

BOROUGH OF KETTERING

Committee	Full Planning Committee - 19/11/2013	Item No: 5.1
Report Originator	Fjola Stevens Development Officer	Application No: KET/2009/0596
Wards Affected	Welland	
Location	Eckland Lodge Business Park, Desborough Road, Braybrooke	
Proposal	Full Application: Demolition of existing agricultural buildings and erection of office buildings within B1(a). Formation of new vehicular and pedestrian access, parking areas, and associated landscaping	
Applicant	Eckland Lodge Business Park	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be REFUSED for the following reason(s):-

1. The proposed development would have a significant adverse impact upon the visual amenity and rural character of the surrounding area by virtue of the scale, height, massing, siting, orientation and overly urban appearance of the proposed buildings. The proposal lacks dual frontage resulting in a poorly detailed rear elevation facing Desborough Road. The uncharacteristic, industrial scaled and monolithic office buildings would be sited in a prominent and elevated position, highly visible within the landscape. The proposed bunds to screen the buildings would not satisfactorily mitigate the impact of the proposal, and these would introduce further alien features to the site. Furthermore the proposed access road would result in the agricultural land being eroded by an extensive network of tracks serving the business units and the existing dwelling resulting in a superfluous and unjustified disruption to the open countryside causing significant harm to the rural character of the locality. The overall development would therefore be incongruous and obtrusive within the landscape and would represent an alien form of built development in this rural area that would have a significant detrimental impact upon the appearance and character of the surrounding area contrary to the core principles and Policy 7 of the NPPF, policy 13(h) and (o) of the Northamptonshire Core Spatial Strategy and policy 7 of the Local Plan for Kettering Borough.

2. The application site lies in a rural location where there will be heavy dependence on the use of private vehicles due to lack of public transport and easy walking routes from housing in local settlements to the site. As such, the

scale of commercial development proposed is considered unsustainable contrary to Policy 4 of the NPPF and policies 11 and 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2009/0596

3.0 Information

This application was last considered at the Planning Committee on 24 September 2013. In consideration of the procedural path for this application and following the receipt of legal advice Members carried a motion on 29 October 2013 to rescind the resolution regarding the application made on 24 September 2013.

Consequently, full consideration of the Eckland Lodge application is now on the Agenda for the Planning Committee due on 19 November 2013. Members will consider afresh whether or not to grant planning permission and if not; to rescind the earlier resolution of the Committee of 27th August 2013 in respect of this matter, and if yes; what conditions or obligations to attach or apply to any such consent.

4.0 Recommendation

1) This application is recommended for refusal for the following two reasons:

Reason 1:

The proposed development would have a significant adverse impact upon the visual amenity and rural character of the surrounding area by virtue of the scale, height, massing, siting, orientation and overly urban appearance of the proposed buildings. The proposal lacks dual frontage resulting in a poorly detailed rear elevation facing Desborough Road. The uncharacteristic, industrial scaled and monolithic office buildings would be sited in a prominent and elevated position, highly visible within the landscape. The proposed bunds to screen the buildings would not satisfactorily mitigate the impact of the proposal, and these would introduce further alien features to the site. Furthermore the proposed access road would result in the agricultural land being eroded by an extensive network of tracks serving the business units and the existing dwelling resulting in a superfluous and unjustified disruption to the open countryside causing significant harm to the rural character of the locality. The overall development would therefore be incongruous and obtrusive within the landscape and would represent an alien form of built development in this rural area that would have a significant detrimental impact upon the appearance and character of the surrounding area contrary to the core principles and Policy 7 of the NPPF, policy 13(h) and (o) of the Northamptonshire Core Spatial Strategy and policy 7 of the Local Plan for Kettering Borough.

Reason 2:

The application site lies in a rural location where there will be heavy dependence on the use of private vehicles due to lack of public transport and easy walking routes from housing in local settlements to the site. As such, the scale of commercial development proposed is

considered unsustainable contrary to Policy 4 of the NPPF and policies 11 and 13 of the North Northamptonshire Core Spatial Strategy.

2) That the Committee resolution regarding this application made at the Planning Committee on 27 August 2013 be rescinded

The above reasons are imbedded in the Adopted Northamptonshire Core Spatial Strategy Council's Core Spatial Strategy (CSS) and are covered in the National Planning Policy Framework (NPPF). The CSS is one of the most important documents the Council has to direct development to the right place to protect the environment. To put to one side critical policies in the NPPF and the CSS will have potential significant consequences in preventing other unsuitable or unsustainable development in the countryside from coming forward.

The earlier report(s), which are appended to this report, set(s) out that NPPF policy 2/3 require sustainable development. The site is not in a sustainable location for this scale of development and so the proposal is contrary to policy 4 of the NPPF and policies 11 and 13 in CSS.

The encouragement of the rural economy is to be small scale and through the conversion of existing buildings and well designed new buildings development. The proposal is not small scale development: the significant scale of development, 2,492 square metres internally may be considered in size equivalent to a small food supermarket. The proposal also raises significant design objections. Given the proposed scale, it is considered that it would have a significant detrimental impact on the surrounding area contrary to policy 7 NPPF and policy 13 in CSS.

The earlier resolution of the 27 August 2013 to approve the application subject to a S106 and planning conditions is a material consideration. The Committee are to consider the S106 elements of a travel plan, the bus stops and footpath etc and a list of suggested conditions. As requested, the information on the S106 and suggested conditions was identified in section 6.0 of the Report of 24 September 2013

In formulating the recommendation above, Officers considered the proposed S106 measures and the suggested conditions listed, but advise that neither would overcome the planning reasons for refusal in the Officer recommendation.

List of appendices:

Appendix A - Committee report 27th August 2013

Appendix B – Committee update 27th August 2013

Appendix C – Committee report 24th September 2013 (including suggested conditions and S106 contributions)

Appendix D – Committee update 24th September 2013

5.0 Conclusion

The proposed development does not accord with national or local planning policy and therefore the Planning Committee are advised to determine the application in accordance with the recommendations above.

Background Papers

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

Fjola Stevens, Development Officer on 01536 534316