



PLANNING COMMITTEE: 21st January 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/1213

LOCATION: Office Block Westbridge Depot, 9 - 13 St James Mill Road

DESCRIPTION: New replacement office

WARD: St James Ward

APPLICANT: Veolia (UK) Ltd
AGENT: Ms Belinder Gill

REFERRED BY: Director of Planning and Sustainability
REASON: Council owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The proposal relates to employment development within an existing employment area and would have no unduly adverse impacts on the character of the area, nearby residents, highway safety and drainage. This would accord with the aims and objectives of the National Planning Policy Framework and Policies S10, C2, E1, BN9, INF1 and INF2 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.

2 THE PROPOSAL

2.1 The proposal relates to the provision of a replacement office and welfare building on the site. Existing temporary buildings would be removed from the site and a new building to be erected. This building would be 20.8 metres wide and 10.9 metres deep with a height of 4.3 metres. The building would form office space and staff facilities, with a mess room, bathroom facilities, kitchen and office space. This is to be used by Veolia staff members.

3 SITE DESCRIPTION

3.1 The application site falls within Westbridge Depot, a site predominantly used by Veolia on behalf of the Council, and by the Council's housing team. The site is positioned on the eastern edge of Westbridge Depot.

3.2 The application site is located within flood zones 2 and 3. It is also within a Hazardous Area. The site is positioned within Enterprise Zone 9a.

4 PLANNING HISTORY

4.1 N/2003/0055 – Security fencing – Approved 26/03/2003.

5 PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and the Northampton Local Plan (1997) saved policies.

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Section 2 – Sustainable development.
Section 8 - Promoting healthy and safe communities.
Section 9 - Promoting sustainable transport
Section 12 - Achieving well-designed places.

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

S10 – Sustainable Development Principles
C2 – New developments
E1 – Existing employment areas
BN9 – Pollution control
INF1 and 2 – Infrastructure delivery

5.4 Northampton Local Plan 1997 (Saved Policies)

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policy is material to this application:

Policy E20 - New Development (Design)

5.5 Supplementary Planning Documents

Northamptonshire Parking Standards (September 2016)
Parking Standards (November 2019)

6 CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

6.1 **NBC Public Protection** – No objection. Request conditions on contamination.

- 6.2 **Health and Safety Executive** – No objection - The application site lies within the consultation distance of a major hazard site (fuel terminal) however as the office building will have fewer than 100 occupants and is 1 storey it is sensitivity level 1 development.
- 6.3 **NCC Highways** – No observations or objections.
- 6.4 **Environment Agency** – No objection.
- 6.5 **Lead Local Flood Authority** – No comment.
- 6.6 **Northamptonshire Police** – No objection – site has 24/7 security and covering the building with CCTV linked to the system monitored at the gatehouse is recommended.

7 APPRAISAL

Principle of development

- 7.1 The application proposes the creation of a relatively small new office and welfare facility within an existing business site, replacing existing temporary style facilities. The principle of providing a replacement building for the use of existing workers on the site is accepted.

Design

- 7.2 The application proposes a 20.8m x 10.9m building with a ridge height of 4.3m with two outside ramps for access. The building is of a functional appearance. With the building being within the existing depot, it is considered that the design of the proposal is appropriate for the location.

Neighbouring amenity

- 7.3 The proposed office building is not positioned within close proximity of any residential properties, being within the existing depot, and as such there would not be an unacceptable impact upon any neighbouring properties.

Highways

- 7.4 The application site is part of an existing depot. The building will be repositioned in an area currently forming parking for large waste collection vehicles.
- 7.5 A plan has been submitted which shows a re-arranged parking layout to facilitate the new location of the office and welfare facilities whilst providing increased parking provision. NCC Highways have been consulted on this proposal and raise no objection.

Flood Risk

- 7.6 The application site is located within Flood Zone 2 and 3. The Environment Agency and Local Lead Flood Authority have been consulted on the proposal and no objections have been received. It is the case that the existing site is hardsurfaced in its entirety. It is also the case that the proposal is to remove an existing set of temporary buildings and erect a new replacement building on the site. With the proposal being for a replacement building, it is not considered that the proposal would further impact upon flood risk.

Other matters

- 7.7 NBC Public Protection request condition on contamination. It is considered reasonable to attach such conditions.

- 7.8 The application site is located within the consultation distance of a major hazard site. The Health and Safety Executive have been consulted on the application and have advised that due to the size of the proposal there is no objection to the scheme.

8 CONCLUSION

- 8.1 To conclude, the proposal relates to employment development within an existing employment area and would have no unduly adverse increased impacts on the character of the area, nearby residents, highway safety and drainage. This would accord with the aims and objectives of the National Planning Policy Framework and Policies S10, C2, E1, BN9, INF1 and INF2 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.

9 CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: VES_ES_WSBG_161_001 Rev A, VES_ES_WSBG_161_004 Rev A, VES_ES_WSBG_161_008, A_00_02, A_00_04.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

3. The materials to be used in the development shall be in full accordance with those shown on plan A_00_02.

Reason: To ensure that the development will harmonise with its surroundings in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

4. Prior to the commencement of the development hereby permitted, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be submitted to and approved in writing by the Local Planning Authority. The assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination of the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The report of the findings must include i) a survey of the extent, scale and nature of contamination, ii) an assessment of the potential risks to: human health, property, adjoining land, groundwater and surface water and ecological systems; iii) an appraisal of remedial options and proposal of the preferred option(s). This must be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: Pre-commencement condition to ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

5. Prior to the commencement of the development hereby permitted, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings, and other property and the natural and historical environment must 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, timetable of works and site management procedures.

Reason: Pre-commencement condition to ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

6. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

7. 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. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition 4 above, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 5 above, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Condition 6.

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

8. Within two months of the substantial completion of the building hereby approved, the existing office building(s), as shown within plan VES_ES_WSBG_161_003 Rev A, shall be completely removed from the site and the parking spaces shown on the submitted plan (reference VES_ES_WSBG_161_008) shall be constructed and retained solely for the parking of vehicles thereafter.

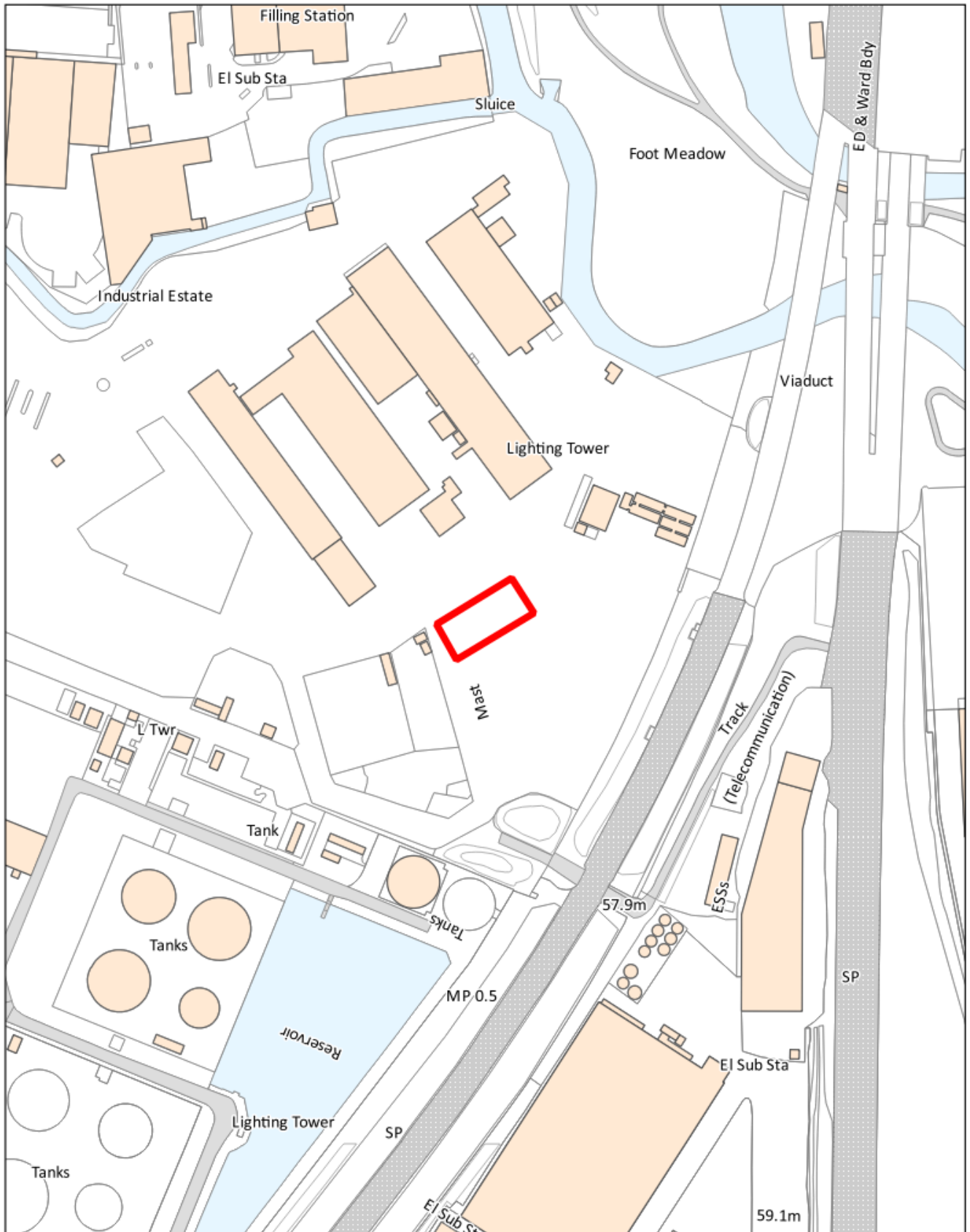
Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

10 LEGAL IMPLICATIONS

- 10.1 The development is not CIL liable.

11 SUMMARY AND LINKS TO CORPORATE PLAN

- 11.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Title: **Westbridge Depot. 9-13 St James Mill Rd**

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Date: 07-01-2020

Scale: 1:1,500

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