



*St Edmundsbury*  
BOROUGH COUNCIL

# DEV/SE/17/046

## Development Control Committee 7 December 2017

### Planning Application DC/17/1765/RM – Western Part of the Suffolk Business Park Extension, Bury St Edmunds

**Date:** 25.08.2017      **Expiry Date:** 24.11.2017  
**Registered:**

**Case Officer:** Peter White      **Recommendation:** Approve

**Parish:** Rushbrooke      **Ward:** Rougham  
with Rougham

**Proposal:** Reserved Matters Application - Submission of details under DC/16/2825/OUT - the means of appearance, layout, scale and landscaping for 2no. industrial/logistics buildings (B8 with ancillary B1a offices), together with associated car parking, service yard and landscaping as amended by plans and details received

**Site:** Western Part Of The Suffolk Business Park Extension  
Bury St Edmunds

**Applicant:** Jaynic Suffolk Park

#### **Synopsis:**

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and Associated matters.

#### **Recommendation:**

It is recommended that the Committee approve the submitted reserved matter application.

#### CONTACT CASE OFFICER:

Peter White

Email: peter.white@westsuffolk.gov.uk

Telephone: 01284 757357

## **Background:**

**This application is referred to the Development Control Committee because the Council has a financial interest in the land.**

## **Proposal:**

1. Reserved matter application seeks consent for layout, scale and Appearance and on plot landscaping. The application seeks consent for two large storage and distribution (B8) uses that would have ancillary B1 offices to serve the principle B8 use, with car parking, cycle storage, yard space and HGV vehicle parking, turning and unloading areas.
2. The smaller of the two building is described as SP150 and seeks consent for 13252m<sup>2</sup> of internal floor area for the principle storage and distribution use. The building would also have 365m<sup>2</sup> of office space that would serve the principle B8 use. This building would be 160 metres long by 85 metres wide. The height of the building would 16 metres.
3. The larger of the two buildings is described as SP205 and seeks consent for 18648m<sup>2</sup> of internal floor area for the principle storage and distribution use. The building would also have 474m<sup>2</sup> of office space that would serve the principle B8 use. This building would be 170 metres by 115 metres. The height of the building would 16 metres.
4. The two proposed units would operate in isolation from each other and would be served by separate accesses which were approved as part of the new internal road (which is currently under construction) which serve this part of the business park. Each unit would have an entrance for the main car park, pedestrian access and a separate entrance for HGV vehicles.
5. The application has been amended since submission in the following ways;
  - Amount of electric charging points has been increased
  - Landscaping and parking layout at the front of the building
  - Further details on surface finishes on the site
  - Further ecology information
  - BREAAAM statement
  - Increasing the red line on the eastern boundary to include the landscaping that was shown on the original submission.

The applicant originally submitted details of the internal layouts of each building. These have subsequently been withdrawn as the developer would prefer to agree the internal layout with the LPA ahead of the buildings first being brought into operation as this will allow for the operators who lease or buy the buildings to have an input into the layout of the building to insure that it works best for them from an operational perspective. Lastly the most significant amendment to the application since it was originally submitted was that the application sought consent for either a B8 (Storage and distribution use or a B1c (Light Industrial) use. The B1c element has now been removed and the proposal is only for a B8 use.

### **Application Supporting Material:**

6. Information submitted with the application as follows:
  - Application form
  - Planning statement
  - Application Drawings
  - Detail Planting Plan
  - Design and Access statement

### **Site Details:**

7. The site is situated north of the A14, east of the existing built Suffolk Business Park, and south of the newly opened Sybil Andrews Academy. The site is also south of the Eastern Relief Road (which will be called Rougham Tower Avenue when complete) which was recently opened.
8. The site is currently an agricultural field which has parts of the old perimeter track that served the Rougham Airfield. The outline that this Reserved Matter application follows on from gained consent for a new internal road which will serve this proposal.
9. Currently an unadopted road which many refer to as Lady Miriam Way South is to the west of the site. This road is currently used by businesses such as Sealy on the existing Suffolk Business Park. The road has some pedestrian infrastructure and lighting columns. The pedestrian and cycle provision agreed for this road is currently being implemented.
10. On the southern boundary of the site there is large bund with trees planted on it. This bund was created using top soil dug up to build housing in the Moreton Hall area in the mid 1990s. The retention of this bund and the trees on it was agreed at the outline stage.

### **Planning History:**

11. In April this year Outline Planning Permission was granted (under application DC/16/2825/OUT) for the whole of western half of the Suffolk Business Park Extension. The consent confirmed B1 (office, light industrial and research use) and B8 (storage and distribution) uses on this site subject to a separate application to gain reserved matter consent for Layout, Scale, on plot Landscaping and Appearance for individual plots.

### **Consultations:**

12. Highway Authority: No objection, the parking is a slight overprovision on both sites but this is considered a minor point and acceptable given the area of Moreton Hall and the previous problems that have arisen historically when development has had an under provision.
13. Highways England: No Objection

14. Environment Team: No objection, satisfied that the electrical charging points are sufficient.
15. Ecology and Landscape Officer: No objection to the scheme but recommends various conditions to secure landscaping and ecology mitigation and enhancements
16. Suffolk County Council Flood and Surface Water Engineer: At the point of drafting the report a formal response had not been received from Flood and Surface Water Officer. A verbal update will be given at the meeting.

**Representations:**

17. Rushbrooke with Rougham Parish Council: Having considered the reconsultation, members are happy to support this Planning Application.
18. Bury St Edmunds Town Council: No objection based on the information received.

**Policy:** The following policies of the Joint Development Management Policies Document, the Bury St Edmunds Vision 2031 Document and the St Edmundsbury Core Strategy December 2010 have been taken into account in the consideration of this application:

19. Joint Development Management Policies Document:
  - Policy DM1: Presumption in Favour of Sustainable Development
  - Policy DM2: Creating Places – Development Principles and Local Distinctiveness
  - Policy DM3: Masterplans
  - Policy DM6: Flooding and Sustainable Drainage
  - Policy DM7: Sustainable Design and Construction
  - Policy DM10: Impact of Development on Sites of Biodiversity and Geodiversity Importance
  - Policy DM11: Protected Species
  - Policy DM12: Mitigation, Enhancement, Management and Monitoring of Biodiversity
  - Policy DM13: Landscape Features
  - Policy DM14: Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards
  - Policy DM15: Listed Buildings
  - Policy DM20: Archaeology
  - Policy DM35: Proposals for Main Town Centres Uses#
  - Policy DM44: Rights of Way
  - Policy DM45: Transport Assessment and Travel Plans
  - Policy DM46: Parking Standards
20. St Edmundsbury Core Strategy December 2010
  - Policy BV1: Presumption in Favour of Sustainable Development
  - Policy BV13: Strategic Site – Extension to Suffolk Business Park, Moreton Hall, Bury St Edmunds

- Policy BV26: Green Infrastructure in Bury St Edmunds
21. St Edmundsbury Core Strategy December 2010
- Policy CS1 – St Edmundsbury Spatial Strategy
  - Policy CS2 – Sustainable Development
  - Policy CS3 – Design and Local Distinctiveness
  - Policy CS7 – Sustainable Transport
  - Policy CS8 – Strategic Transport Improvements
  - Policy CS9 – Employment and the Local Economy
  - Policy CS10: Retail, Leisure, Cultural and Office Provision
  - Policy CS14 – Community Infrastructure Capacity and Tariffs

**Other Planning Policy:**

22. National Planning Policy Framework  
 23. National Planning Practice Guidance  
 24. Concept Statement Suffolk Business Park Extension Adopted October 2007  
 25. Suffolk Business Park Extension Masterplan Adopted June 2010  
 26. St Edmundsbury Green Infrastructure Strategy Dated September 2009

**Officer Comment:**

27. The issues to be considered in the determination of the application are:

- Principle of development
- Landscape and Ecology
- Design and Appearance
- Parking numbers and sustainable transport
- Other matters

Principle of Development

28. The Principle of development was approved when application DC/16/2825/OUT was approved. That application established a B8 use was acceptable on this site and this reserved matter application follows on from that approved Outline permission.

Landscape and Ecology

29. Structural Landscaping was approved for the overall site at the outline stage. For these two proposed buildings the most important boundary is the southern boundary. This is the boundary will form the buffer between the A14 and the site and will be where the majority of the public would potentially experience any harm (overbearing or dominating) that the buildings would cause in landscape terms. The proposed buildings are 16 metres in height and are proposed in a location that the outline consent established could accommodate buildings of up to 20 metres in height. Buildings of up to 20 metres in height were considered acceptable because the developer kept the existing 30 metre landscape buffer which is on some of the southern boundary and proposed to continue that buffer

along the rest of the southern boundary. Officers are therefore satisfied that this element of the scheme is acceptable.

30. The next important elevation for consideration is the front of the buildings. Commercial storage and distribution buildings are of a scale, such as the ones as proposed so that they are commercially viable and benefit from economies of scale. However that does not mean that design is disregarded and that design features or articulation cannot be viably integrated into buildings to ensure that they are appropriate in a high quality, well landscaped business park. The space for landscaping at the front of the buildings has been enlarged to give over more space to landscaping so that larger trees can be planted that will help soften and frame the buildings. This is especially the case for the larger building SP205.
31. Given the above it is considered by officers that the scheme as proposed is acceptable and that sufficient landscaping will be delivered to help mitigate the bulk and size of the buildings, along with the design features which are discussed further below, and allow them to sit comfortably in the business park.
32. Amended and additional ecology details have been submitted. Officers are satisfied that these deliver proportionate ecology mitigation and enhancements in keeping with the outline consent. This matter is therefore considered acceptable.

#### Design and Appearance

33. The design and appearance of such proposals needs careful consideration so that the buildings are not simply viewed as large big boxes in their locality. The outline application set out a range of design features which the council would expect to see buildings of this size include on prominent elevations to help lessen their impact and enhance the quality of the built environment of the business park. This would help ensure that the aspiration of the park as a high quality business park is realised.
34. In this instance the proposal seeks to deliver two large glazed elements on the northwest corner of each building. This creates a large feature which helps create interest and articulation and draws the eye to these areas. Each building is then further complemented on the front (north) elevation by horizontal glazing that would serve the office elements of the building.
35. It is considered that whilst the buildings are large the location of the buildings, the design and articulation and the landscape belts and clumps will ensure that the buildings sit comfortably in the park.

#### Parking Numbers and sustainable transport

36. The larger building would be served by 146 car parking spaces. The building would have 18648m<sup>2</sup> of B8 floor space and 474m<sup>2</sup> of B1 office floor space. The Suffolk County Council Parking standards therefore allow

for a maximum of 124 spaces for the B8 use and 16 spaces for B1 use which totals 140 spaces. The smaller unit would be served by 105 car parking spaces. The building would have 13252m<sup>2</sup> of B8 floor space and 365m<sup>2</sup> of B1 office floor space. The Suffolk County Council Parking standards therefore allow for a maximum of 88 spaces for the B8 use and 12 spaces for B1 use which totals 100 spaces. Whilst there would be 11 car parking spaces more than the standards allow this is a small (less than 5%) increase in the maximum allowable amount of car parking and is not considered material. The acceptability of this overprovision is given further weight because the two plots will have the practical facilities like lockers, changing rooms, showers and bicycle parking to allow those staff, who can walk and cycle to the site, to do so.

#### Other matters

37. Both units are greater than 1000m<sup>2</sup> and so should therefore be brought forward as BREEAM Excellent in accordance with Policy DM7. The applicant has set out that owing to the speculative nature of the proposal this is made the achievement of Excellent unrealistic alongside other factors outside of their control and as such have set out they would carry out the scheme to a Very Good standard (one step below Excellent). This does weight against the scheme, but given the ecological benefits, the significant economic benefits both during the construction and operation phase and the sustainable transport facilities that will be delivered officers are entirely satisfied that this dis-benefit does not outweigh the overall benefits.

#### **Conclusion:**

38. Officers are content that the application is acceptable in Scale, Layout and Appearance terms. The scheme also provides appropriate on plot landscaping. This application accords with the details which were approved at outline and is very much a scheme that was expected to be delivered on this part of the park. Further details will need to be submitted to discharge conditions for each plot but the application is considered acceptable in the terms of a reserved matter application.

#### **Recommendation:**

39. It is recommended that this reserved matters application be **APPROVED** subject to the following conditions:

1. List of approved plans
2. Building SP205 to be limited to a gross floor area of 19,122m<sup>2</sup>
3. Building SP150 to be limited to a gross floor area of 13,617m<sup>2</sup>
4. Details of the internal layout for building SP205 to be submitted and approved in writing by the LPA before the building is first brought into operation. The approved details shall be implemented.
5. Details of the internal layout for building SP150 to be submitted and approved in writing by the LPA before the building is first brought into operation. The approved details shall be implemented.

6. No storage of materials or waste shall occur on land north of the front elevation (car park) of either building hereby approved unless otherwise agreed in writing with the LPA.
7. Details of the finished floor level of the yard area, including the gradients for the docking areas shall be submitted to and approved in writing by the LPA before building SP205 is first brought into operation. The approved details shall be implemented.
8. Details of the finished floor level of the yard area including the gradients for the docking areas shall be submitted to and approved in writing by the LPA before building SP150 is first brought into operation. The approved details shall be implemented.
9. Details of all fences, gates and walls as shown on the submitted details shall be submitted to and approved in writing by the LPA before building SP205 is first brought into operation. The agreed details shall be implemented.
10. Details of all fences, gates and walls as shown on the submitted details shall be submitted to and approved in writing by the LPA before building SP150 is first brought into operation. The agreed details shall be implemented.
11. Prior to either building being first brought into use details of two cycle stands that will serve each unit hereby approved (4 in total) that will be available to visitors shall be submitted to and approved in writing. The agreed details shall be implemented before the building they will serve is first brought into use.
12. Details of the external materials to be used on building SP150 shall be submitted to and approved in writing by the LPA prior to development commencing on site. The approved details shall be implemented.
13. Details of the external materials to be used on building SP205 shall be submitted to and approved in writing by the LPA prior to development commencing on site. The approved details shall be implemented.
14. A certificate of demonstrating that building SP150 has gained a BREAAAM Very good status to be submitted.
15. A certificate of demonstrating that building SP205 has gained a BREAAAM Very good status to be submitted.
16. Landscape details hereby approved to be implemented within the first planting season after building SP205 is first brought into use.
17. Landscape details hereby approved to be implemented within the first planting season after building SP150 is first brought into use.
18. The hereby approved tree protection fencing shall be implemented prior to construction starting on either building hereby approved or at such time that shall be previously approved in writing with the LPA.
19. The measures detailed in section 4 of the Biodiversity Survey, James Blake Nov 2017, JBA16\_181 ECO 13, shall be implemented in their entirety.
20. The aftercare and management plan, which includes management prescription for the landscaping shall be implemented.
21. Parking, manoeuvring and unloading areas to be made available for building SP205 before the building is first brought into use.
22. Parking, manoeuvring and unloading areas to be made available for building SP150 before the building is first brought into use.



**Documents:**

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online.

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OV89MZPDIVC00>