



North Northamptonshire North Area Planning Committee 6th December 2023

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| Application Reference | NC/23/00112/DPA |
| Case Officer | Farjana Mazumder |
| Location | Advanced Supply Chain Group Weldon North Industrial Estate Brakey Road Corby NN17 5LU |
| Development | Proposal to build a 65,606 square foot mezzanine floor internal structure to the existing site to increase capacity for new business to the area |
| Applicant | Advanced Supply Chain |
| Agent | Alpine Planning Ltd |
| Ward | Corby Rural |
| Overall Expiry Date | 13th October 2023 |
| Agreed Extension of Time | 8th December 2023 |

List of Appendices

None.

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because Council is the landowner and comes before the Committee for determination.

1. Recommendation

1.1 That planning permission be GRANTED subject to conditions.

2. The Proposal

2.1 The applicant for the present application Advanced Supply Chain, seeks detailed planning permission for the development of 65,606 square foot mezzanine floor internal structure to the existing building to increase capacity for new business to the area.

- 2.2 The proposed mezzanine would be positioned within the eastern section of the existing building, above the area that is currently used for dealing with returns.
- 2.3 The applicant has submitted a series of drawings to demonstrate how the proposed scheme might be accommodated on the site. No alterations have been proposed to the external aspect of the building, access arrangements, turning and manoeuvring spaces within the site.

3. Site Description

- 3.1 The application site is located to the west of Steel Road and south of Hunters Road; and comprises an area of 2.278ha. The site is located within the urban boundary of Corby and surrounded by mixed uses i.e. industrial uses to the south and south-west. To the north the land is largely undeveloped. The settlement of Weldon lies to the north-east beyond Gretton Road.
- 3.2 The application site falls within the Weldon North Industrial Estate as designated within the adopted Part 2 Local Plan for Corby (2021). The subject site consists of a large B8 unit operated by Advanced Supply Chain Group.
- 3.3 Access to the site is from Steel Road, via Hunters Road, and there are suitable areas of hardstanding to the external areas that are laid out for staff parking, visitor parking and HGV loading.

4. Relevant Planning History

- 4.1 94/00114/CO: Land at Brakey Road Corby - The construction of a car park. 03.06.1994.

5. Consultation Responses

- 5.1 **Environmental Services: (08.08.2023)** No objection/comments.
- 5.2 **Crime Prevention Officer: (02.08.2023)** No objection.
- 5.3 **Northamptonshire Highways: (31.07.2023)** Requested additional information to fully assess the proposal.

(19.11.2023) Additional response has been provided by highways authority which includes observation on the submitted Transport Assessment (TA). After assessing the document the following key observation have been made:

Observations:

Transport & Highways Addendum (ttc, 210835-03, November 2023)

1. The LPA must satisfy themselves as regards parking provision. If solely the 6095sqm of additional development is only to be considered, then this element requires a minimum of:

- a. 41 car parking spaces
- b. 12 cycle parking spaces (assuming no customer parking is required, otherwise additional 12 required).
- c. 3 motorcycle/PTW spaces.

The parking accumulation exercise details that would not sufficient spaces available for this level of additional car parking required during the period of 06:00-13:00. It is noted the minimum cycle parking required is to be provided and that the proposals do not intend to result in an increase in the number of FTE staff.

2. The LPA should satisfy itself as regards EV parking facilities and the retrofitting of existing spaces in the future.

3. A 4-week or one-month Megarider ticket for the local area, one per employee for a period of time (determined as appropriate at occupation, say 3-6 months) should be secured to further encourage the use of the bus links in proximity of the site. Refer to Stagecoach zones for guidance. A pedestrian/cycle connectivity from the site to the existing footway provision on the A6116 to the east should also be considered to provide a more direct route to the bus stops from the site.

4. The Travel Plan (ttc, 210835-02, November 2023) is currently being assessed. Comments from the assessor will be supplied at the earliest upon receipt.

5.4 Lead Local Flood Authority: (21.09.2023) No comments/objections.

5.5 Waste Team: (25.07.2023) No objection/comments.

5.6 Corby Town Council: No comments received.

5.7 Neighbours- Letters were sent to 83 neighbouring units. No representation received from neighbours.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the Development Plan unless material planning considerations are considered to outweigh it.

6.2 National Policy

National Planning Policy Framework 2023:

- 2 Achieving sustainable development
- 6 Building a strong competitive economy
- 9 Promoting sustainable transport
- 11 Making effective use of land
- 12 Achieving well-designed places

National Planning Practice Guidance (NPPG)

National Design Guide (NDG) (2019)

6.3 North Northamptonshire Joint Core Strategy (NNJCS) (2016)

Policy 1 (Presumption in favour of Sustainable Development)

Policy 6 (Development on Brownfield Land and Land affected by contamination)

Policy 8 (North Northamptonshire Place Shaping Principles)

Policy 9 (Sustainable Buildings)

Policy 10 (Provision of Infrastructure)

Policy 11 (The Network of Urban and Rural Areas)

Policy 15 (Well-connected Towns, Villages and Neighbourhoods)

Policy 18 (HGV Parking)

Policy 22 (Delivering Economic Prosperity)

Policy 23 (Distribution of New Jobs)

Policy 24 (Logistics)

6.4 Part 2 Local Plan for Corby, adopted September 2021

7. **Evaluation**

The key issues for consideration are:

- Principle of Development
- Employment Site
- Highways

7.1 **Principle of Development**

7.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the Development Plan unless material planning considerations are considered to outweigh it.

7.1.2 Policy 1 of the North Northamptonshire Joint Core Strategy (NNJCS) 2016 outlines the presumption in favour of sustainable development that is contained within National Planning Policy Framework (NPPF) 2023, and that the Local Planning Authorities should be taking a positive and proactive approach to applications as a result.

7.1.3 In general terms, paragraphs 81 to 83 of the NPPF seek to build a strong, competitive economy. This includes creating conditions where businesses can invest, expand, and adapt. In addition, planning decisions should recognise and address the specific locational requirements of different sectors, including making provision for storage and distribution operations at a variety of scales and in suitably accessible locations.

7.1.4 The proposed development site is within the Weldon North Industrial Area as designated within the adopted Part 2 Local Plan for Corby (2021). As the site is located within an established Industrial Area, the redevelopment of the site for installation of mezzanine floor is appropriate and acceptable in principle.

7.1.5 Overall, the development of this established employment site is welcomed in principle; however, compliance with other relevant policies of the Development Plan will be assessed to determine the acceptability of the scheme.

7.2 Employment Site

7.2.1 Paragraph 80 of the NPPF states that planning decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The Framework goes on stating that planning decisions should recognise and address the specific locational requirements of different sectors (paragraph 82).

7.2.2 JCS Policy 22 stresses the need for safeguarding the existing and committed employment sites which are of the right quality and suitably located in relation to infrastructure and neighbouring uses. It also seeks to enhance existing employment sites/premises through refurbishment and to regenerate previously developed land. These employment areas should be properly managed to ensure they provide the maximum benefit to the local economy and remain available to accommodate a wide range of investment.

7.2.3 The main characteristics of these estates are that they are fully established, serviced and offer wider choice to the market. Policy 9 of the Part 2 Local Plan for Coby indicates that whilst some of the estates are fairly modern with good accessibility and a wide range of good quality units, some estates will require refurbishment of older buildings and some general improvements to access.

7.2.4 A permission sought here of 65,606 square foot mezzanine floor internal structure to the existing site to increase capacity for new business to the area. The proposed scheme for upgrading the employment land is therefore entirely in accordance with the NPPF, Joint Core Strategy and Part 2 Local Plan policies.

7.2.5 In the light of the above, it is considered that the proposed development would support the economic growth and productivity by taking into account both local needs and wider opportunities for development. Therefore, the proposed scheme conforms with NPPF in building a strong, competitive economy.

7.3 Highways

7.3.1 The subject site gains vehicular access from Brakey Road. The bellmouth access provides ingress / egress to the site with security gate present and servicing takes place from Brakey Road. The existing site provide parking spaces for 103 no. vehicles for staff and visitors; and 62 no. spaces for HGVs. There are also cycle parking facilities for staff and visitor. No alterations have been proposed to the access and parking arrangements as part of this application.

7.3.2 The nearest bus stops are approximately 280m to the south of the site on the A43 (Bangrave Road). The site is sufficiently connected to the surrounding highway, footway, and cycleway network.

- 7.3.3 The application submission confirms that 306 no. FTE (full time equivalent) staff currently work at the site. The proposal will result in a GFA uplift of 26% of storage space, however, this will not result in additional FTE staff as outlined within the planning application. On this basis, it is considered that the existing parking provision vehicle spaces would be sufficient to operate the business. The submission also confirms that the existing vehicle parking spaces measure 2.5m x 5.0m and disabled parking spaces measure 3.6m x 6.2m, are in accordance with the Highways Standard.
- 7.3.4 The proposal will provide 12 no. new cycle parking spaces in the form of 6 no. 'Sheffield' stands which is required for the proposed development only. The stands will be covered and secure and laid out in accordance with Northamptonshire Parking Standards (2016).
- 7.3.5 The Transport Assessment (TA) report submitted in support of the proposal demonstrates that the anticipated trip generation from the proposed development will not have any detrimental impact on the operation and safety of the local highway network. Consultation has been carried out with Highways department in relation to highway issues and the officer raised no objection to the proposed scheme. Highways Officer acknowledged the proposed provision of cycle parking and that the proposals do not intend to result in an increase in the number of FTE staff.
- 7.3.6 Overall, it is considered that the proposed development will not cause any detrimental impact in relation to highways safety. No comments have been received from LHA in relation to Travel Plan at the time of writing this report.

8. Conclusion

- 8.1 Overall, there is a strong emphasis in the NPPF 2023 in delivering overall sustainability objectives including promoting development in the right places. It is acknowledged that the scheme would provide benefit by contributing towards economic development to the local economy.
- 8.2 This proposal if granted permission, would result in a positive increase in economic output and improved use of existing commercial floorspace which is a clear sustainable benefit. The proposed changes are internal only and as submitted does not cause any significant harm to the amenity of the nearby occupiers or result in overdevelopment of the site. Furthermore, it will not give rise to any undue highway safety concerns.
- 8.3 The proposal is therefore considered in accordance with Policies 1, 6, 8, 9, 10, 11, 15, 18, 22, 23 and 24 of the North Northamptonshire joint Core Strategy, Part 2 Local Plan for Corby, National Planning Policy Framework and no other material considerations indicate that the policies of the development plan should not prevail, furthermore the decision has been reached taking into account the National Planning Policy Framework.

Recommendation

- 9.1 It is therefore recommended that the application be Approved subject to conditions as set out below.

10. Conditions

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

Reason: As required by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:

- Location & Block Plan, Dwg. No.- 6021 MWK XX 00 DR A 0001 P01
- Existing Ground Floor, Dwg. No.- 6021 MWK 00 XX DR A 0012 P01
- Proposed mezzanine, Dwg. No.- 6021 MWK 00 XX DR A 0013 P01
- Existing Elevations, Dwg. No.- 6021 MWK 00 XX DR A 0014 P01
- Roof Plan, Dwg. No.- 6021 MWK 00 XX DR A 0015 P01
- Existing and Proposed Section A - A', Dwg. No.- 6021 MWK XX 00 DR A 0016 P01
- Planning Statement, June 2023
- Transport Assessment, Ref: 210835-01, July 2023
- Transport and Highways Addendum, November 2023

Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. No building or use hereby permitted shall be occupied or the use commenced until, the 12no. cycle parking provision proposed has been completed, and thereafter, be kept free of obstruction and available for the parking of cycles only.

Reason: To ensure the provision and availability of adequate cycle parking in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

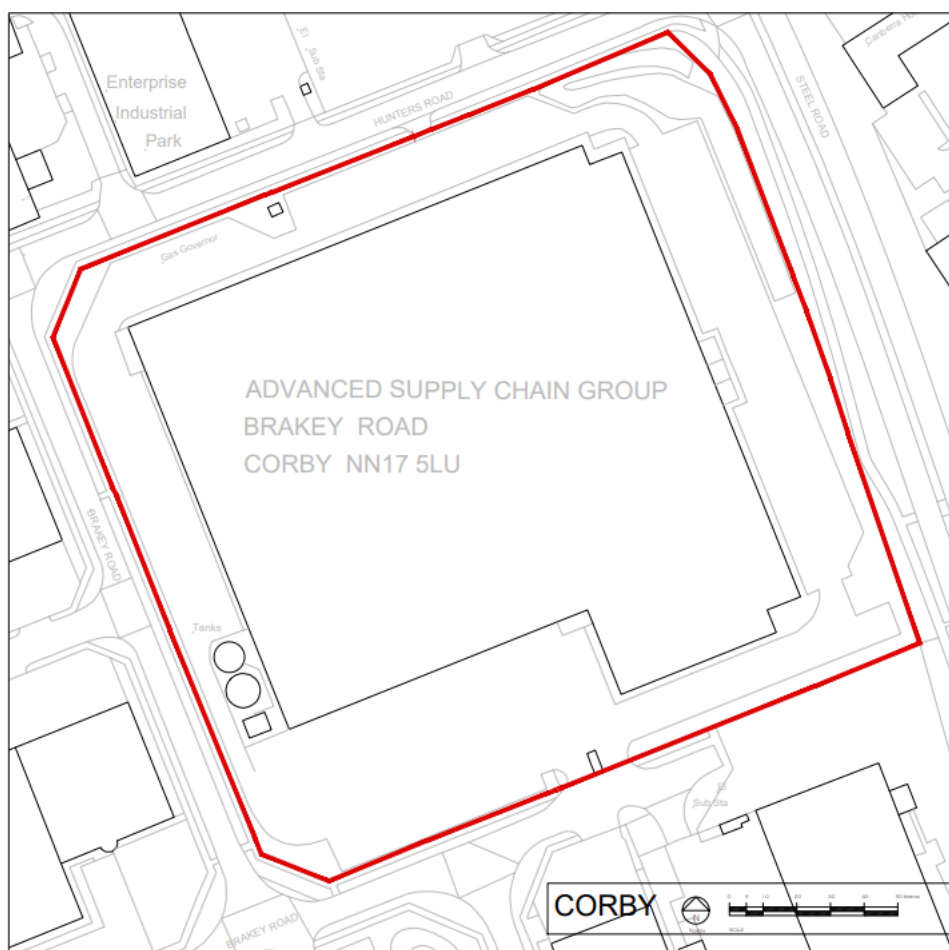
4. No building or use hereby permitted shall be occupied or the use commenced until a Travel Plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use has been prepared, submitted to and been approved in writing by the Local Planning Authority. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed travel Plan Targets to the satisfaction of the council.

Reason: In order to deliver sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking & cycling in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

11. Informatives

- 11.1 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Joint Core Strategy Adopted July 2016, Part 2 Local Plan for Corby, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

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Advanced Supply Chain Group, Weldon North Industrial Estate, Brakey Road, Corby, NN17 5LU
Planning Application Reference: NC/23/00112/DPA
Planning Committee Date: 06.12.2023

Scale: 1:1250

