

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 05-01-2009

ITEM	5	RECOMMENDATION : APPROVAL
REF NO:	3PL/2008/1497/F	
LOCATION:	THETFORD Former Sultans Site London Road/Burrell Way	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Location 3 Properties Ltd & Su c/o agent	
AGENT:	RPS Planning & Development Ltd 10 Queen Street Mayfair	
PROPOSAL:	Erection of non-food retail warehouse (A1) & external garden centre, assoc. access, servicing, car park, l'scaping	

KEY ISSUES

1. Impact of development on town centre having regard to national retail policy
2. Impact on character of area
3. Crime and disorder
4. Traffic impact
5. Trees

DESCRIPTION OF DEVELOPMENT

The proposal is to redevelop a currently vacant site in the Settlement Boundary of the town of Thetford, last occupied by Sultans Turkish Delight factory, with a non-food retail warehouse (A1) comprising external garden centre, associated access, servicing, car park and landscaping. The site would be accessed via a new access off London Road. Service and refuse trucks would access the site via Burrell Way. The site extends to approximately 0.94 hectares. The proposal involves:

- * Retail warehouse comprising 2462 sq m gross internal floor space
- * 106 car parking spaces, 7 disabled spaces, 11 van spaces, 3 car and trailer spaces, 16 cycle spaces (8 for staff, 8 for customers)

The scheme proposes a new building of 61 m x 29.2 m with a height to eaves of 6.6 m to a maximum height of 9.5 m with a hipped roof to a pitch of 7 degrees to the north-west part of the site with car parking located north-east to south west. The service yard and garden project centre are sited to the south-west of the site. The design is based on standard criteria for this type of retail unit in its shape and height. However, to reduce the mass of cladding, glazed elements have been added to the elevations fronting London Road and the car park. The remaining walls would be micro-rib insulated horizontal panels with facing brickwork below.

The application is accompanied by:

- * Design and Access statement
- * Planning and Retail Statement
- * Transport Assessment
- * Tree Survey and Assessment
- * Desk Study
- * Energy Statement for Proposed Retail Development
- * Draft Section 106 Agreement

SITE AND LOCATION

The application site comprises a vacant area of land approximately 1.4 km to the south west of Thetford town centre, off the A11, the main thoroughfare into Thetford from the south and is situated on an established industrial estate. It is bounded by London Road to the north and Burrell Way to the south. It is rectangular in shape and has a relatively flat gradient. There are a number of mature trees located on the northern and southern boundaries of the site, none of which are subject to Tree Preservation Orders.

RELEVANT SITE HISTORY

No relevant site history

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POLICY CONSIDERATIONS

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan have been taken into consideration in the determination of this application:

PPS1: Sustainable Development

PPS6: Town Centres

PPG13: Transport

PPS22: Renewable energy

PPS23: Planning and Pollution Control

East of England Plan

Policy SS.6: City and Town Centres

Policy ENG1: Carbon Dioxide Emissions and Energy Performance

Policy E2 - Provision of Land for Employment

Policy TH1 - Thetford Key Centre for Development and Change

Saved Breckland Local Plan

TRA.5 Traffic Generation

CONSULTATIONS

THETFORD T C

Object strongly to any access point being introduced off London Road but had no objection in principle to the proposed development. Request reinstatement of Scots pine along London Road boundary

NATURAL ENGLAND - No objection

HIGHWAY AUTHORITY - No objection subject to conditions

ENVIRONMENT AGENCY - No objection subject to conditions

COUNCIL'S TREE AND COUNTRYSIDE OFFICER - Objects to removal of any contorted pines on the London Road frontage and requests details of service excavations which may have consequences for trees to be retained. Comments made in relation to suitability of use of Pterocarya as a species for new planting

COUNCIL'S PLANNING POLICY OFFICER - THETFORD GROWTH POINT - No objection to principle subject to design and access issues being addressed by the applicant or achieved by condition

COUNCIL'S CONTAMINATED LAND OFFICER - Recommends conditions

NORFOLK CONSTABULARY - Comments made relating to proposed lighting, use of bollards and consideration of use of closed circuit television, which have been forwarded to the applicants

REPRESENTATIONS

None

ASSESSMENT NOTES

- * The application is referred to Development Control Committee as it is a major application
- * The site is within the Settlement Boundary of Thetford and, whilst the site was last in employment use, it is not allocated as employment land in the Breckland Local Plan.
- * The proposed development would create up to 40 full and part-time jobs in the retail unit, with other job opportunities arising from the construction and future maintenance/security of the site.
- * The application falls principally to be considered against national Planning Policy Statement 6: Planning for Town Centres which requires new retail developments to be assessed in terms of scale, impact on existing centres and accessibility. Policies contained in the East of England Plan and the emerging LDF are consistent with national policy.
- * A sequential assessment has been submitted which concludes that there are no sequentially preferable sites which are either available, suitable or viable for the proposed development.
- * It is considered that the proposed development would have an acceptable impact on the character and appearance of the locality. The design and appearance of the retail warehouse would not appear out of scale with its surroundings and, subject to the provision of suitable landscaping and boundary treatments, it is considered that the development is acceptable in visual terms.
- * There is a group of four Lawson's cypress trees on the Burrell Way frontage and a line of seventeen Scots pines on the London Road frontage, none of which are the subject of Tree Preservation Orders. Four Dawsons cypresses would be lost to achieve sight lines for the new service yard and seven Scots pines for the new customer entrance. Proposed landscaping includes the planting of 11 new Scots pine trees to replace those lost.
- * Discussions with the applicant are currently on-going to determine whether the proposed access could be relocated to avoid or reduce the extent of tree removal required.
- * With respect to crime and safety, Norfolk Police have noted there is no indication of proposed lighting within the submitted details and also recommend that consideration be given to fitting a CCTV system.
- * A condition is recommended requiring agreement of an external lighting scheme.
- * With respect to traffic impact, a transport assessment has been submitted in support of the proposed development which concludes that that the development can be accommodated without detriment to traffic conditions on the local highway network. The Highways Authority consider that the package of works offered by the developer mitigates the transport impacts of the proposed development.
- * The package includes an improved access via a new ghost island right turn lane, improved bus stop provision, improved pedestrian crossing facilities, adequate car, cycle and powered two wheeler parking provision and service vehicle access off Burrell Way.
- * No objection is raised subject to conditions including the submission of a travel plan which will be adopted to promote and encourage the use of non-car modes of travel.
- * The East of England Plan requires the development to supply 10% of its energy requirements from renewable or low carbon decentralised energy generation. The energy statement submitted with the application demonstrates that this target can be met and a condition may be attached to ensure that this requirement is met
- * In conclusion, it is considered that the proposed development meets the criteria set out in PPS6, would result in an investment in the local economy and create up to 40 jobs available to local people and would result in the redevelopment of a brownfield site
- * Approval is, therefore, recommended subject to conditions

RECOMMENDATION

Planning Permission

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CONDITIONS

- 3106** External materials and samples to be approved
- 3548** Full details of external lighting
- 3920** Planting scheme
- 3414** Fencing protection for existing trees
- 3920** Boundary treatments
- 3740** HDC05 - New access - construction
- 3740** HDC14 - Visibility splay
- 3740** HDC17 - Provision of parking and servicing areas
- 3740** HDC19 - Provision of drainage measures
- 3740** HDC21A - Highway improvements - off site
- 3740** HDC21B - Highway improvements - off site
- 3740** HDC27A - Travel Plan
- 3740** HDC27B - Travel Plan implementation
- 3740** HDC29A - Wheel cleaning facilities for construction vehicles
- 3740** HDC29B - Wheel cleaning facilities
- 3920** Cycle parking
- 3920** Reduction of energy use
- 3920** Tree Survey
- 3920** Contamination condition
- 3920** Surface water drainage
- 3994** Highways INF.1
- 3994** Highways INF.2
- 3994** Highways INF.3
- 3992** Non-standard note re: S106
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans