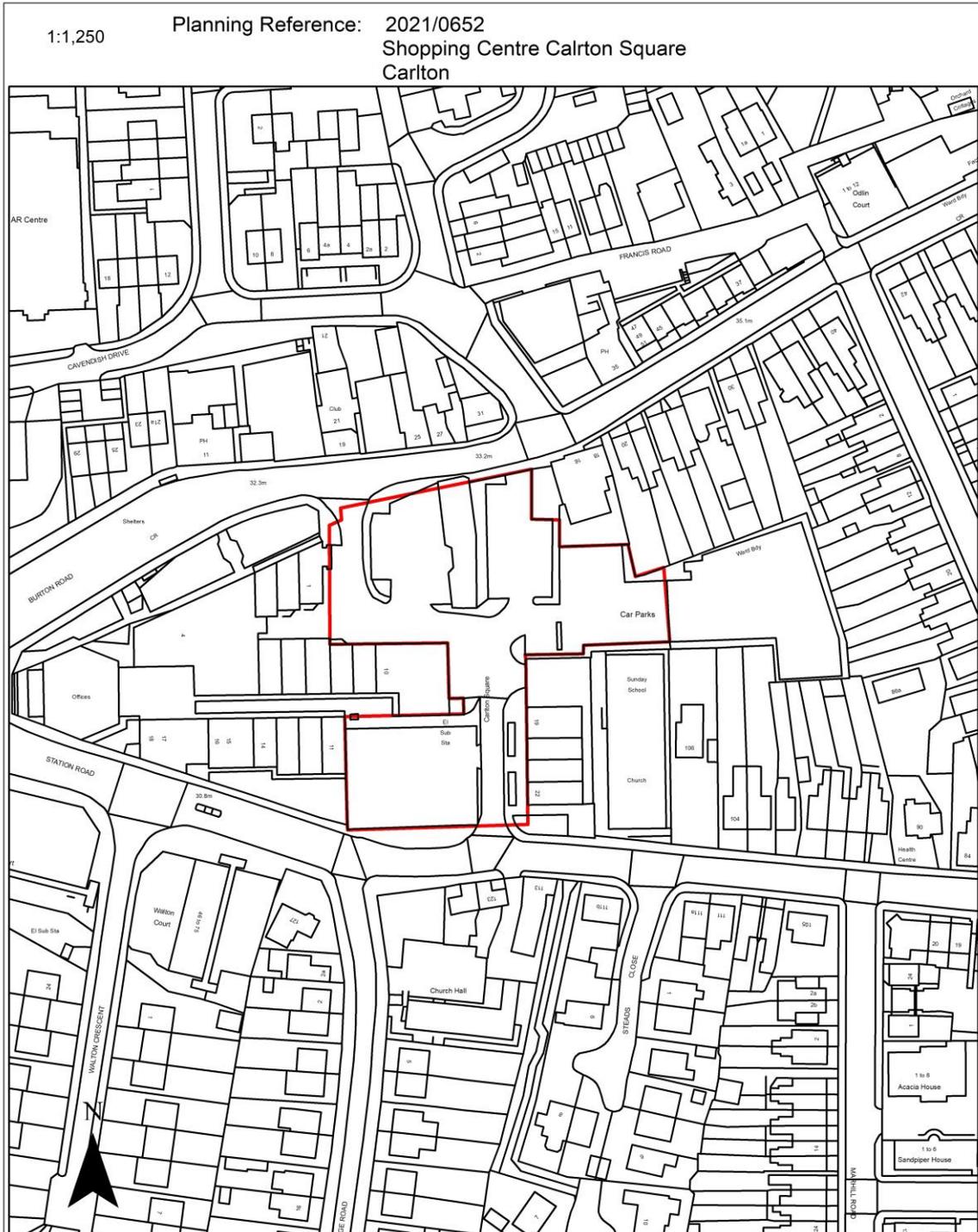


Planning Report for 2021/0652



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Report to Planning Committee

Application Number:	2021/0652
Location:	Shopping Centre Carlton Square, Carlton
Proposal:	Reconfiguration of existing northern car parking, pedestrian routes, and formation of new vehicular access to Burton Road (Amendments to permission 2020/0938).
Applicant:	Gedling Borough Council
Agent:	
Case Officer:	Nigel Bryan

The application is referred to Planning Committee to comply with the Councils constitution as the application is submitted by the Council and the Council owns the site.

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 101 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. There is a gradual change in levels through the site with Burton Road higher than Station Road.

2.0 Relevant Planning History

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

2020/0938 – ‘Reconfiguration of existing car parking, pedestrian routes, boundary treatments and formation of new vehicular access to Burton Road’ - was considered by the Planning Committee and granted planning permission on the 13th November 2020. The current application is for alterations to the approved scheme, summarised in section 3.0 of this committee report.

2020/0932 – ‘Built up flat faced acrylic letters @ 540mm high with 100mm returns, internally illuminated with LEDs, 4no. locations on existing buildings’ -

was considered by the Planning Committee and granted advertisement consent on the 30th October 2020.

2020/0931 – *‘Proposed new boundary treatment along Station Road, new facade treatment to existing buildings, new street furniture, lighting and landscaping’* - was considered by the Planning Committee and granted planning permission on the 30th October 2020.

98/0387 – *‘Display combination of hoardings & fascia signage’* – granted in 1998.

96/0445 – *‘Illuminated signage to replace existing’* – granted in 1996.

90/0706 – *‘Construct glazed roof, and fence with gates to shopping centre’* – granted in 1990.

3.0 Proposed Development

3.1 The application seeks planning permission for alterations to the northern 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.

3.2 It should be noted that when the previous application was approved (2020/0938), this included alterations to the entire car parking area. However, no works are now proposed to the southern car park and a summary of the changes proposed is reproduced in bullet points below;

- The boundary treatment to the separate the loading area and parking has been removed and replaced with a large planted area;
- The parking layout has altered and there will no longer be a drop-off area created;
- Pay and display machines have been re-located to reflect the changes made; The number of parking spaces will remain the same at 101 (with 65 spaces proposed under permission 2020/0938);
- The amount of landscaping proposed will reduce.

Consultations

4.1 Highway Authority (NCC) – raise no objection to the application subject to the imposition of conditions.

4.2 Environmental Protection – raise no objection to the application subject to conditions in respect of electric vehicle charging points and a Construction Emission Management Plan (CEMP).

4.3 A site notice has been erected and consultation with neighbours undertaken. Responses on the application need to be received not later than 21st June 2021, and any representations received after this report has been published will be reported to Members verbally. 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 proposed 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, improving 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. It is noted that the scale of alterations proposed have reduced from that previously approved under reference 2020/0938, in that no changes are proposed to the southern car park and the amount of landscaping reduced; however, there would still be significant improvements to the Carlton Square site given the above mentioned benefits. As a result the application is deemed to comply with policies LPD50, ASC6 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. 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 the number of spaces will remain at 101. 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 space per 100sqm, plus spaces for staff. Therefore, there is considered to be ample parking provision, which is over and above that required by pertinent policy. 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 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, 6 and 10 of the Aligned Core Strategy; policies 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.

Conditions

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:

7593/01 rev - - Location plan

7643-107 rev E - Proposed site plan

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. 7643/107 Rev E. 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 the commencement of development hereby permitted, details shall be submitted to and approved in writing by the Local Planning Authority as to the number and position of Electric Vehicle Recharging Point within the application site.
The Electric Vehicle Recharging Point(s) shall be in a prominent position on the site and shall be for the exclusive use of zero emission vehicles. The Electric Vehicle Recharging Points shall be installed and operational prior to the completion of the development and shall be thereafter maintained in the location as approved for the lifetime of the development.

All EV charging points shall meet relevant safety and accessibility requirements and be clearly marked with their purpose; which should be drawn to the attention of staff and visitors.

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 with in 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 with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils 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.