - 002-;

and the following plans and documents received on the 17th November 2020

- Interim Market Proposals drg. no. GBC/EG+R/AMP_004; and
- Correspondence relating to the servicing of the market and the waste strategy.

Reasons

- 1 To allow for the retention of a market facility within Arnold Town centre during the redevelopment of Arnold Market place and in the interests of the viability and vitality of the Town Centre.
- 2 For the avoidance of doubt.

Notes to Applicant

Your attention is drawn to the following:-

Sufficient electric supply should be provided for the stalls.

The trees in the area and the in situ seating area should be protected when installing the market stalls to prevent damage.

Access must be allowed from High Street into the precinct for shop deliveries, emergency vehicles and disable blue badge holders. As a public right of way it should not be blocked - unless an alternative route is arranged with Nottinghamshire County Council highways.

The flood relief water storage tank under the Eagles Square shall remain accessible at all times.

The applicant is advised that all planning permissions granted on or 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development given that there is no net additional increase of floorspace as a result of the development.