
Application for Planning Permission

18/00104/REG4	Extension to distribution centre to house a bailer (Retrospective) at Wincanton (Matalan), Curver Way, Corby
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1. Site Surroundings

- 1.1 This application relates to an industrial building located on Curver Way on the Willowbrook Industrial Estate in Corby. Curver Way is a cul-de-sac accessed from steel Road to the north. The site can also be accessed from Darwin Road to the west. The site is surrounded by other industrial premises on all side. The building is large in scale and is used as a storage and distribution centre for Wincanton (Matalan).
- 1.2 The application falls under regulation 4 as the site is owned by Corby Borough Council.

2. The Proposal

- 2.1 The application seeks consent for an extension to distribution centre to house a bailer (Retrospective). This is to provide an onsite process for flattening and putting the waste cardboard packaging into bales for recycling.
- 2.2 The extension has a depth of 15.9 metres, a width of 5.4 metres, eaves height of approx. 6.15 metres and ridge height of approx. 6.5 metres, dual pitched roof. All materials match existing structure.
- 2.3 Planning permission was previously granted under planning reference 17/00491/REG4 and the extension to house a bailer has now been erected but not according to the approved plans as the proposal has been altered slightly. The application is therefore retrospective to regularise the works commenced.
- 2.4 The previously approved plans showed that the proposal replaced the existing canopy as it started at the side of the main warehouse and therefore had the overall depth of 16.95 metres. However the current application indicates that the extension retains the existing canopy structure which has a depth of 3.3 metres as part of the extension and therefore the extension projects further out from the main warehouse, making the total depth of 18.4 metres, hence the overall footprint increase of 1.45 metres.

3. The Site and its History

- 3.1 07/00104/DPA – External storage facility in marquee type structure – Application Permitted 2nd May 2007
- 3.2 12/00383/DPA – Proposed refurbishment works including 2 stair pod extensions, battery charge extension, installation of 5 No. loading bay doors and additional means of escape doors – Application Permitted 24th December 2012
- 3.3 17/00491/REG4 – Extension to distribution centre to house a bailer – Application Permitted 5th December 2017

4. Policy Context

- 4.1 National Planning Policy Framework (NPPF) (2012)
- 4.2 Policies 8 and 10 of the North Northamptonshire Joint Core Strategy (JCS) (2016)
- 4.3 “Saved” Policy P1(J) of the Corby Borough Local Plan (21st September 2007)

5. Consultation**Internal Consultation**

- 5.1 Corby Borough Council (CBC) Environmental Services – *“I have no comments to make”*

6. Advertisement/Representation

6.1 Site Notice – Posted on 16th May 2018, expires 6th June 2018

6.2 Notice: (Evening Telegraph) – N/A

6.3 Neighbour Letters –

- Units 1, 2, 3, 4, 5, 6, 7, and 8 The Willowbrook Centre, Curver Way
- Merloni Domestic Appliances, Curver Way
- 14B Darwin Road, Willowbrook East Industrial Estate
- DHL, Darwin Road, Willowbrook East Industrial Estate
- Briggs Irrigation UK Ltd, Boyle Road
- Macemain and Amstad Ltd, Boyle Road

6.4 Summary of Representations Received –

- No representations have been received at the time of writing report

7. Officers Assessment

Key Determining Issues:

- Principle of Development
- Design & Impact upon the street scene
- Neighbouring Amenity
- Highway Safety Issues

Principle of Development

7.1 The application seeks consent for an extension to distribution centre to house a bailer (Retrospective) as the proposal has been altered to previously approved scheme.

7.2 Paragraph 20 of the NPPF puts emphasis on LPA to meet the development needs of business and support an economy fit for the 21st century. Policy 8 of the North Northamptonshire Joint Core Strategy states development should respect and enhance local character. Also “Saved” Policy P1(J) of the Corby Borough Local Plan states where practicable and necessary, development should incorporate recycling facilities. Policy 10 of the North Northamptonshire Joint Core Strategy supports to minimise increases in the demand for infrastructure. In this instance, Matalan currently transports all their waste cardboard packaging off site to a third party for flattening and putting into bales for recycling. The proposal would allow this process to be carried out onsite in an efficient and sustainable manner and also would result in less associated lorry trips; therefore the proposal is acceptable in principle.

7.3 Additionally the principle of development has already been established as planning permission was previously granted under planning reference 17/00491/REG4.

Design & Impact upon the street scene

7.4 The previously approved scheme projected 16.95 metres beyond the side of the warehouse, whereas the current proposal has a depth of 15.09 metres and projects beyond the existing canopy structure which is 3.3 metres deep. Therefore making the overall depth of 18.4 metres hence the footprint occupied by the extension is 1.45 metres longer than previously approved scheme.

7.5 Despite the proposal occupying a slightly longer footprint, it is considered to be acceptable in terms of its design in the context of the industrial area.

7.6 Additionally the proposal occupies the position towards the side of the building within an existing hard-surfaced bay area surrounded by steel palisade fencing and hedges and as such it is not visible from the street scene.

- 7.7 The proposed scheme is considered acceptable in terms of scale, design and appearance with no significant impact upon the visual amenity of the street scene and would therefore accords with Policy 8 of North Northamptonshire Joint Core Strategy (JCS) (2016) and “Saved” Policy P1(J) of the Corby Borough Local Plan (21st September 2007).

Neighbouring amenity

- 7.8 In terms of impact upon neighbouring amenity, there are no residential properties within the vicinity of the premises. The closest residential properties are located in Priors Hall at a distance in excess of 1600 metres.
- 7.9 The proposal is not considered to have a detrimental impact on the operations of the neighbouring businesses as the application site is well screened from both Steel Road and Curver Way by tall hedging.
- 7.10 Additionally the neighbouring units are industrial in nature and therefore the proposal is not considered to have additional impact on the amenity of the users.
- 7.11 It is noted that the proposal would generate some noise, however given the location of the site and the separation distance, the proposal is not considered to have impact the surrounding neighbouring units.
- 7.12 The proposal is therefore considered to be acceptable with regards to amenities of neighbouring units and accords with Policy 8 of JCS (2016).

Highways

- 7.13 The site currently benefits from a large hard surfaced area that is used for parking and ‘on-site’ turning of vehicle. The proposal does not alter the existing access and parking provisions.
- 7.14 Whilst the proposal is slightly longer than previously approved scheme, however it will not create an issue with regards to manoeuvring of HGVs as it is still within the marked area of the existing loading bay. Therefore the proposal is not considered to cause highway safety issues and accords with Policies 8 and 10 of JCS (2016).

8. Conclusion

- 8.1 In summary the proposal is considered to be acceptable in terms of its design and appearance that respects the context of the area. The proposal would not have an adverse impact on other users of the industrial area and will not give rise to any undue highway safety concerns. The proposal is therefore considered acceptable and the recommendation is for approval subject to the condition.

Recommendation:

Approve subject to the following conditions:

1. The development, the subject of this application, is deemed to have commenced from the date of this approval.

Reason: For the avoidance of doubt and to comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The approved plans comprise – Drawing Nos. CPS 17-083 001A & CPS 17-083 002 & CPS 17-083 004B & CPS 17-083 005F, received by the Local Planning Authority on 2nd March 2018 & Drawing No. CPS 17-083 003D, received on 25th April 2018. The development shall be retained in the approved form except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: To specify the permission and for the avoidance of doubt.

Reasons for Approval:

1. The proposed development by virtue of its size and design is considered an acceptable form of development. The proposal is compatible with the surrounding area in terms of its use, appearance, height and layout, will not impact on the amenity of the nearby occupiers and will not give rise to any undue highway safety issues. The proposal is therefore considered to comply with Policies 8 and 10 of the North Northamptonshire Joint Core Strategy, "Saved" Policy P1(J) of the Corby Borough Local Plan, 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 paragraphs 186-187 of the National Planning Policy Framework.

SCHEDULE OF PLANS

Location Plan	CPS 17-083 001A	02.03.2018
Existing plans	CPS 17-083 002	02.03.2018
Elevations	CPS 17-083 004B	02.03.2018
Elevations	CPS 17-083 005F	02.03.2018
Other	CPS 17-083 003D	25.04.2018

Informatives:

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to approve, Officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

- None

Officer to Contact:

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Location Plan:

