

22 March 2016**Agenda Item:5****REPORT OF CORPORATE DIRECTOR – PLACE****NEWARK AND SHERWOOD DISTRICT REF. NO.: 3/16/00224/FULR3N****PROPOSAL: ERECTION OF A MODULAR BUILDING WITH LINK CANOPY****LOCATION: BILSTHORPE HIGHWAYS DEPOT, BILSTHORPE BUSINESS PARK,
EAKRING ROAD, BILSTHORPE****APPLICANT: NCC PLACE DEPARTMENT****Purpose of Report**

1. To consider a planning application for the addition of office floorspace at Bilsthorpe Highways Depot, Eakring Road, Bilsthorpe. The proposal is being reported to Committee for determination as the application is submitted by Place Department. The key issue relates to the potential highway impact arising from the proposal. The recommendation is to grant planning permission subject to the conditions set out in Appendix 1.

The Site and Surroundings

2. Bilsthorpe Highways Depot at Bilsthorpe Business Park is situated on the site of the former Bilsthorpe Colliery approximately 500m to the north-east of Bilsthorpe village. Access to the site by vehicles exceeding 7.5 tonnes is from the A614/ Eakring Road junction. There is a weight restriction on Kirklington Road to stop vehicles in excess of 7.5 tonnes passing through the southern part of Bilsthorpe village. Lorries approaching from the A617 are required to gain access to the site from the A614 (Plan 1).
3. The business park covers an area of 23.8ha and is being developed for general industrial, storage and distribution uses and is accessed along a 250m private road on the east side of Eakring Road, 300m to the north of the village. Access to and from the business park is controlled by barriers which raise when approached by a vehicle. Bilsthorpe Highways Depot is in the south-west of the business park and occupies a site of 4ha measuring approximately 280m by 160m, abutting a tree-planted landscape mound running along the western boundary of the business park and the disused railway line on the southern boundary. The Highways Depot site and the access road to it, which is not public highway, is included in the application site.
4. There is a mixture of highway related uses at the Highways Depot including an office/mess/training building, vehicle workshop, stores building, salt barn and poly tunnel with open storage areas and parking areas for highway vehicles and

staff. In addition, there are areas for excavation and vehicle training (Plan 2). Surface water from the Highways Depot site discharges to ponds within Bilsthorpe Business Park.

5. The two storey office, mess and training building has a footprint of 36m by 19m. The building is clad in metal and is principally of mono-pitch roof construction, varying between 6m and 8m in height. An area of open storage within a secured compound lies immediately to the south of the two storey building.
6. One hundred and forty one staff and visitor parking spaces were provided as part of the Highways Depot development. 90 staff are currently employed. The site is operational 24 hours a day.

Proposed Development

Relevant Planning History

7. Application 02/01392/OUTM - March 2004 - outline planning permission for the redevelopment of the former colliery site for uses B2 (General Industrial) and B8 (Storage and Distribution) subject to a s106 agreement between UK Coal Mining Ltd and NCC requiring off-site highway works. On the first occupation of 16,000m² gross floor area of development, a traffic assessment of the capacity of the junction was to be carried out to determine if and when a roundabout would need to be constructed at the junction as further development takes place on the colliery site. A financial contribution for the improvement of Ollerton roundabout (A614/A616) was secured by the permission.
8. Application 3/08/00709/FULR3N - July 2010 - permission for the erection of Northern Area Highways Depot subject to a lorry routeing undertaking to direct vehicles to and from the A614 (vehicles in excess of 7.5tonnes) and a variation of a S106 planning obligation attached to planning permission 02/01392/OUTM granted by Newark and Sherwood District Council
 - (a) to secure a revised trigger point for the assessment of works for the improvement of the A614/ Eakring Road junction, conditional upon the proposal granted by the permission being carried out; and
 - (b) to amend the agreement to permit consideration of alternative forms of improvement of the A614/ Eakring Road highway junction; and
 - (c) to extend the period of time before the contribution towards the improvement of the Ollerton roundabout has to be re-paid.
9. At the time of application 3/08/00709/FULR3N, 7109m² of development had been granted planning permission at Bilsthorpe Business Park.
10. Application 3/11/00078/FULR3N – March 2011 – approval of a minor material amendment of planning permission 3/08/00709/FULR3N and deed of variation of the related S106 planning obligation.

Proposal

11. The Highways Depot has mainly been used for winter maintenance operations but due to financial constraints and rationalisation is proposed to be used for a

wider range of highway environmental works, including the inspection and identification of highway defects. Co-locating the inspection and operations staff would help speed up repairs.

12. Planning permission is sought for the erection of a modular building with a footprint of 18m by 12m within part of an enclosed outdoor storage area. The building, having a shallow mono-pitch roof with a maximum height of 3.5m, would be linked to the south elevation of the two-storey office building by a 4m long canopy a maximum of 2.85m in height. The building would be faced with grey metal cladding and the link canopy would be coloured grey. Additional details of proposed facing materials and finishes have not been provided.
13. Twenty additional staff would be employed. No additional car parking is proposed.

Consultations

14. **Newark and Sherwood District Council** – *No objection subject to being satisfied that the development is in accordance with relevant Development Plan policies.*
15. **Bilsthorpe Parish Council** - No response received. The Parish Council meet on 15 March 2016 and any response received will be reported orally.
16. **NCC Highways Development Control** – No objection. *The application site currently accommodates 90 employees and this proposal is to provide additional accommodation for a further 20 full-time employees. There are 140 [141] parking bays for staff/visitors which is considered sufficient for the application site.*
17. **Severn Trent Water Limited** – *No objection.*
18. **Eakring Parish Council, Rufford Parish Council, Western Power Distribution, National Grid (Gas)** – No responses received. Any responses received shall be orally reported.

Publicity

19. The application has been publicised by means of site notices in accordance with the County Council's adopted Statement of Community Involvement Review.
20. Councillor John Peck has been notified of the application.
21. No responses have been received.

Observations

22. The Highways Depot occupies a large site. The position of existing buildings would screen views of the proposed building from adjoining land. Whilst the building construction may deteriorate towards the end of the 30 year design life and would normally be granted a time-limited permission to allow the condition of the building to be regularly reviewed, in this instance the siting of the building would not give rise to impacts outside of the site. The proposed use of metal

cladding to match the adjoining two storey office building is considered to be acceptable in compliance with Newark and Sherwood Allocations and Development Management DPD (N&SA&DM) Policy DM5 – *Design* which sets out criteria against which development should be assessed. The submission of samples and/or a schedule of proposed external finishes is the subject of recommended Condition 4.

23. No additional car parking is proposed for the additional 20 staff. However there are sufficient car parking spaces available for staff and visitors within the Highways Depot site in compliance with N&SA&DM Policy DM5 – *Design* which requires parking provision to be based on the scale and specific location of the development.
24. Although the site is a former colliery pit-head, the site will have been suitably remediated in developing the Highways Depot. The building would be sited on pad foundations and with little intrusive work required there is low risk of unexpected contamination being encountered. A precautionary condition is recommended (Condition 5).
25. The proposed connection of an additional sink to the foul drainage network would not give rise to a material impact and is considered to be acceptable.
26. Surface water would discharge to the existing off-site sustainable drainage system serving Bilsthorpe Business Park. Proposed drainage is considered to be acceptable in compliance with N&SA&DM Policy DM5 – *Design* which requires surface water to be proactively managed where possible including the use of Sustainable Drainage Systems.

Other Options Considered

27. The report relates to the determination of a planning application. The County Council is under a duty to consider the planning application as submitted. Accordingly no other options have been considered.

Statutory and Policy Implications

28. This report has been compiled after consideration of implications in respect of finance, the public sector equality duty, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment, and those using the service and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

Crime and Disorder Implications

29. No changes to the site perimeter security fencing are proposed.

Human Rights Implications

30. Relevant issues arising out of consideration of the Human Rights Act have been assessed. Rights under Article 8 (Right to Respect for Private and Family Life), Article 1 of the First Protocol (Protection of Property) and Article 6 (Right to a Fair Trial) are those to be considered. In this case, however, there are no

impacts of any substance on individuals and therefore no interference with rights safeguarded under these articles.

31. There are no Implications for Service Users, Financial Implications, Equalities Implications, Safeguarding of Children Implications, Human Resources Implications, or Implications for Sustainability and the Environment.

Statement of Positive and Proactive Engagement

32. In determining this application the County Planning Authority has worked positively and proactively with the applicant by assessing the proposals against relevant Development Plan policies, all material considerations, consultation responses and any valid representations that may have been received. This approach has been in accordance with the requirement set out in the National Planning Policy Framework.

RECOMMENDATIONS

33. It is RECOMMENDED that planning permission be granted for the purposes of Regulation 3 of the Town and Country Planning General Regulations 1992 subject to the conditions set out in Appendix 1. Members need to consider the issues, including the Human Rights Act issues, set out in the report and resolve accordingly.

TIM GREGORY

Corporate Director – Place

Constitutional Comments

The subject of the report falls within the scope of Planning and Licensing Committee and is the appropriate body to consider the report.

[RHC 03.03.16]

Comments of the Service Director - Finance

There are no specific financial implications arising directly from this report.

[SES 08.03.16]

Background Papers Available for Inspection

The application file available for public inspection by virtue of the Local Government (Access to Information) Act 1985.

Electoral Division and Member Affected

Rufford Councillor John Peck

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David Marsh

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For any enquiries about this report, please contact the report author.

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