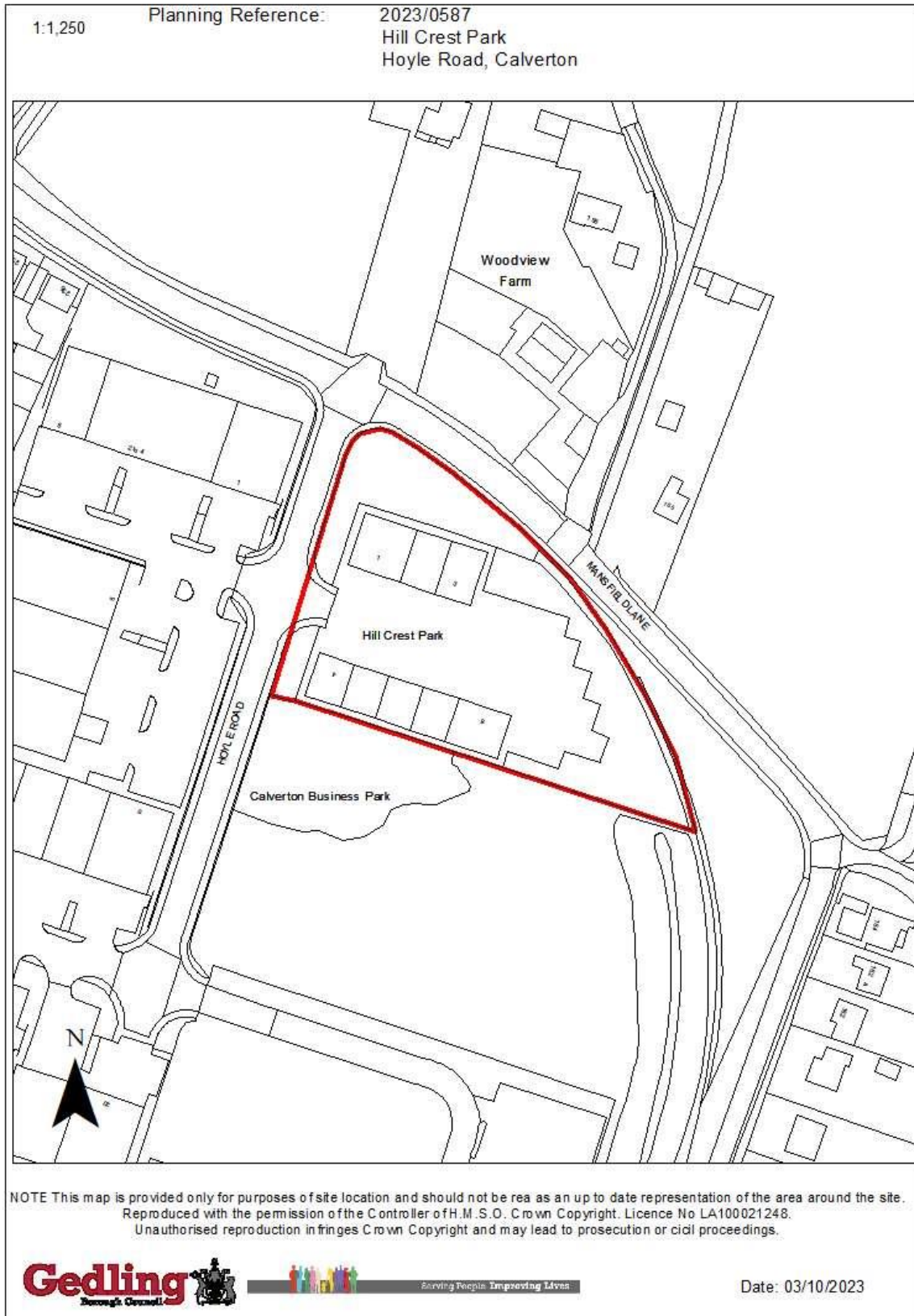




Planning Report for 2023/0587



Report to Planning Committee

Application Number:	2023/0587
Location:	Hill Crest Park Hoyle Road Calverton
Proposal:	Construction of four new industrial Units.
Applicant:	Gedling Borough Council
Agent:	
Case Officer:	Craig Miles

This applicant and landowner is Gedling Borough Council and, therefore in accordance with the Councils Constitution, this applicant has been referred to Planning Committee.

1.0 Site Description

- 1.1 The application site comprises 8 industrial units within the Calverton Business Park. The units are grouped into two buildings, constructed of brick under sheet roofing, with parking to their front. A total of 40 car parking spaces, including 8 for disabled drivers, are currently provided with an element of landscaping and vacant green space around the periphery of the site. Vehicular access is from Hoyle Road and the northern boundary is marked by a fence, with Mansfield Lane beyond.

2.0 Relevant Planning History

- 2.1 2020/0035 - Planning permission was granted for the 'Construction of no. 4 industrial units' having been considered at the Planning Committee of 17th June 2020, with the decision notice having been issued on the 18th June 2020. The permission has been not implemented and is now lapsed.

3.0 Proposed Development

- 3.1 The application is submitted in full and is for the extension of the existing units to incorporate an additional 4 units. The units would respect the existing built form in terms of scale and materials proposed. A total of 41 car parking spaces would be provided, through re-modelling the existing car park; this would include 4 disabled spaces, two electric vehicle charging points, as well as a cycle shelter for 20 bikes. In support of the application a car park survey has been submitted, which identifies how intensively the car park is currently used.

- 3.2 For the avoidance of doubt, the application is identical to that previously approved under permission 2020/0035; however, if minded to grant permission there would be a requirement to tie any permission to the updated legislation requiring the units to be occupied for business and general industry or Class E (G)(i)(ii) and (iii) of The Town and Country Planning (Use Classes) Order 1987 (as amended).

4.0 Consultations

- 4.1 Calverton Parish Council – No comments received;
- 4.2 The Highways Authority – No objection, subject to conditions with regard to the approved parking layout;
- 4.3 Public Protection – raise no objection to the application subject to a number of conditions with regard to vehicle charging points, contamination and a Construction Environmental Management Plan (CEMP).
- 4.3 A site notice was posted near the application site – No objections or representations were received as a result.

5.0 Development Plan Policies

National Planning Policy Framework

- 5.1 The NPPF sets out the national objectives for delivering sustainable development. Chapter 6 of the document (Building a strong, competitive economy) is most pertinent to the determination of the application and recognises the need for policies to positively and proactively encourage sustainable economic growth. Chapter 12 (Achieving well-designed places) identifies the need to ensure that developments are visually attractive.

Greater Nottingham Aligned Core Strategies (part 1 Local Plan)

Policy A – Presumption in favour of Sustainable Development
Policy 4 – Employment Provision and Economic Development
Policy 10 – Design and Enhancing Local Identity

Local Planning Document (Part 2 Local Plan)

LPD4 – Surface Water Management
LPD7 – Contaminated Land
LPD11 – Air Quality
LPD19 – Landscape Character and visual impact
LPD32 – Amenity
LPD44 – Retention of employment and employment uses
LPD46 – Expansion of Existing Employment uses not in the Green Belt
LPD57 – Parking standards
PLD61 – Highway safety

Calverton Neighbourhood Plan

G4 – Employment
BE2 – Local Distinctiveness and Aesthetic
BE4 – Parking Provision

Other policy guidance

‘Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document’ (2022) and the ‘Low Carbon Planning Guidance for Gedling Borough (May 2021)’

6.0 Planning Considerations

Principle of development

- 6.1 The application site falls within the built up part of Calverton within an area identified as employment land. As a result, policy LPD44 is pertinent to the determination of the application and identifies that planning permission will be granted for the expansion of employment premises, subject to compliance with a number of criteria, inter alia, including that the use is appropriate; it will support the existing employment function; the amenity of nearby residents will be respected and highway safety is not compromised. Given that the application is for an appropriate use, Class E (G)(i)(ii) and (iii) (business and general industry), on an established industrial site, the principle of development is supported subject to assessing pertinent planning considerations, most notably impact on the character of the area and residential amenity, as well as highway matters.

Impact on the character of the area and residential amenity

- 6.2 The units to be erected would largely be viewed as extensions to the existing buildings in that they would have similar eave and ridge heights, save for unit 12, which would be more modest in footprint. Elevation treatments and materials would also assimilate to the existing. As a result it is considered that the design of the buildings would respect the character of Hill Crest Park and the wider industrial site and is deemed to comply with policy LPD44 and policy 10 of the Aligned Core Strategy.
- 6.3 With regard to impacts on amenity, it is noted that the residential properties on the opposite side of Mansfield Lane would be in the region of 30-35m from the nearest proposed building, only marginally closer than the existing structures, such a distance is considered to be acceptable to ensure that the amenity of the occupiers would not be compromised. Furthermore, the units are identified for business and general industry use and noise from end users is not likely to be a significant issue on an established industrial site, with it notable that there is relatively busy classified road between the two proposed units and residential properties opposite. As a result, the application is deemed to comply with policies LPD32 and LPD44.

Impact on Highway safety and parking provision

- 6.4 Vehicular access to the site would remain as existing and is considered to be acceptable. The car parking layout will alter and there would only be a marginal increase in spaces from 40 to 41. However, a car parking survey has been completed on the existing site and identifies that over a two-day period the maximum number of spaces occupied was 25, with typically between 15 and 20 vehicles in situ. Therefore, whilst the number of car parking spaces has increased only nominally the existing spaces were not occupied to capacity and the number of spaces is actually in excess of that required by policy LPD57 and guidance in appendix D of the Local Planning Document, which identifies that a total of 33 spaces is required. It is; however, noted that no lorry parking is provided, contrary to guidance within appendix D, but currently no lorry parking is provided either. Furthermore, given the existing and identified uses would be business and general industry and not storage and distribution, it is considered unlikely that HGV's will access the site and the Highway Authority have raised no objection to the application. Having regard to the above it is considered that access to the site and parking provision are acceptable and, therefore, on balance, the application is deemed to comply with policies LPD57, LPD61, appendix D, BE4, and 'Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document' (2022).

Climate change

- 6.5 To ensure that the development is broadly sustainable and comply with the 'Low Carbon Planning Guidance for Gedling Borough (May 2021)' a condition is recommended to ensure that the two identified electric vehicle charging points are installed. Furthermore, to encourage alternate means of accessing the site, a cycle rack would need to be installed.

Other considerations

- 6.6 There are no overriding policy constraints to the site but further exploration is required with regard to possible contamination and this can be secured via a condition. The application site falls within flood zone 1, so it is not at risk of flooding, and a drainage strategy has been submitted that identifies surface water will discharge via soak-aways, as does the existing buildings, with foul linking into the main sewerage network, both of which are acceptable. A number of trees toward the periphery of the site, largely silver birch, would need to be removed to facilitate the development; however, they are not specimens that would justify a preservation order. A condition is however, proposed requiring mitigation landscaping. As a result the application is deemed to comply with policies LPD4, LPD7 and LPD11.

Conclusion

- 7.0 The principle of development is supported in that it falls within the built form of Calverton on a site allocated for employment uses. The development would extend the employment uses on the site, enhancing the local economy. Furthermore, the scale, layout and design of the built form would respect the character of the area and not have a detrimental impact on the amenity of

adjacent land uses. Furthermore, highway safety would not be compromised with adequate parking spaces provided too. The application is, therefore, deemed to comply with policies A, 4 and 10 the Aligned Core Strategy; policies LPD11, LPD19, LPD32, LPD44, LPD46, LPD57 and LPD61 of the Local Planning Document; policies G4 BE2 and BE4 of the Calverton Neighbourhood Plan; Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document (2022); and Low Carbon Planning Guidance for Gedling Borough (May 2021) and guidance within the NPPF.

7.0 Recommendation:

Grant Full Planning Permission: Subject to the following conditions:

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:

4376 A100 P5 - Proposed site plan 4376 A101 P2 - site block plan

4376 A200 P3 - Proposed GA plan - All units

4376 A201 P3 - Proposed GA plan - units 9 and 10

4376 A202 P3 - Proposed GA plan - units 11 and 12

4376 A205 P4 - Proposed roof plan - All units

4376 A300 P3 - Elevations - all units

4376 A301 P3 - Elevations - proposed units 9 & 10

4376 A302 P3 - Elevations - proposed units 11 & 12

3468-E-6000 - proposed external lighting layout

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

- 3 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. All works on site shall be undertaken in accordance with the approved CEMP.
- 4 Prior to the commencement of development an assessment of the nature and extent of any potential contamination shall be submitted to and approved in writing by the Local Planning Authority (site characterisation). This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include; a survey of the extent, scale and nature of contamination and; an assessment of the potential risks to: human health, property, adjoining land, controlled waters, ecological systems, archaeological sites and ancient monuments. Where required, a detailed remediation scheme (to bring the site to a condition suitable for the intended use by removing unacceptable risks to critical receptors) should be submitted to and

approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures.

- 5 In the event that remediation is required to render the development suitable for use, the agreed remediation scheme shall be implemented in accordance with the approved timetable of works. Prior to occupation of any building(s) a Verification Report (that demonstrates the effectiveness of the remediation carried out) must be submitted and approved in writing by the Local Planning Authority.
- 6 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements above, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority.
- 7 The additional units hereby approved shall not be brought into use until the parking, turning and servicing areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 4376 A100 P5. The parking, turning and servicing 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, turning and loading and unloading of vehicles.
- 8 Prior to occupation of any part of the development hereby approved the 2 electric charging points and bike rack, as identified on drawing 4376 A100 P5, shall be installed and be fully operational and thereafter be maintained as such for the lifetime of the development.
- 9 Prior to above ground works commencing, 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 the development. 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.
- 10 The units shall be used for Class E (G) (i)(ii) and (iii) purposes only and no other uses within the Town and Country Planning (Use Classes) Order 1987 (as amended).

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 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.
4. To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 121 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.
5. To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 121 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.
6. To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 121 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.
7. To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area and to comply with policy LPD57.
8. 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.
9. To ensure that the character of the area is respected and the loss of existing trees is mitigated and to comply with policy LPD19.
10. To ensure that possible impacts with regard to highway and parking matters are appropriately assessed and to comply with policies LPD57 and LPD61.

Reasons for Decision

The principle of development is supported in that it falls within the built form of Calverton on a site allocated for employment uses. The development would extend the employment uses on the site, enhancing the local economy. Furthermore, the scale, layout and design of the built form would respect the character of the area and not have a detrimental impact on the amenity of adjacent land uses. Furthermore, highway safety would not be compromised with adequate parking spaces provided too. The application is, therefore, deemed to comply with policies A, 4 and 10 the Aligned Core Strategy; policies LPD11, LPD19, LPD32, LPD44, LPD46, LPD57 and LPD61 of the Local Planning Document; policies G4 BE2 and BE4 of the Calverton Neighbourhood Plan; Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document (2022); and Low Carbon

Planning Guidance for Gedling Borough (May 2021) and guidance within the NPPF.

Informatives

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website.

Where the Council's view is that CIL is payable, full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council@s website or from the Planning Portal:

www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil