



NORTHAMPTON
BOROUGH COUNCIL

PLANNING AGENDA

Tuesday, 24 March 2015

The Jeffrey Room, St. Giles Square, Northampton,
NN1 1DE.

6:00 pm

Members of the Committee

Councillor: Brian Oldham (Chair), Matthew Lynch (Deputy Chair)

Councillors: Iftikhar Choudary, Nazim Choudary, Penny Flavell, Michael Ford,
Matthew Golby, Jamie Lane, Lee Mason, David Palethorpe and
Mohammad Aziz Rahman

Chief Executive David Kennedy

If you have any enquiries about this agenda please contact
democraticservices@northampton.gov.uk or 01604 837587

PLANNING COMMITTEE

AGENDA

Meetings of the Planning Committee will take place at 6.00pm on 19 November, 16 December 2014. 28 January, 17 February and 24 March 2015.

The Council permits public speaking at the Planning Committee as outlined below:

Who Can Speak At Planning Committee Meetings?

- Up to 2 people who wish to object and up to 2 people who wish to support an individual planning applications or any other matter on the public agenda.
- Any Ward Councillors who are not members of the Planning Committee. If both Ward Councillors sit on the Planning Committee, they may nominate a substitute Councillor to speak on their behalf.
- A representative of a Parish Council.

How Do I Arrange To Speak?

- Anyone wishing to speak (not including Ward Councillors who must let the Chair know before the start of the meeting) must have registered with the Council's Democratic Services section not later than midday on the day of the Committee.
NB: the Council operate a 'first come, first serve' policy and people not registered to speak will not be heard. If someone who has registered to speak does not attend the meeting their place may be relocated at the discretion of the Chair.

Methods of Registration:

- By telephone: 01604 837722
- In writing to: Northampton Borough Council, The Guildhall, St. Giles Square, Northampton , NN1 1DE, Democratic Services (Planning Committee)
- By email to: democraticservices@northampton.gov.uk (if no acknowledgement is received please telephone)

When Do I Speak At The Meeting

- A Planning Officer may update the written committee report then those registered to speak will be invited to speak.
- Please note that the planning officer can summarise issues after all the speakers have been heard and before the matter is debated by the Planning Committee Members and a vote taken.

How Long Can I Speak For?

- All speakers are allowed to speak for a maximum of three minutes.

Other Important Notes

- Speakers are only allowed to make statements – they may not ask questions or enter into dialogue with Councillors, Officers or other speakers.
- Consideration of an application will not be delayed simply because someone who is registered to speak is not in attendance at the time the application is considered
- Confine your points to Planning issues: Don't refer to non-planning issues such as private property rights, moral issues, loss of views or effects on property values, which are not a material consideration on which the decision will be based.
- You are not allowed to circulate new information, plans, photographs etc that has not first been seen and agreed by the Planning Officers
- Extensive late representations, substantial changes, alterations to proposals etc. will not be automatically accepted, due to time constraints on Councillors and Officers to fully consider such changes during the Planning Committee Meeting.

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Your attendance is requested at a meeting to be held:
in The Jeffrey Room, St. Giles Square, Northampton, NN1 1DE.
on Tuesday, 24 March 2015
at 6:00 pm.

D Kennedy
Chief Executive

AGENDA

1. **APOLOGIES**
2. **MINUTES**
3. **DEPUTATIONS / PUBLIC ADDRESSES**
4. **DECLARATIONS OF INTEREST/PREDETERMINATION**
5. **MATTERS OF URGENCY WHICH BY REASON OF SPECIAL CIRCUMSTANCES THE CHAIR IS OF THE OPINION SHOULD BE CONSIDERED**
6. **LIST OF CURRENT APPEALS AND INQUIRIES**

Report of Head of Planning (copy herewith)

7. **OTHER REPORTS**

- (A) **S106 AGREEMENTS FOR OUTLINE PLANNING APPLICATION N/2013/1035 FOR THE NORTHAMPTON SOUTH SUSTAINABLE URBAN EXTENSION TO COMPRISE UP TO 1000 DWELLINGS, A MIXED USE LOCAL CENTRE, A SITE FOR A PRIMARY SCHOOL, GREEN INFRASTRUCTURE INCLUDING FORMAL AND INFORMAL OPEN SPACE, RECONFIGURATION AND EXTENSION OF COLLINGTREE PARK GOLF COURSE, DEMOLITION OF ALL EXISTING BUILDINGS AND STRUCTURES WITHIN THE SITE, NEW VEHICULAR ACCESSES OFF WINDINGBROOK LANE AND ROWTREE ROAD, CAR PARKING, SUSTAINABLE DRAINAGE SYSTEMS (INCLUDING FLOOD RISK BETTERMENT) AND INFRASTRUCTURE (INCLUDING HIGHWAY IMPROVEMENTS) ALL MATTERS RESERVED ACCEPT ACCESS AT NORTHAMPTON SOUTH SUE, LAND SOUTH OF ROWTREE ROAD AND WEST OF WINDINGBROOK LANE AND FULL PLANNING APPLICATION N/2013/1063 FOR 378 DWELLINGS SERVED BY A NEW ACCESS FROM WINDINGBROOK LANE, AND THE RE-CONFIGURATION OF PART OF THE COLLINGTREE PARK GOLF COURSE INCLUDING A NEW TEMPORARY HOLE 17 AND THE DEMOLITION OF ALL EXISTING BUILDINGS AND STRUCTURES WITHIN THE SITE.**

(Copy herewith.)

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

None.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

- (A) N/2014/1355 - LISTED BUILDING APPLICATION TO CONVERT THE RED FACING BRICKWORK EXTENSION INTO A PUBLIC DISABILITY ACCESSIBLE TOILET, ABBEY COTTAGE DELAPRE ABBEY, LONDON ROAD**

(Copy herewith.)

- (B) N/2015/0249 - SITING OF TWO PORTABLE BUILDINGS WITHIN STABLE YARD (FOR A TEMPORARY PERIOD OF 3 YEARS), DELAPRE ABBEY, LONDON ROAD**

(Copy herewith.)

10. ITEMS FOR DETERMINATION

- (A) N/2014/1274 AND N/2014/1275 - LISTED BUILDING APPLICATION AND ADVERTISEMENT CONSENT APPLICATION FOR THE INSTALLATION OF REPLACEMENT ILLUMINATED SIGNAGE, 44-46 BRIDGE STREET**

(Copy herewith.)

- (B) N/2014/1363 - ERECTION OF 3 BED DETACHED DWELLING, LAND REAR OF 28-30 MAIN ROAD, DUSTON**

(Copy herewith.)

- (C) N/2014/1387 - DEMOLITION OF EXISTING GARAGE AND ERECTION OF SIX ONE BEDROOM APARTMENTS, GARAGE TO SIDE OF 5 PRIMROSE HILL**

(Copy herewith.)

- (D) N/2014/1477 - CHANGE OF USE OF AMENITY LAND TO RESIDENTIAL GARDEN, AND ERECT FENCING, 6 FARAMIR PLACE**

(Copy herewith.)

- (E) N/2015/0019 - OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED EXCEPT ACCESS FOR DEVELOPMENT OF UP TO 60 DWELLINGS, DEVELOPMENT LAND AT FORMER LINGS UPPER SCHOOL, BILLING BROOK ROAD**

(Copy herewith.)

- (F) N/2015/0100 - NEW DOORS AND ROOFLIGHTS, THE ECTON BROOK PUBLIC HOUSE, ECTON BROOK ROAD**

(Copy herewith.)

- (G) N/2015/0127 - CHANGE OF USE FROM DWELLING (USE CLASS C3) INTO 6-BED HOUSE OF MULTIPLE OCCUPATION (USE CLASS C4), 66 CHARLES STREET**

(Copy herewith.)

- (H) N/2015/0149 - ERECTION OF CRICKET PAVILION, NORTHAMPTON OLD SCOUTS RUGBY FOOTBALL CLUB, RUSHMERE ROAD**

(Copy herewith.)

(I) N/2015/0158 - ERECTION OF A NON-ILLUMINATED WALL MOUNTED BOARD SIGN, ST JOHNS MULTI-STOREY CAR PARK COUNCIL OWNED LAND

(Copy herewith.)

(J) N/2015/0183 - CHANGE OF USE FROM RESIDENTIAL (USE CLASS C3) TO 5 BED HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4), 45 ST MICHAELS ROAD

(Copy herewith.)

11. ENFORCEMENT MATTERS

None.

12. ITEMS FOR CONSULTATION

(A) N/2015/0182 - PROPOSED RESIDENTIAL DEVELOPMENT OF 231 DWELLINGS PHASE 2 (SNC CONSULTATION, LAND EAST OF WOOTTON FIELDS, NEWPORT PAGNELL ROAD

(Copy herewith.)

13. EXCLUSION OF PUBLIC AND PRESS

THE CHAIR TO MOVE:

“THAT THE PUBLIC AND PRESS BE EXCLUDED FROM THE REMAINDER OF THE MEETING ON THE GROUNDS THAT THERE IS LIKELY TO BE DISCLOSURE TO THEM OF SUCH CATEGORIES OF EXEMPT INFORMATION AS DEFINED BY SECTION 100(1) OF THE LOCAL GOVERNMENT ACT 1972 AS LISTED AGAINST SUCH ITEMS OF BUSINESS BY REFERENCE TO THE APPROPRIATE PARAGRAPH OF SCHEDULE 12A TO SUCH ACT.”

SUPPLEMENTARY AGENDA

**Exempted Under Schedule
12A of L.Govt Act 1972
Para No:-**

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 17 February 2015

PRESENT: Councillor Oldham (Chair); Councillor Lynch (Deputy Chair);
Councillors Aziz, I. Choudary, N Choudary, Flavell, Ford, Golby, Lane
and Mason
David Hackforth, Interim Head of Planning, Rita Bovey, Development
Manager (Acting), David Rowen, Development Management Team
Leader (Acting) Ben Clarke, Senior Planning Officer, Jason Field,
Solicitor, Emma Powley, Democratic Services Officer.

1. APOLOGIES

Apologies for absence were received from Councillor Palethorpe.

2. MINUTES

The minutes of the meeting held on 28th January 2015 were agreed and signed by the Chair, subject to the inclusion of amendment in relation to the comments made by Mr J Seamark on Abington Park Café for Item 10C.

3. DEPUTATIONS / PUBLIC ADDRESSES

RESOLVED: That under the following items, the members of the public listed, be granted leave to address the Committee.

N/2014/1427

Mr Rowley

N/2014/0316

Mr Pentland
Mr Bode

N/2014/0772

Mr Davidson
Mr Taylor
Councillor Hill

N/2014/0911

Councillor Hallam
Mrs Campbell
Ms Whitlock
Mr Wilbraham

N/2014/1660

Mr Murphy

Mr Shaw
Councillor Marriott
Mr Lapsley

N/2014/1269 & N/2014/1331
Mr Rowley

N/2014/1346
Ms Wenham

N/2015/0001
Mr Lleshi

4. DECLARATIONS OF INTEREST/PREDETERMINATION

Mr Hackforth (Interim Head of Planning) declared a personal, non-pecuniary interest in Items 10a and 10f as his daughter is employed by Atkins (who were the agents for 10a and architects for 10f)

Councillor Golby declared a personal, non-pecuniary interest in Item 10a as the Cabinet Member for Education at Northamptonshire County Council.

Councillor Ford declared a personal, non-pecuniary interest in Items 7b and 10f as the Ward Councillor.

5. MATTERS OF URGENCY WHICH BY REASON OF SPECIAL CIRCUMSTANCES THE CHAIR IS OF THE OPINION SHOULD BE CONSIDERED

None.

6. LIST OF CURRENT APPEALS AND INQUIRIES

The Director of Regeneration, Enterprise and Planning submitted a List of Current Appeals and Inquiries. The Development Manager introduced the written report and elaborated thereon. She noted that there was a correction for the awaited decision on N/2014/0642 which should have read: '7 Manor Road. Erection of a 2 storey dwelling (with access from High Street Kingsthorpe)'. It was noted that the public inquiry into application N/2013/0338 would commence on the 16th June 2015 and would be held at Franklins Gardens. It was further noted that the appeal for application N/2013/1263 had been withdrawn.

RESOLVED: That the report be noted.

7. OTHER REPORTS

(A) VIABILITY ASSESSMENT IN RELATION TO THE S106 PLANNING OBLIGATIONS FOR PLANNING APPLICATION N/2014/0629 FOR THE ERECTION OF 54 DWELLINGS AND A NEW FOODSTORE AT THE W GROSE LIMITED SITE, KINGSTHORPE ROAD

The Senior Planning Officer elaborated on the report that had been submitted by the Director of Regeneration, Enterprise and Planning. The recommendation was to agree to vary the Section 106 Heads of Terms to reduce the level of affordable housing provision from 35% to 26% and to agree to the revised schedule of conditions.

The Committee discussed the report.

RESOLVED: That the variation of the Section 106 Heads of Terms and revised schedule of conditions be **AGREED** as set out in the report.

(B) N/2014/1427 - APPLICATION FOR A PERMANENT DIVERSION OF A FOOTPATH - UNIVERSITY SITE, NUNN MILLS ROAD

The Senior Planning Officer elaborated on the report submitted by the Director of Regeneration, Enterprise and Planning. It was noted that the application had been submitted to the Council to permanently divert an existing footpath in order to construct the new university campus, permitted under outline planning permission N/2013/0912.

Mr Rowley, the agent spoke in favour of the application explained that the footpath would be beneficial as it would make the area more pedestrian friendly and beneficial to Northampton.

The committee discussed the report.

RESOLVED: That an Order be made pursuant to Section 257 of the Town and Country Planning Act 1990 in respect of a proposal to permanently divert part of the Public Footpath (HW28) on the site of the new Waterside Campus, Nunn Mills Road.

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

None

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

(A) N/2014/1454 - RELOCATION OF ADVERTISING COLUMN (RETROSPECTIVE) - ABINGTON STREET

The Development Manager outlined the report submitted by the Director of Regeneration, Enterprise and Planning. The recommendation was for approval of the retrospective relocation of the advertising column.

The Committee discussed the report.

RESOLVED: That the application be **approved** subject to the conditions set out in the report.

10. ITEMS FOR DETERMINATION

(A) N/2014/0316 - OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED EXCEPT ACCESS (FROM PENFOLD CLOSE / NORTHFIELD WAY) FOR A RESIDENTIAL DEVELOPMENT COMPRISING 230 DWELLINGS AND PUBLIC OPEN SPACE -FORMER KINGSTHORPE MIDDLE SCHOOL, NORTHFIELD WAY

The Senior Planning Officer elaborated on a report, submitted by the Director of Regeneration, Enterprise and Planning. The Committee's attention was also drawn to the circulated Addendum. The recommendation was for the approval, in principle, of the application subject to the conditions set out in the report and the addendum.

Mr Pentland, addressed the Committee on behalf of the former Kingsthorpe Resident's Association and spoke against the application. He cited an increase in traffic and pollution as concerns and suggested it could be a logistical problem for road users.

Mr Bode, the agent, spoke in favour of the application. He explained that the site had been vacant since 2007, due to the reorganisation of Northampton's school system. He commented that the application would address some needs for new homes in Northampton, provide some affordable housing and would be on brownfield site that would be sustainable.

In response to questions asked by the Committee, Mr Bode explained that there had been an extensive consultation process with the Highways Authority and the resultant amendments to the scheme would, in conjunction with the contributions secured by the Section 106 agreement, address concerns expressed about increased traffic.

The Committee discussed the report.

RESOLVED: That application N/2014/0316 be **REFUSED** for the following reasons:

The proposed highways mitigation does not sufficiently demonstrate that the proposed development would not have a significant detrimental impact upon the flow of traffic within the surrounding highway system and would not significantly impact upon pedestrian and vehicular safety within the vicinity of the site. As a consequence the proposed development is unsustainable and does not conform with the requirements of the National Planning Policy Framework and Policies C2, H1 and S10 of the West Northamptonshire Joint Core Strategy.

(B) N/2014/0772 - ERECTION OF TWO DETACHED HOUSES WITH VEHICULAR CROSSOVERS. LAND ADJ TO 8 QUINTON ROAD

The Development Management Team Leader outlined the report that had been submitted by the Director of Regeneration, Enterprise and Planning. Member's attention was drawn to further information contained within the addendum. The recommendation was for the refusal of the application for reasons laid out in the report.

Mr Davidson, a local resident, spoke against the application and commented that the new properties were out of character and stated that if the erection of the two properties were allowed it would infringe on the privacy of other residents in the area and ultimately an overdevelopment.

Mr Taylor, a local resident, spoke against the application and cited his concerns as being the road width, a potential blind corner and the footprint of the properties as being too large for the development.

Councillor Hill, spoke against the application, as the Ward Councillor, and stated that he favoured the officer's recommendations. He suggested that the properties were too big for the limited area and would be detrimental to the local amenities. He stated that there were not enough parking spaces and asked the Members to refuse the application.

The Committee discussed the report.

RESOLVED: That the application be **REFUSED** for the following reasons :

The development would result in the loss of the open and spacious nature of the site which would be to the detriment of the character and appearance of the area and adversely affect the setting of the Wootton Conservation Area. This would be contrary to Policies H1 and BN5 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan and the aims and objectives of the National Planning Policy Framework.

The development by virtue of its scale and proximity to the boundary of the site, exacerbated by the difference in land levels, would have an unduly adverse overbearing impact on the property to the rear (The Willows) to the detriment of residential amenity. This would be contrary to Policy H1 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan and would conflict with the aims and objectives of the National Planning Policy Framework.

(C) N/2014/0911 - CHANGE OF USE FROM RESIDENTIAL CARE HOME (USE CLASS C2) TO 20NO. RESIDENTIAL FLATS (USE CLASS C3) LAKEVIEW HOUSE OLD PERSONS HOME - 88 CHURCHILL AVENUE

The Development Management Team Leader outlined the report that had been submitted by the Director of Regeneration, Enterprise and Planning. Members' attention was drawn to further information contained within the addendum. The recommendation was for the approval, in principle subject to the conditions set out in the report. It was noted that a previous application had been submitted in November 2013 and had been dismissed on appeal.

Councillor Hallam explained that he , as the County Councillor, would be making a statement on behalf of Michael Ellis MP. The Chair reminded Members that as he was making a statement on behalf of a MP, he would not be able to be questioned by the Committee. It was explained that Mr Ellis MP, was passionately against the application explaining that the Localism Act had been introduced as a means of

giving residents more voice over issues affecting them and stated that the Planning Inspectorate had been justified in his conclusions and that the development would not fit in with the community and urged Members to vote against the proposal.

Mrs Campbell, a local resident, spoke against the application and commented that the application was not dissimilar to the one that had been previously submitted and commented that the problems that had been identified by the Planning Inspectorate had not been properly addressed.

Ms Whitlock, the Vice Chairperson of Lakeview Residents Association, spoke against the application. She commented that the objections raised largely remained the same as previously and cited over-development as a reason. She suggested that it was unsustainable and that there would be increased dangers caused by residents parking on the road.

In response to a question asked, Ms Whitlock confirmed that since the last application had been refused, there had been no dialogue between the developers and residents, despite the developers having agreed to do so after the last meeting.

Mr Wilbraham, the agent, spoke in favour of the application. He commented that the building was suitable for development and lay in a residential area and noted that the building had been vacant for over a year. He further commented that there had been a reduction in the number of proposed units and that the application should be considered on its own merits and not that of the previous application.

In response to question from the Committee, Mr Wilbraham stated that the lack of dialogue with local residents was a matter for his client and not a question he could answer. He further explained that access had been designed to meet highways authority standards and also explained that not every resident would have their own vehicle and that not every unit would necessarily be occupied by two people.

The Committee discussed the report.

RESOLVED: That the application be **REFUSED** for the following reasons:

The requirement for car parking to serve the development would result in the loss of landscaping and introduction of hard surfacing around the building. This would have an adverse visual impact to the detriment of the character and appearance of the area and if permitted would be contrary to Policies S10 and H1 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan and the aims and objectives of the National Planning Policy Framework.

(D) N/2014/1160 - ERECTION OF 51 DWELLINGS WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING - STUDLAND ROAD

The Development Manager elaborated on a report that had been submitted by the Director of Regeneration, Enterprise and Planning. Members were asked to have due regard to the information contained within the addendum. The Development Manager also made reference to Policy E1 of the West Northamptonshire Joint Core Strategy

which was relevant to the proposal and should be included in the reason for approval. It was noted that the recommendation was for the approval, in principle, subject to the conditions contained within the report and the addendum.

Mr Murphy, local resident, spoke against the application. He commented that in his opinion, it was a poor design and there had been no consultation with local residents. The impact of the creation of the development would create a warren and would have a huge impact on the traffic levels in the area.

Mr Shaw, resident of Branksome Avenue, stated that Branksome Avenue had been purpose built as a cul-de-sac and stated that there was sense of community amongst residents and that if they approved the application, the community spirit would be lost forever. He further expressed concerns of the impact on local amenities.

Councillor Marriott, spoke against the application as the Ward Councillor. He commented that he recognised the need for more homes to be built, especially affordable ones. He expressed his concerns at the lack of involvement with the local residents, and referred to the Northampton Local Plan 1997 stating that the development could not realistically demonstrate the proposed redevelopment would generate significant employment.

Responding to a question asked by the Committee, Councillor Marriott confirmed that the area was an area of mixed developments, both business and residential.

Mr Lapsley, the agent spoke in favour of the application. He noted that the site was a former industrial site and that the application was for 100% affordable housing which would assist young people and families to gain access to the property market. He noted that that residents would be able to access amenities on foot and that the Branksome Avenue alterations would create much needed hammerhead for turning.

In response to questions asked, Mr Lapsley stated that they had attempted to address many of the issues that had been raised by residents and that there was an attempt to create a development that could link up with the existing community

The Committee discussed the report.

RESOLVED: That the application be **APPROVED IN PRINCIPLE**, subject to the conditions set out in the report and addendum.

(E) N/2014/1209 - THE ERECTION OF A PEDESTRIAN FOOTBRIDGE TO CROSS THE BROOK - LAND ADJ TO THE MALTINGS WESTBRIDGE MOTORS, ST JAMES ROAD

The Senior Planning Officer elaborated on the report that had been submitted by the Director of Regeneration, Enterprise and Planning. Members' attention was drawn to the addendum. The recommendation was for the approval subject to the conditions set out in the report.

The Committee discussed the report.

RESOLVED: That the application be **approved** subject to the conditions set out in the report and the additional condition in the addendum.

(F) N/2014/1269 & N/2014/1331 - RESERVED MATTERS APPLICATION FOR THE APPROVAL OF DETAILS OF THE APPEARANCE, LANDSCAPING, LAYOUT AND SCALE OF FOUR ACADEMIC BUILDINGS INCLUDING TWO MULTI USE GAMES AREAS AND A FLOOD LIT SPORTS PITCH CAFÉ /BAR AND ASSOCIATED LANDSCAPING/PUBLIC REALM WORKS PURSUANT TO OUTLINE PLANNING PERMISSION N/2013/0912 UNIVERSITY SITE, NUNN MILLS ROAD AND RESERVED MATTERS APPLICATION FOLLOWING OUTLINE APPROVAL N/2013/0912 FOR THE APPEARANCE, LANDSCAPING, LAYOUT AND SCALE OF PEDESTRIAN AND CYCLE BRIDGE LINKING BECKETT'S PARK WITH THE NEW UNIVERSITY CAMPUS - UNIVERSITY SITE, NUNN MILLS ROAD

The Senior Planning Officer outlined the report that had been submitted by the Director of Regeneration, Enterprise and Planning. Members' attention was drawn to the addendum. It was explained that whilst there was one agenda item, two applications had been submitted, which needed to be considered together; however, two separate decisions would need to be made. It was noted that the recommendations were for the approval of reserved matters applications.

Mr Rowley, the planning consultant, spoke in favour of the applications. He expressed excitement of the applications and stated that it would be beneficial to many, not just the prospective students but residents of Northampton. In response to questions asked by the Committee, Mr Rowley commented that he had not received any correspondence from the sea cadets but would be happy to work with them to allow for continued access.

The Committee discussed the report.

RESOLVED: That application for the approval of reserved matters application N/2014/1269 be **approved** subject to the conditions contained in the report and for the following reason:

The submitted details demonstrate that the appearance, landscaping, layout and scale of this phase of development are acceptable and in conformity with the requirements of the National Planning Policy Framework; Policies BN1, BN8, E6, N1 and S10 of the West Northamptonshire Joint Core Strategy and Policies 1, 3, 4, 5, 8, 9, 28 and 29 of the Northampton Central Area Action Plan.

RESOLVED: That application for the approval of reserved matters application N/2014/1331 be **approved** subject to the conditions contained in the report and for the following reason:

The submitted details demonstrate that the appearance, landscaping, layout and scale of the proposed footbridge are acceptable and in conformity with the requirements of the National Planning Policy Framework; Policies E6, N1 and S10 of the West Northamptonshire Joint Core Strategy and Policies 1, 3 and 29 of the Northampton Central Area Action Plan.

(G) N/2014/1346 - CHANGE OF USE OF RETAIL UNIT (USE CLASS A1) TO NAIL SALON (SUI GENERIS) 70 ST GILES STREET

The Development Management Team Leader outlined the report, submitted by the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was noted that the Council owned property was currently vacant and that the recommendation was for the approval in principle of the application.

Ms Wenham, a local business owner, commented on the high number of hairdressers in the area and questioned the value of allowing an application of a nail bar. She commented that there was a need for a vibrant mix of shops on St Giles and the need to encourage people to improve the range of shops and retailers and asked that the Council support the needs of those in the St Giles quarter.

The Committee discussed the report.

RESOLVED: That the application be **APPROVED IN PRINCIPLE**, subject to the conditions set out in the report.

(H) N/2014/1423 - REPLACEMENT OF SHOP FRONT - 60 ST GILES STREET

The Development Management Team Leader outlined the report submitted by the Director of Regeneration, Enterprise and Planning. The recommendation was for the approval of the application.

The Committee discussed the report.

RESOLVED: That the application be **APPROVED** subject to the conditions set out in the report.

(I) N/2014/1452 - CHANGE OF USE OF 13/15 GUILDHALL ROAD TO 13-BED HOTEL WITH CAFÉ, RESTAURANT AND RETAIL INCLUDING DEMOLITION AND RECONSTRUCTION OF REAR EXTENSION AND INSTALLATION OF FUME EXTRACTION FLUE AND REAR DORMERS - 13/15 GUILDHALL ROAD

The Development Management Team Leader outlined the report submitted by the Director of Regeneration, Enterprise and Planning. The recommendation was for the approval of the application. Members were asked to familiarise themselves with the information contained within the addendum. In response to a question asked, the Development Management Team Leader confirmed that he would ensure that there would be a condition on refuse collection in an appropriate area.

The Committee discussed the report.

RESOLVED: That the application be **APPROVED** subject to the conditions set out in the report.

(J) N/2015/0001 - VARIATION OF CONDITION 1 OF PLANNING PERMISSION N/2013/1304 TO ALLOW THE CAR WASH TO OPERATE FOR A FURTHER TWO YEARS - COMMERCIAL STREET SURFACE CAR PARK

The Development Management Team Leader elaborated on a report submitted by the Director of Regeneration, Enterprise and Planning. The recommendation was for the approval of the report, subject to the conditions in the report.

Mr Lleshi, owner of the car wash, spoke in favour of the application. He questioned why there was a limited number of years on the lease and explained that he currently had 3 people working for him and therefore spoke favourably of the application.

The Committee discussed the report.

RESOLVED: That the application be **APPROVED** subject to the conditions set out in the report.

11. ENFORCEMENT MATTERS

None

12. ITEMS FOR CONSULTATION

None

The meeting concluded at 9.23pm

Directorate: Regeneration, Enterprise and Planning
 Director: Steven Boyes



List of Appeals and Determinations – 24th March 2015

Written Reps Procedure			
Application	DEL/PC	Description	Decision
N/2014/0709 APP/V2825/A/14/2228854	DEL	Substation EME, Countess Road. Erection of a 20m tower with 1m dish and associated works.	AWAITED
N/2014/1025 APP/V2825/A/14/2229120	DEL	35 Cowper Street. Change of use from dwelling (Use Class C3) to house of multiple occupation for 4 people (Use Class C4) - retrospective	AWAITED
N/2014/0642 APP/V2825/A/14/3001170	DEL	7 Manor Road. Erection of two-storey dwelling (with access from High Street Kingsthorpe	AWAITED
N/2014/0898 APP/V2825/A/14/2229402	DEL	18 Clee Rise. Erection of end of terrace 2-bed dwelling in side garden of 18 Clee Rise	AWAITED
N/2014/0780 APP/V2825/D/14/2229938	DEL	4 Toulouse Close - First floor side extension, single storey rear extension and garage conversion to living accommodation	DISMISSED
N/2014/0987 APP/V2825/W/15/3002420	PC	Variation of condition 4 of planning application N/2013/0131 to extend the opening times from 0730-2000 to 0700-2200, new Co-op Store, Main Road, Duston	AWAITED
Public Inquiry			
N/2013/0338 APP/V2825/A/14/2228866	PC	Site at Land to East of Hardingstone, North of Newport Pagnell Road - Outline planning application for the development of a sustainable urban extension to include up to 1,000 dwellings (Class C3); local centre up to 1,320 sqm net floor space of retail, professional and financial services, restaurant/cafes (Classes A1, A2 and A3); up to 375 sqm net public house (Class A4); 2.09ha of land for a two form entry primary school (Class D1); up to 750 sqm of community uses to include a medical centre, pharmacy and community centre (Class D1). Infrastructure improvements including a pumping station, green infrastructure and highway access from Landimore Road and Newport Pagnell Road – Public Inquiry to begin on the 16th of June and schedule to last for two weeks at Franklin Gardens, Weedon Road	AWAITED
Hearing			
		None	
Enforcement Appeal			
02/2014		Installation of 3No. roller shutters and associated boxes to the frontage of 24-28 Wellingborough Road	AWAITED

The Address for Planning Appeals is: Mr Brian Rowe, Room 301, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.	Appeal decisions can be viewed at - www.planningportal.gov.uk
Local Government (Access to Information) Act 1985 Background Papers The Appeal Papers for the appeals listed	Author and Contact Officer Mrs Rita Bovey, Development Manager (Acting) Telephone 01604 837237 Planning and Regeneration The Guildhall, St Giles Square, Northampton, NN1 1DE



PLANNING COMMITTEE: 24th March 2015

DIRECTORATE: Regeneration, Enterprise and Planning

DIRECTOR: Steven Boyes

REPORT TITLE: Section 106 Agreements

N/2013/1035: Outline Application for the Northampton South Sustainable Urban Extension to comprise up to 1000 dwellings, a mixed use local centre, a site for a primary school, green infrastructure including formal and informal open space, reconfiguration and extension of Collingtree Park Golf Course, demolition of all existing buildings and structures within the site, new vehicular accesses off Windingbrook Lane and Rowtree Road, car parking, sustainable drainage systems (including flood risk betterment) and infrastructure (including highway improvements) all matters reserved except access at land south of Rowtree Road and West of Windingbrook Lane

and

N/2013/1063: Full Application for 378 dwellings served by a new access from Windingbrook Lane, and the re-configuration of part of the Collingtree Park Golf Course including a new temporary hole 17 and the demolition of all existing buildings and structures within the site, green infrastructure including formal and informal open space, car parking, sustainable drainage systems (including flood risk betterment) and infrastructure (including highway improvements) at land south of Rowtree Road and West of Windingbrook Lane

1. RECOMMENDATION

- 1.1 That the Committee **AGREE** to delegate authority to the Borough Secretary to negotiate and agree terms for the Section 106 Agreements in connection with the forthcoming appeals for applications N/2013/1035 and N/2013/1063, in consultation with the Director of Regeneration, Enterprise and Planning.

2. BACKGROUND

- 2.1 Planning Committee resolved on 28th January 2015 to refuse Planning Applications N/2013/1035 and N/2013/1063 for reasons pertaining to the development being contrary to the Borough Council's objection to the allocation of the site in the West Northamptonshire Joint Core Strategy Policy N5, impact on the highway network, impact on residential amenity, concerns over noise and air quality mitigation and impact on the Collingtree Village Conservation Area.
- 2.2 As detailed within the 28th January Committee report, it was recommended by Officers that the applications be approved in principle subject to conditions and the prior completion of Section 106 agreements to secure the planning obligations detailed below.
- 2.3 The applicant has indicated that they intend to lodge an appeal with the Planning Inspectorate against the Council's decision to refuse the applications. The appeal would be likely to be dealt with by way of a Public Inquiry.
- 2.4 As part of the appeal process the Council and the appellant will be required to co-operate in agreeing terms for the Section 106 agreements which will only come into effect should the appeals be allowed.
- 2.5 Therefore, in light of the Committee's resolution to refuse the applications and not to take forward the Officer's associated recommendations with regard to Section 106 Agreements, it is hereby requested that the Borough Secretary in consultation with the Director of Regeneration, Enterprise and Planning be granted the necessary delegated authority to progress and agree the terms of Section 106 Agreements, in the event that the anticipated appeals are submitted.
- 2.6 At the time of writing this report the appeal has not been received, however due to the interval between Planning Committee meetings, it is necessary to report this matter to the Committee now. In the event that an appeal is not in fact made, no action would be taken in respect of the Section 106 agreements.

3. SECTION 106 HEADS OF TERMS

- 3.1 As specified within the 28th January Committee Report, the Section 106 agreements are anticipated to secure the following:
- 3.2 In respect of the Outline Application N/2013/1035:

- 15% affordable housing, tenure mix and timing to be agreed
- Open Space and Play Areas (provision, maintenance and management)
- Sustainable Urban Drainage System Management and Maintenance
- Community Facility and artificial playing pitch provision management and maintenance
- Healthcare
- Construction Training Scheme
- Primary School Provision
- Secondary School Transport
- Northampton Growth Management Scheme (NGMS) Contribution
- Sustainable Transport Contributions
- Highways Contribution including Bus Stop Provision and Maintenance
- Travel Plan
- Footpath Improvements
- Off Site Street Lighting Improvements
- Council's Monitoring Fee, subject to the Director of Regeneration, Enterprise and Planning being satisfied the monitoring fee is necessary and of an appropriate scale.

3.3 In respect of the Full Application N/2013/1063:

- 15% affordable housing, 70/30 split between affordable rent/shared ownership;
- Open Space and Play Areas (provision, maintenance and management)
- Sustainable Urban Drainage System Management and Maintenance
- Healthcare
- Construction Training Scheme
- Primary School Contribution
- Secondary School Transport
- Northampton Growth Management Scheme (NGMS) Contribution

- Sustainable Transport Contributions
- Highways Contribution including Bus Stop Provision and Maintenance
- Travel Plan
- Footpath Improvements
- Off Site Street Lighting Improvements
- Council's Monitoring Fee, subject to the Director of Regeneration, Enterprise and Planning being satisfied the monitoring fee is necessary and of an appropriate scale.

4. CONCLUSION

- 4.1 Delegating the authority to negotiate the terms of the Section 106 Agreements will enable the Council to comply with the appeal procedures outlined by the Planning Inspectorate, which require the Council to actively engage in progressing and finalising appropriate Section 106 Agreements.
- 4.2 Members should be aware, that in accordance with the guidance contained within the National Planning Practice Guidance, failure to work in co-operation with other parties would constitute unreasonable behaviour which could result in an award of costs against the Council.
- 4.3 Members are advised that negotiation of the terms of the S106 agreement will in no way prejudice the decision of the appeals.

5. LEGAL IMPLICATIONS

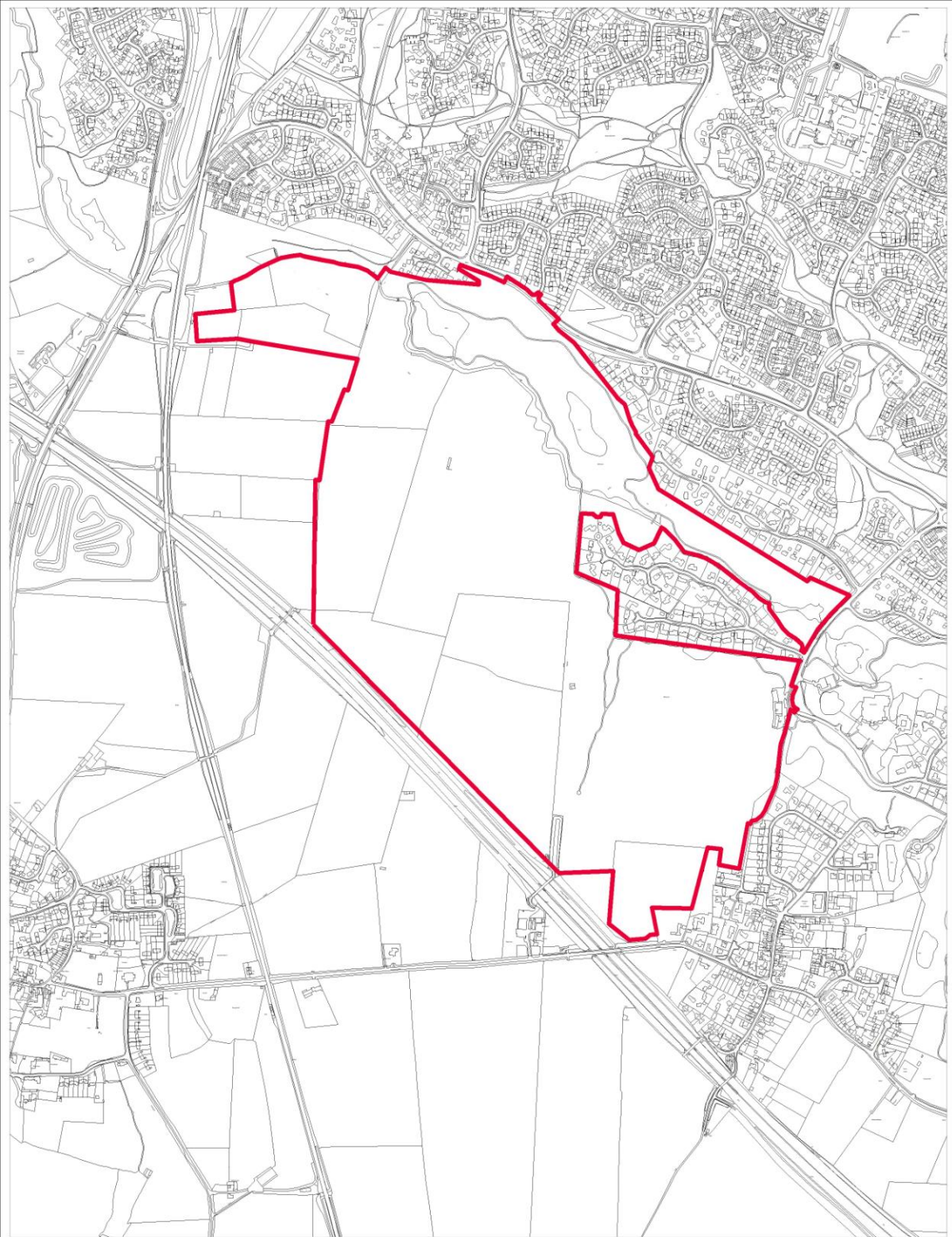
- 5.1 As set out in the report.

6. SUMMARY AND LINKS TO CORPORATE PLAN

- 6.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.

7. BACKGROUND PAPERS

- 7.1 Report to Planning Committee 28th January 2015 – N/2013/1035 and N/2013/1063.



Name: **Location plan**
Date: **8th January 2015**
Scale: **1:10,000**
Dept: **Planning**
Project: **Planning Committee**

Title

Npton South SUE, Rowtree Rd & West of Windingbrook Ln

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PLANNING COMMITTEE: 24th March 2015
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2014/1355: Listed Building Application to convert brick extension into a public disability accessible toilet at Abbey Cottage, Delapre Abbey, London Road

WARD: Delapre and Briar Hill

APPLICANT: Northampton Borough Council
AGENT: Northampton Borough Council

REFERRED BY: Director of Regeneration, Enterprise and Planning
REASON: Council application and Council Owned Land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL IN PRINCIPLE** subject to prior referral to the Secretary of State, and conditions attached in Paragraph 9.1 for the following reason:

The proposal has no adverse impact on the character, appearance or historical significance of the listed building and Delapre Conservation Area. The proposal thereby accords with Policy BN5 of the West Northamptonshire Joint Core Strategy, Policies E20 and E26 of the Northampton Local Plan and the National Planning Policy Framework.

2. THE PROPOSAL

2.1 Conversion of existing extension to the listed building into a publicly accessible disabled toilet.

3. SITE DESCRIPTION

- 3.1 The proposal relates to a single storey brick built extension to Abbey Cottage, which is currently used for storage. The cottage is located within the grounds of Delapre Abbey, adjacent to the walled garden.

4. PLANNING HISTORY

- 4.1 In October 2013 an application was approved for the repair and refurbishment of Delapre Abbey, 18th Century Stables and Coach House and change of use to include functions/events, conferences, guided tours, visitor and heritage centre and ancillary retail, offices, café and restaurant, and holiday lets. An associated application for listed building consent for the works required was also approved at that time.
- 4.2 In October 2014 an application was approved for the temporary change of use of Abbey Cottage from residential to office and exhibition space.

5. PLANNING POLICY

5.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The current Development Plan comprises the adopted West Northamptonshire Joint Core Strategy and the saved policies of the Northampton Local Plan.

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraph 17 that states that planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Paragraph 126 goes on to say that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

5.3 **West Northamptonshire Joint Core Strategy**

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy BN5 “The Historic Environment”, which sets out that heritage assets will be conserved and enhanced and that where heritage assets are at risk they will be appropriately conserved and managed.

5.4 **Northampton Local Plan**

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

Policy E20 “New Development”, which states that the design of any new building or extension should adequately reflect the character of its surroundings in terms of layout, siting, form, scale and use of appropriate materials and that development should be designed, located and used in a manner which ensures adequate standards of privacy, daylight and sunlight.

Policy E26 “Conservation Areas” which states that development must preserve or enhance the character and appearance of the area, and not include the demolition of any building which makes a significant contribution to the character or appearance of the area.

6. **CONSULTATIONS/ REPRESENTATIONS**

Comments are summarised as follows:

6.1 **NBC Conservation** – No objections to this application from a Conservation perspective with appropriate door and window details to be required by condition.

6.2 **English Heritage** – The current proposals for creation of a Disabled Discrimination Act compliant toilet are part of the larger programme of works. English Heritage were consulted on the proposals at pre-application stage and were satisfied that the proposals would not harm the significance of the grade II listed cottage and consider that the proposed disabled toilet is necessary and therefore support the proposals.

7. **APPRAISAL**

7.1 The main issues to consider are the impact of the proposals on the character, appearance and historic significance of the listed building and the conservation area.

- 7.2 The part of the building to which this proposal relates is a relatively modern extension to the listed building, which has been constructed in brick rather than stone, which is the material used for the main cottage building as well as the majority of the Abbey itself.
- 7.3 The proposed alterations would result in a slight widening of the doorway and the replacement of the door. Internally, a partition would be installed and the room would be dry-lined. New flooring would also be installed.

CONCLUSION

- 8.1 It is considered that as this extension is a minor part of the cottage and a more modern addition, that it has more limited historical interest in comparison to the main building. The proposed alterations would be minor in nature and would not affect this character, or the setting of the adjacent main Abbey buildings, or the wider Conservation Area.
- 8.2 It is considered that the proposed alterations would have a limited impact on the interest of the building and due to their relatively minor nature would not affect the setting of the adjacent main buildings, or the wider conservation area, whilst having the benefit of providing disabled toilet facilities which are not available at present.
- 8.3 Conditions are proposed which would allow for the consideration of the details of the door and window as well as the treatment of the flooring.

9. CONDITIONS

- (1) The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- (2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, UARN 60212 / 002, UARN 60212 / 102.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

- (3) Before any work is carried out, further precise details of the alterations to the window, door and floor including sections and profiles at a scale of 1:10 or 1:20, shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the protection of the integrity of the Listed Building in accordance Policy BN5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

10. BACKGROUND PAPERS

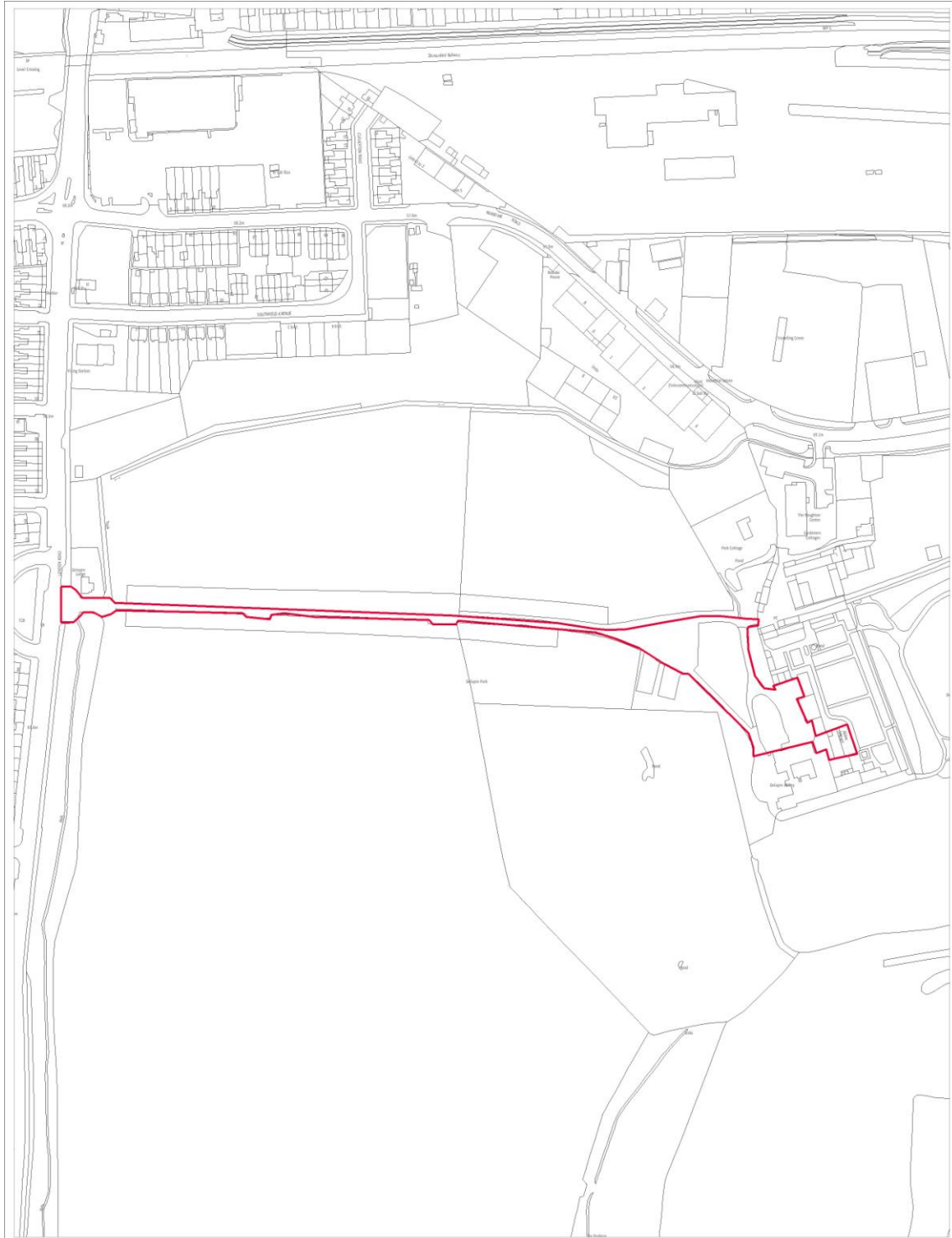
10.1 Application file N/2014/1355.

11. LEGAL IMPLICATIONS

11.1 None

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Name: **Site Location Plan**
Date: **13th March 2015**
Scale: **1:3000**
Dept: **Planning**
Project: **Planning Committee**

Title

Abbey Cottage Delapre Abbey, London Road

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PLANNING COMMITTEE: 24th March 2015
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2015/0249: Siting of two temporary portakabins within stable yard (for a temporary period of three years) at Delapre Abbey, London Road

WARD: Delapre and Briar Hill

APPLICANT: Northampton Borough Council
AGENT: Northampton Borough Council

REFERRED BY: Director of Regeneration, Enterprise and Planning
REASON: Council application and Council Owned Land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

APPROVAL subject to the conditions attached in Paragraph 9.1 and for the following reason:

The proposal has no adverse impact on the character, appearance or historical significance of the listed building and Delapre Conservation Area or on the amenities of nearby residential occupiers. The proposal would assist with the overall project to restore the Abbey and remove it from the Heritage at Risk Register and thereby accords with Policy BN5 of the West Northamptonshire Joint Core Strategy, Policies E20 and E26 of the Northampton Local Plan and the National Planning Policy Framework.

2. THE PROPOSAL

2.1 Siting of two temporary buildings within the stableyard of the 19th Century Stables.

3. SITE DESCRIPTION

- 3.1 The site of this proposal comprises the stableyard of the 19th Century stables at Delapre Abbey. These are located towards the northern end of the Abbey complex, adjacent to residential properties and also close to the Mencap Centre to the north of the Abbey site.

4. PLANNING HISTORY

- 4.1 In October 2013 an application was approved for the repair and refurbishment of Delapre Abbey, 18th Century Stables and Coach House and change of use to include functions/events, conferences, guided tours, visitor and heritage centre and ancillary retail, offices, café and restaurant, and holiday lets. An associated application for listed building consent for the works required was also approved at that time.
- 4.2 In respect of the 19th Century stables this application also permitted change of use to business studio/workshops (Class B1) as well as new brick building façade to north elevation; new openings with doors and shutters; new frameless glazed screen and access ramp and demolition of steel barn and lean-to.
- 4.3 In December 2014 an application was approved for the change of use of part of the stable block to use as a restaurant / café.

5. PLANNING POLICY

5.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and Northampton Local Plan (1997) saved policies.

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraph 17 that states that planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Paragraph 126 goes on to say that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

5.3 West Northamptonshire Joint Core Strategy

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy BN5 “The Historic Environment”, which sets out that heritage assets will be conserved and enhanced and that where heritage assets are at risk they will be appropriately conserved and managed.

5.4 Northampton Local Plan

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

Policy E20 “New Development”, which states that the design of any new building or extension should adequately reflect the character of its surroundings in terms of layout, siting, form, scale and use of appropriate materials and that development should be designed, located and used in a manner which ensures adequate standards of privacy, daylight and sunlight.

Policy E26 “Conservation Areas” which states that development must preserve or enhance the character and appearance of the area, and not include the demolition of any building which makes a significant contribution to the character or appearance of the area.

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **NBC Conservation** – As these are temporary structures only, there are no objections from a conservation perspective.

At the time of writing this report, the consultation period has not expired. Any further comments received will be reported to the Committee by means of an Addendum.

7. APPRAISAL

- 7.1 The main issues to consider are the impact of the proposals on the character, appearance and historic significance of the listed building

and the conservation area as well as the impact of the proposal on adjoining occupiers and on the setting of the historic park and the wider area.

- 7.2 The proposal entails the positioning of two temporary portable buildings. These would be used by the Pony Club, for storage and meeting rooms, who would vacate a part of the existing stable block which would be used as a restaurant / tea rooms, to allow the existing tea room use by the Friends of Delpare Abbey to be relocated from the 18th Century Stables, which in turn would be used as part of the visitor attraction, as an exhibition area.
- 7.3 This would be a temporary arrangement only, because in the longer term it is anticipated that other currently vacant space within the stable complex would be requested for a suitable use. The site for the temporary buildings would be within the 19th Century Stable yard, which is surrounded by a brick built stable block of fairly typical appearance for a building of its type and age.
- 7.4 Within the stableyard and adjacent to the proposed location for the temporary buildings, there is a more modern structure of a barn-like appearance, which is constructed of corrugated metal. This structure detracts from the character of the courtyard and the wider setting of the area and it is proposed in the long term for this structure to be removed.
- 7.5 However, in the short term this structure would remain, and the temporary buildings would be adjacent to this. It is considered that in this context, and in the wider context of the Abbey complex as a whole having the appearance of a development site for a number of years, that these temporary buildings would not have a significant detrimental visual impact, for the three years during which they would be in place. However, retention of these buildings beyond this time, and beyond the time when the Abbey has been restored and opened as a visitor attraction, would not be appropriate. It is recommended, therefore, that permission is only given for this temporary period. As referred to above it is anticipated that alternative accommodation for the Pony Club can be found during the three year period.
- 7.6 In terms of the use of the building, this would be the same use by the Pony Club as the existing stable building, for occasional meetings and storage. It is not considered that the relocation of this use would have any more of an impact on nearby residents than the same use does in its current location nearby.

8 CONCLUSION

- 8.1 It is considered that on the basis that the proposed siting of the buildings would be for a temporary period only and that this would facilitate the wider project to refurbish the Abbey, that the buildings would not have a significant detrimental impact on the character or

appearance of the conservation area or the setting of the listed building, subject to an appropriate external appearance, which would be required by condition. It is further considered that the use of the buildings would not have any increased detrimental impact on the amenities of adjoining occupiers than currently results from this use within the stable block.

9. CONDITIONS

- (1) The buildings hereby permitted shall be removed and the land restored to its former condition on or before March 31st 2018.

Reason: In the interests of amenity as the Local Planning Authority consider the buildings are not acceptable on permanent basis, in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy and as a temporary expedient in accordance with Policy E20 of the Northampton Local Plan.

- (2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, Site Layout Plan, plans and elevations.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

- (3) Details and/or samples of the external finish to the temporary buildings shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy E20 of the Northampton Local Plan.

- (4) The temporary buildings shall be used for purpose ancillary to the existing Pony Club use and for no other purpose.

Reason: In the interests of amenity and to ensure that effective planning control is retained by the Local Planning Authority in accordance with Policy E20 of the Northampton Local Plan.

10. BACKGROUND PAPERS

- 10.1 Application file N/2015/0249.

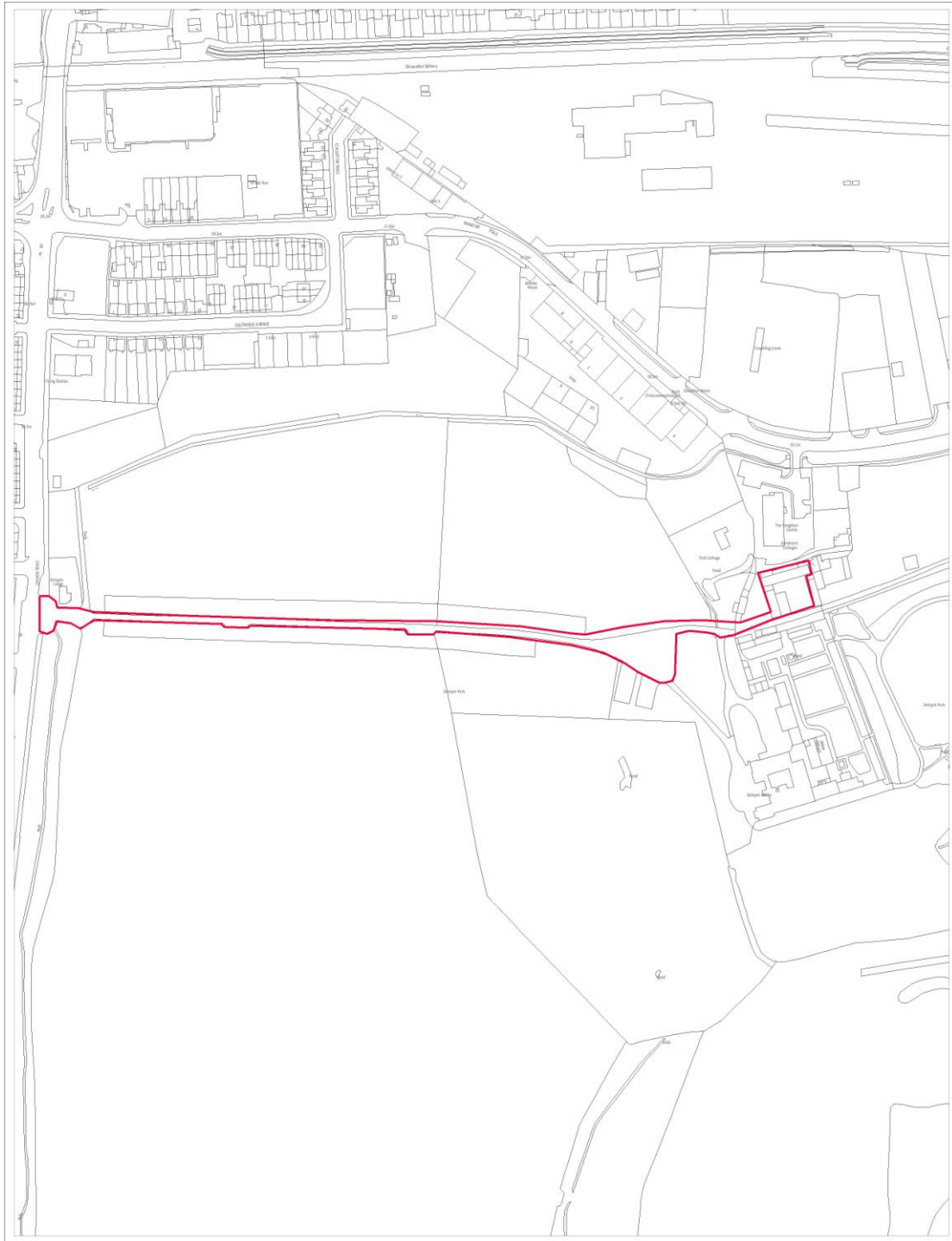
11. LEGAL IMPLICATIONS

- 11.1 None

12. SUMMARY AND LINKS TO CORPORATE PLAN

- 12.1 In reaching the attached recommendations regard has been given to

securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Name: **Site Location Plan**
Date: **9th March 2015**
Scale: **1:3000**
Dept: **Planning**
Project: **Planning Committee**

Title

Delapre Abbey, London Road

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Addendum to Agenda Items Wednesday 24th March 2015

5. MATTERS OF URGENCY

N/2014/1160 Erection of 51 dwellings with associated access, parking and landscaping, Studland Road

Members will recall that this application was Approved In Principle at the Committee meeting on 17th February 2015, with authority delegated to the Director of Regeneration, Enterprise and Planning to issue the approval if the applicant could demonstrate that the scheme was not viable if payments were required for Education and Healthcare. The subsequent viability assessment suggests that the development may be more viable than previously thought, however more analysis is required. The development is subject to the availability of external funding, which is time-limited and would expire before the next meeting of this Committee.

The Committee are therefore recommended to delegate authority to the Director of Regeneration, Enterprise and Planning to determine the appropriate level of planning obligations to be covered by the S106 agreement and, subject to the signing of that agreement, to issue the planning permission. The outcome will be reported to the next meeting of the Committee in the new Council year.

7. OTHER REPORTS

7A

S106 agreements for outline planning application N/2013/1035 for the Northampton South Sustainable Urban Extension to comprise up to 1000 dwellings, a mixed use local centre, a site for a primary school, green infrastructure including formal and informal open space, reconfiguration and extension of Collingtree Park Golf Course, demolition of all existing buildings and structures within the site, new vehicular accesses off Windingbrook Lane and Rowtree Road, car parking, sustainable drainage systems (including flood risk betterment) and infrastructure (including highway improvements) all matters reserved accept access at Northampton South SUE, Land south of Rowtree Road and West of Windingbrook Lane and full planning application N/2013/1063 for 378 dwellings served by a new access from Windingbrook Lane, and the re-configuration of part of the Collingtree Park Golf Course including a new temporary hole 17 and the demolition of all existing buildings and structures within the site, green infrastructure including formal and informal open space, car parking, sustainable drainage systems (including flood risk betterment) and infrastructure (including highway improvements), Phase 1, Northampton South SUE, Land south of Rowtree Road and West of Windingbrook Lane

No update.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

9A

N/2014/1355

**Listed Building application to convert the red facing brickwork extension into a public disability accessible toilet
Abbey Cottage Delapre Abbey, London Road**

No update.

9B

N/2015/0249

**Siting of two portable buildings within stable yard (for a temporary period of 3 years)
Delapre Abbey, London Road**

No update.

10. ITEMS FOR DETERMINATION

10A

N/2014/1274

**Listed building application for the installation of replacement signage
44-46 Bridge Street**

And

N/2014/1275

**Advertisement Consent Application for Replacement signage
44-46 Bridge Street**

The **Town Centre Conservation Area Advisory Committee** object to the new signage as originally submitted. The signage is considered extremely garish and would cause harm to the listed building as it appears to mask too many original features and it is of poor design. Bridge Street is one of the main historic streets in the town centre and there is a need for improvement in the design of shop fronts in the conservation area and on listed and other historic buildings.

10B

N/2014/1363

**Erection of 3 bed detached dwelling
land rear of 28-30 Main Road, Duston**

A further letter has been received from the resident of **12 Holmleigh Close** reiterating previous comments concerning rights of way and trees.

10C

N/2014/1387

**Demolition of existing garage and erection of six one bedroom apartments
Garage to side of 5 Primrose Hill**

A further objection has been received from **County Councillor Uldall** on the grounds that the proposed development is too dense and will add to parking problems and traffic congestion. Six one bedroom flats do not fit in well with family tone of the conservation area.

The **Barrack Road Conservation Area Advisory Committee** have provided further comments supporting the demolition of the garage and infill development but reiterating concerns regarding over development of the plot; the details of the scheme and the lack of car parking.

Further letters have been received from the occupiers of **8, 9 and 10 Primrose Hill** re-iterating their previous objections as contained in the report.

10D

N/2014/1477

**Change of use of amenity land to residential garden, and erect fencing
6 Faramir Place**

No update.

10E

N/2015/0019

**Outline planning application with all matters reserved except access for development of
up to 60 dwellings
Development Land at Former Lings Upper School, Billing Brook Road**

No update.
<p>10F N/2015/0100 New doors and rooflights The Ecton Brook Public House, Ecton Brook Road</p> <p>No update.</p>
<p>10G N/2015/0127 Change of use from dwelling (Use Class C3) into 6-bed house of multiple occupation (Use Class C4) 66 Charles Street</p> <p>No update.</p>
<p>10H N/2014/0149 Erection of cricket pavilion Northampton Old Scouts Rugby Football Club, Rushmere Road</p> <p>Environment Agency – no objection to the application.</p>
<p>10I N/2014/0158 Erection of a non-illuminated wall mounted board sign St Johns Multi-storey car park</p> <p>The Town Centre Conservation Area Advisory Committee have concern regarding the heavy use of the colour purple but are aware of efforts of negotiations for alternatives.</p>
<p>10J N/2014/0183 Change of use from residential (Use Class C3) to 5 bed House in Multiple Occupation (Use Class C4) 45 St Michaels Road</p> <p>No update.</p>
<p>12. ITEMS FOR CONSULTATION</p>
<p>12A N/2015/0182 Proposed residential development of 231 dwellings Phase 2 (SNC Consultation) Land East of Wootton Fields, Newport Pagnell Road</p> <p>No update.</p>



PLANNING COMMITTEE: 24th March 2015
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2014/1274 & 1275: Listed building and advertisement consent applications for the installation of replacement fascia signage at nos. 44-46 Bridge Street

WARD: Castle

APPLICANT: Mr O Khushall
AGENT: N/a

REFERRED BY: Director of Regeneration, Enterprise & Planning
REASON: Council owned property

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

Listed Building Consent Application N/2014/1274:

- 1.1 **APPROVAL PRINCIPLE** subject to the conditions as set out in paragraph 9 and for the following reason:

The proposed signage would preserve and enhance the appearance of the listed building and character of All Saints Conservation Area in accordance with the requirements of Policies S10 & BN5 of the West Northamptonshire Joint Core Strategy, Policy 1 of the Northampton Central Area Action Plan, Northampton Shopfront Design Guide and the aims and objectives of the National Planning Policy Framework.

- 1.2 As the consultation period under the press notice will not expire until the 26th of March, it is recommended that delegated authority be given to the Director of Regeneration, Enterprise and Planning to resolve any additional issues raised in comments received not dealt with in the report.

Advertisement Consent Application N/2014/1275:

- 1.3 **APPROVAL** subject to the conditions as set out in paragraph 9 and for the following reason:

The proposed signage would preserve and enhance the appearance of the listed building and character of All Saints Conservation Area and would not lead to any adverse impact on amenity or public safety in accordance with the requirements of Policies S10 & BN5 of the West Northamptonshire Joint Core Strategy, Policy 1 of the Northampton Central Area Action Plan, Northampton Shopfront Design Guide and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

- 2.1 The applications propose the installation of replacement fascia signage to the front of nos. 44 & 46 Bridge Street. The scheme has been amended to remove the existing signage and expose the original fascia. An illuminated projecting sign has also been removed from the scheme. The signage would comprise of a red painted fascia with yellow vinyl lettering.

3. SITE DESCRIPTION

- 3.1 Nos. 44 & 46 Bridge Street form part of a group of three-storey Grade II listed buildings built in the early 19th Century located with the Central Area and within All Saints Conservation Area. The properties are owned by the Council and currently used as a hot food takeaway at ground level with storage and flats above.

4. PLANNING HISTORY

- 4.1 Applications for listed building consent to demolish the ground floor wall between No. 44 & 46 and a further application for internal structural alterations to provide additional support to ceiling/loft joists were considered by Committee in March and April 2014 with Members resolving to approve in principle.
- 4.2 A further application for the installation of Slimlite double glazing to Nos. 42-48 Bridge Street was considered and approved in principle by Members in September 2014.
- 4.3 An application to replace the existing ground bearing slab with reinforced concrete at 44 Bridge Street was considered and approved in principle by Members in November 2014.
- 4.4 All the above applications were referred to the Secretary of State, as required by legislation being works to a Grade II listed building owned by the Council, and have subsequently been approved.

5. PLANNING POLICY

5.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and the Northampton Central Area Action Plan (2013).

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraph 67 advises that advertisement applications should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Paragraph 131 requires Local Planning Authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets.

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy S10 seeks to protect, conserve and enhance the natural and built environment and heritage assets and their settings.

Policy BN5 seeks to conserve and enhance heritage assets stating where valued heritage assets are at risk, the asset and its setting will be appropriately conserved and managed.

5.4 Northampton Central Area Action Plan 2013

The Central Area Action Plan (CAAP) provides specific planning policy and guidance for the town centre and adjoining areas where significant regeneration and investment is proposed in the period up to 2026 and is in conformity with the objectives of the NPPF. Relevant policies include:

Policy 1: Promoting Design Excellence requires all new development in the central area to demonstrate a high design standard and to preserve and enhance heritage assets.

5.5 Supplementary Planning Documents

All Saints Conservation Area and Management Plan 2007
Northampton Shopfront Design Guide SPD (2011)

6. CONSULTATIONS/ REPRESENTATIONS

6.1 **NBC Conservation** – no objections to amended scheme.

6.2 The consultation period for the Listed Building Consent Application has not expired at the time of writing this report. Any further comments received will be reported in the Addendum to this agenda.

7. APPRAISAL

- 7.1 The main issues for consideration are the impact on the character and appearance of the listed buildings within the conservation area and the impact on amenity and public safety.
- 7.2 The NPPF and Policy S10 and BN5 of the West Northamptonshire Joint Core Strategy seek to ensure that the character of heritage assets are preserved and where possible enhanced.
- 7.3 The proposed signage would replace existing signage which is considered inappropriate to the historic character and setting of the listed buildings. The amended scheme which removes the trough lighting and exposes the original fascia would provide a more traditional style sign with a painted background and traditional font and is considered to improve and enhance the overall appearance of the building and would contribute more positively to the character of the conservation area.
- 7.4 Bridge Street is occupied by a number of town centre uses at ground floor level resulting in a predominance of fascia and projecting signs within the streetscene. The signage is sympathetic to the character of the building and the area and would not lead to any adverse impact on amenity or public safety and is considered acceptable.

8. CONCLUSION

- 8.1 The amended scheme would make a positive contribution to the appearance of the existing building and character of the conservation area and therefore recommended for approval.

9. CONDITIONS

N/2014/1274

(1)The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

(2)The works hereby permitted shall be carried out in accordance with the approved plans: site location plan, amended signage details received 12/03/15 and amended proposed elevation plans.

Reason: For the avoidance of doubt and to accord with the terms of the listed consent application.

N/2014/1275

(1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

(2) No advertisement shall be sited or displayed so as to:

- a. endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

- b. obscure or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;
- c. hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

(3) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

(4) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

(5) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

(6) The works hereby permitted shall be carried out in accordance with the approved plans: site location plan, amended signage details received 12/03/15 and amended proposed elevation plans.

Reason: For the avoidance of doubt and to accord with the terms of the listed consent application.

10. BACKGROUND PAPERS

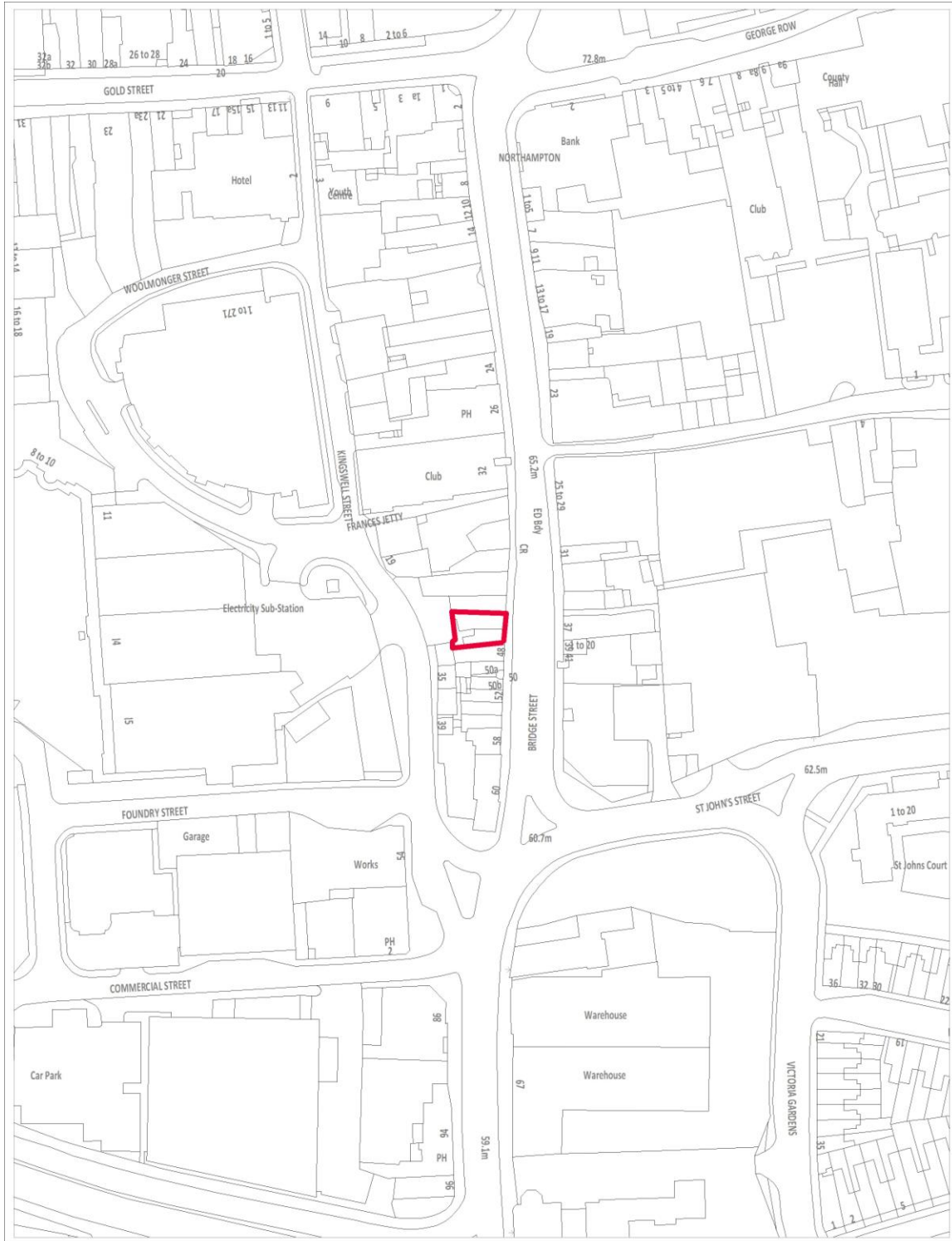
10.1 N/2014/1274 & N/2014/1275

11. LEGAL IMPLICATIONS

11.1 None.

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Name: Site Location Plan
 Date: 24th February 2015
 Scale: 1:1250
 Dept: Planning
 Project: Planning Committee

Title
44-46 Bridge Street

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PLANNING COMMITTEE: 24th March 2015
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2014/1363: Erection of a 3-bed detached dwelling, land rear of 28-30 Main Road, Duston

WARD: Old Duston

APPLICANT: Mr P Bucknell
AGENT: Barry Waine Planning

REFERRED BY: Councillor Hadland
REASON: Over development and poor access

DEPARTURE: NO

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL IN PRINCIPLE** subject to the conditions as set out below and for the following reason:

The development would have no unduly adverse impact on the character and appearance of the area, on the Duston Conservation Area, on the setting of nearby listed buildings, on residential amenity and on trees within the site. This would therefore be in accordance with Policies S10, H1 and BN5 of the West Northamptonshire Joint Core Strategy, Policies E20 and E26 of the Northampton Local Plan and the aims and objectives of the National Planning Policy Framework.

1.2 As the consultation period on the revised plans does not expire until after the Planning Committee meeting on 26th March, it is also recommended that delegated powers be granted to the Director of Regeneration, Enterprise and Planning to deal with any matters arising from any responses not dealt with already in the report.

2. THE PROPOSAL

2.1 The application seeks planning permission for the erection of a detached dwelling with access from Holmleigh Close. It is proposed that it could in the longer term also provide access to the rear of 28-30 Main Road from this point too. As part of the development several trees and shrubs would be required to be removed.

3. SITE DESCRIPTION

- 3.1 The application site forms part of the rear garden to 28-30 Main Road. These are Grade II listed buildings which front directly onto Main Road. To the west of the site is the turning head to Holmleigh Close. To the north of the site is a dwelling.
- 3.2 The site contains a number of trees and shrubs and is within the Duston Conservation Area.

4. PLANNING HISTORY

- 4.1 Application N/2013/1077 for the development of a 1.5 storey dwelling was withdrawn in December 2013.

5. PLANNING POLICY

5.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014), Northampton Local Plan (1997) saved policies and emerging Neighbourhood Development Plans where relevant.

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Part 6 requires the delivery of a wide choice of quality homes, including the provision by a Local Planning Authority of a five year housing land supply.

Part 7 requires good design.

Part 12 seeks to conserve and enhance the historic environment.

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy S10 requires the highest standards of sustainable design.

Policy H1 expects housing development to make the most efficient use of land having regard to location and setting, character of locality, accessibility to services and amenity.

Policy BN5 states that heritage assets and their settings will be conserved and enhanced.

5.4 **Northampton Local Plan 1997 (Saved Policies)**

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

E20 requires new development to be in keeping with the surrounding area.

E26 requires development to preserve or enhance the character and appearance of conservation areas.

5.6 **Supplementary Planning Documents**

Northamptonshire County Parking Standards SPG 2003
Planning out Crime in Northamptonshire SPG 2004
Residential Extensions and Alterations Design Guide SPD

5.7 **Other Material Considerations**

Duston Neighbourhood Plan (Submission)

Duston Parish Council has submitted a Neighbourhood Plan for examination. Some weight can be given to the policies of this submission document subject to the extent to which there are unresolved objections and the degree of consistency with the policies in the NPPF.

The following policies are relevant to the determination of this proposal:

H4 supports the principle of small scale development on large gardens subject to adequate amenity, direct frontage access, conservation area requirements being met and provision of natural landscaping.

BE1 requires development to respect defined character areas.

BE2 states that in conservation areas residential development should have active frontages, retain spaciousness, have appropriate scale and mass and use vernacular materials.

6. **CONSULTATIONS/ REPRESENTATIONS**

Comments are summarised as follows:

6.1 **NBC Conservation** do not object to application but raise concerns over the canopy proposed to the front elevation of the dwelling.

6.2 **NBC Arboricultural Officer** there are no arboricultural reasons why this application should be refused but elements of the proposed development could have an adverse impact on some of the trees.

6.3 **NCC Highways** have no objections but require the shared access to be 4.5 metres wide for the first 5 metres.

- 6.4 **NCC Archaeology** recommend a condition requiring a programme of archaeological work.
- 6.5 **Duston Parish Council** object due the access to the site being via a narrow road with congestion; overdevelopment within a conservation area; construction vehicles causing disruption and mature trees already felled.
- 6.6 **Councillor Hadland** objects to the application on the grounds of overdevelopment and poor access. Called in the application to be determined by the Planning Committee.
- 6.7 Three letters of objection received from one resident at **12 Holmleigh Close** on the grounds of legal issues surrounding the ownership of the point of access; trees being removed from the site and the impact of construction vehicles.
- 6.8 As the consultation period on the revised plans is on-going any further representations received will be reported to the Committee in the Addendum Report.

7. APPRAISAL

Character and Appearance

- 7.1 While there is a strong frontage character to Main Road, to the rear of this is more loose-knit and informal pattern of development. In this context it is considered that the proposed development, whilst representing a form of 'backland' development, would be in keeping with the general pattern of development in the area.
- 7.2 The application site is relatively well enclosed and not particularly visible from the wider area. Consequently it is considered that the loss of the present garden and the replacement with a dwelling would not have a significantly adverse visual impact on the wider area.

Design

- 7.3 It is considered that the design of the proposed dwelling is acceptable. The dwelling has a traditional 'cottage' appearance and would be constructed in stone with a slate roof which reflects the local vernacular. The use of an open canopy on the front elevation is considered to be acceptable.

Conservation

- 7.4 It is considered that, for the reasons outlined above, the impact on the Conservation Area would be acceptable.
- 7.5 In terms of the impact on the setting of the adjacent listed buildings, this is also considered to be acceptable. The application site forms part of the garden to the listed buildings. However it is considered that there would be adequate separation between the two buildings and that there would remain an adequate curtilage to the listed buildings. The development proposed is not considered to result in the loss of any important views of the listed buildings.

Amenity

- 7.6 The proposed dwelling would be located over 12 metres from the properties to the north, south and west and consequently it is considered that there would be no adverse impact in terms of overlooking or overshadowing with these properties.
- 7.7 There is the potential for some overshadowing of the garden to the east, however the affected part of the garden would be away from the house itself and consequently it is not considered that this would have an unacceptably adverse impact on residential amenity.
- 7.8 A condition would be recommended if Members are minded to grant permission to restrict any future additional windows in the side elevations of the proposed dwelling to prevent any direct overlooking to the side.
- 7.9 It is considered that there would be adequate amenity space provided for the future occupiers of the dwelling by virtue of a 12 metre x 13 metre rear garden being proposed.

Highways/Access

- 7.10 The Highway Authority have raised no objections to the access to the dwelling being taken from the turning head on Holmleigh Close. It has been recommended that the access drive for a joint access between the proposed dwelling and the existing property should be 4.5 metres wide. The access drive is currently shown as being 3 metres wide. The access drive would only serve the proposed dwelling and the possible future changes to the access arrangements for 28-30 Main Road do not form part of the current application. The access arrangements proposed are therefore considered to be acceptable.
- 7.11 Issues raised by the neighbouring resident concerning whether the applicant has the legal right to do this have been rebutted by the applicant's agent and would, in any event, be private legal matters.

Trees

- 7.12 The trees to be removed from within the site are considered to be of a low quality. It is also considered that some of the works proposed, the access drive and a boundary wall within the site, could impact on the root protection areas of two of the trees to be retained. However it is considered that a condition requiring the submission of a method statement to address these elements and details of tree protection measures would satisfactorily deal with this issue.
- 7.13 A condition is also proposed requiring details of new tree planting within the site.

8. CONCLUSION

- 8.1 It is considered that the development would have no adverse impact on the Duston Conservation Area or the setting of the adjacent listed buildings, highway safety or residential amenity and that the impact on trees within the site would not be unacceptable. The proposal would contribute towards the Borough's five years land supply and would therefore comply with Policies of the West Northamptonshire Joint Core Strategy, the Northampton Local Plan and the objectives of the National Planning Policy Framework.

9. CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 13/B237/2D & 13/B237/1G.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

3. Details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy.

4. Before development commences, details of the windows to be used in the development hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority. The development shall only be carried out in accordance with the agreed details.

Reason: In the interests of visual amenity and to ensure that the development is sympathetic to its location within a conservation area in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy.

5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of hard and soft landscaping for the site. The scheme shall include indications of all existing trees and hedgerows on the land and details of any to be retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed in the side elevations of the proposed development without the prior written consent of the Local Planning Authority.

Reason: To safeguard the privacy of adjoining properties in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions or outbuildings shall be erected to the residential development hereby permitted without the prior written consent of the Local Planning Authority.

Reason: To prevent overdevelopment of the site in accordance with Policy E26 of the Northampton Local Plan.

8. Notwithstanding the submitted information before development commences, an arboricultural method statement including a tree protection plan and full details of works within the root protection areas of any trees shall be submitted to and agreed in writing by the Local Planning Authority. The development shall only be carried out in accordance with the agreed details.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality in accordance with Policy E20 of the Northampton Local Plan.

9. Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: In the interests of residential and visual amenity in accordance with H1 of the West Northamptonshire Joint Core Strategy.

10. No development shall take place until the applicant or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of archaeological research in accordance with the advice contained in the National planning Policy Framework.

10. BACKGROUND PAPERS

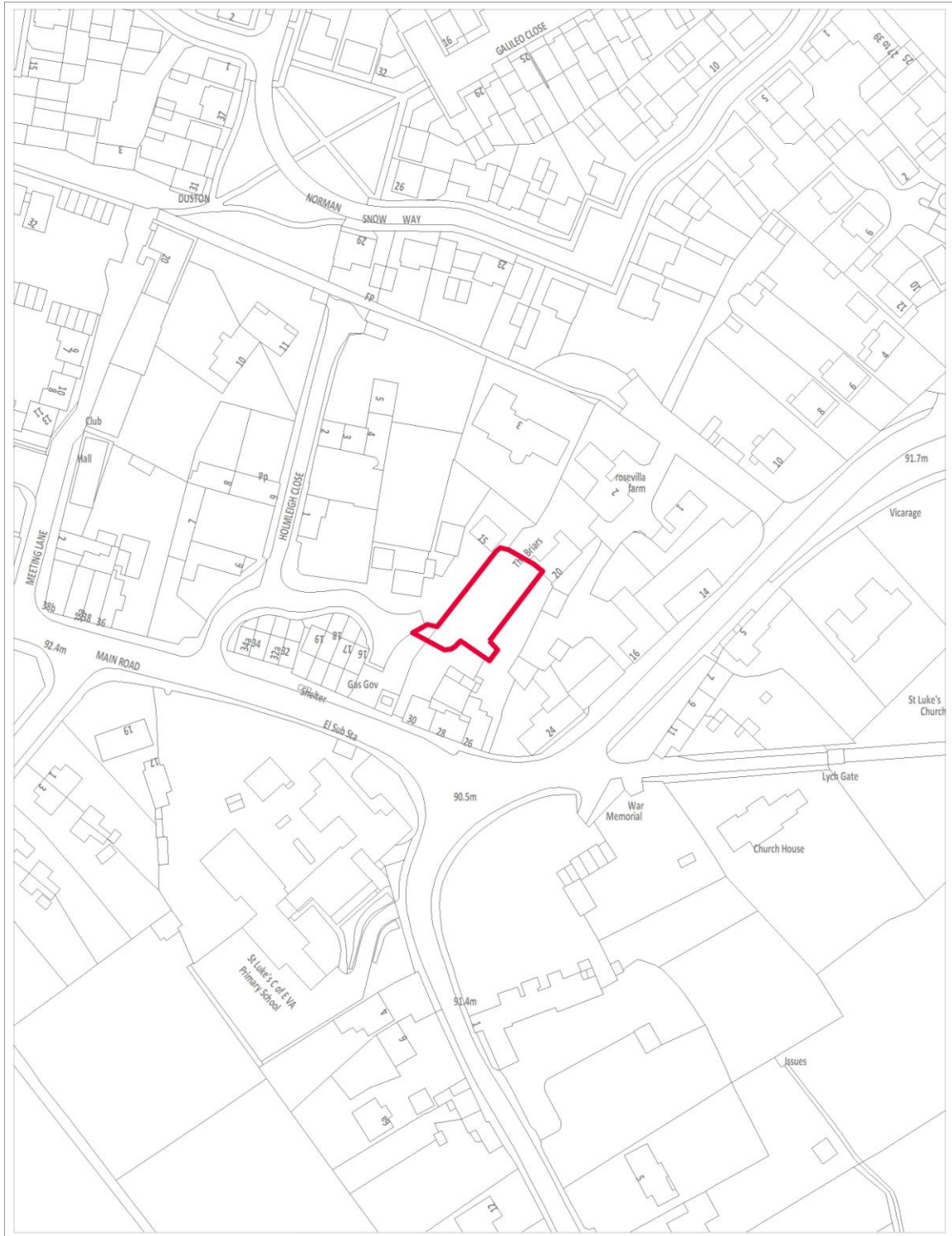
- 10.1 N/2014/1363

11. LEGAL IMPLICATIONS

- 11.1 None

12. SUMMARY AND LINKS TO CORPORATE PLAN

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Name: Site Location Plan
 Date: 24th February 2015
 Scale: 1:1250
 Dept: Planning
 Project: Planning Committee

Title
land rear of 28 - 30 Main Road

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PLANNING COMMITTEE: 24th March 2015
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2014/1387: Demolition of existing garage and erection of six one bedroom apartments at land to the side of 5 Primrose Hill

WARD: Semilong

APPLICANT: Mr. A. Green
AGENT: Dr. D. Post; Architectural Ideas

REFERRED BY: Cllr. B. Glyname
REASON: The development represents an overly intensive use of the site; is not in keeping with the Conservation Area; and will cause parking problems

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL IN PRINCIPLE** subject to the conditions as set out below and for the following reason:

The proposed development represents an acceptable use of the land; would have a neutral impact upon neighbour and visual amenity, including the Barrack Road Conservation Area and highway safety. The proposal is therefore in conformity with the requirements of the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy and Policies E20, E26 and H6 of the Northampton Local Plan.

1.2 As the consultation period has not expired at the time this report is prepared, it is recommended that delegated authority be given to the Director of Regeneration, Enterprise and Planning to resolve any additional issues raised in comments received not dealt with in the report.

2. THE PROPOSAL

2.1 The applicant seeks planning permission to erect a single, infill building that would accommodate six 1 bedroom flats. This building would be attached to the existing buildings at 5 and 7 Primrose Hill.

3. SITE DESCRIPTION

- 3.1 The application site consists of a vacant site between two existing residential properties. The surrounding area is predominantly residential in character and also features one of the main routes into the town centre and the allocated centre at Kingsthorpe. The site is located within the Barrack Road Conservation Area and the majority of surrounding buildings are of substantial proportions and a traditional appearance.

4. PLANNING HISTORY

- 4.1 None.

5. PLANNING POLICY

5.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and Northampton Local Plan (1997) saved policies

5.2 National Policies

- 5.2.1 The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application.

- 5.2.2 Paragraph 17 emphasises the importance of good design that has a neutral impact. Paragraph 49 states that applications for housing development should be assessed with reference to the overriding presumption in favour of sustainable development. This is in addition to Paragraph 50 which requires the delivery of a wide choice of homes.

5.3 West Northamptonshire Joint Core Strategy (2014)

- 5.3.1 The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy H1 – It is a requirement for new housing developments to make the most efficient use of the land with regards to the location and setting of the site and its environs; the accessibility of the site; proximity to public transport routes and the impacts upon future and existing residents.

Policy S10 – Sustainable Development Principles – This policy requires that new developments protect, conserves and enhances the built environment.

5.4 **Northampton Local Plan 1997 (Saved Policies)**

- 5.4.1 Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

Policy E20 – New Development – This policy states that new proposals should be of an acceptable design and ensure a neutral impact upon neighbouring properties in terms of light, outlook and privacy.

Policy E26 – Development in Conservation Areas – This policy requires that new proposals within conservation areas should be maintain or enhance the character and appearance of the locality.

Policy H6 – New Residential Development – Permission should be granted for new residential proposals, provided that they are of a suitable scale and density and would not have a detrimental impact upon the character of the surrounding area.

5.6 **Supplementary Planning Documents**

Northamptonshire County Parking Standards SPG 2003

6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **Highway Authority (NCC)** – Raise concerns regarding the lack of off street car parking.
- 6.2 **Conservation (NBC)** – The principle of the development is acceptable. Recommend that details are secured regarding to bricks, windows and roof materials.
- 6.3 **Cllr. B. Glynane** - It is considered that the development represents an overly intensive use of the site; is not in keeping with the Conservation Area; and will cause parking problems. Called in application to be determined by the Planning Committee.
- 6.4 **County Councillor S. Uldall** – Registering objections to the proposal.
- 6.5 **Barrack Road Conservation Area Advisory Committee** – object as the design is out of keeping with the Conservation Area and the lack of car parking.
- 6.6 Letters of objection have been received from the **Semilong Forum** and the occupiers of **8, 9 and 10 Primrose Hill** and **10, 12, and 14 St Georges Place**. Comments can be summarised as:
- The use of the property on short term leases would not enhance the area.
 - The site should be developed as a single dwelling and the current scheme is of an unacceptable density.
 - The design could be enhanced and the scheme does not preserve or enhance the Conservation Area.
 - The development would add to parking problems in the area.
 - The proposal would lead to a loss of privacy and overlooking.

- 6.7 The applicant has recently provided additional information which provides clarification relating to the design of the rear dormer window. The consultation period relating to this additional information has yet to conclude. Any further responses will be reported to the Committee by means of the addendum, which will be circulated prior to the meeting commencing.

7. APPRAISAL

Principle

- 7.1 By reason of the prevailing use within the surrounding area, it is considered that the principle of developing residential accommodation within this site is acceptable. It is appreciated that the scope of the development is of a relatively large nature (i.e. six flats); however, given that the prevailing vernacular is for larger buildings this approach is considered acceptable. As the proposed development would consist of six independent flats and owing to wide variety of residential accommodation within the wider area (including flats, houses in multiple occupation and single dwelling houses) it is considered that the development would have a neutral impact upon the area's character.
- 7.2 In addition to this factor, it is a requirement that Local Planning Authorities demonstrate that there is a five year housing land supply. This is currently not the case in Northampton. As a consequence of this, it is considered that the development would make a contribution (albeit of a small scale) towards addressing the current and future needs for housing within the Borough.

Design and Layout

- 7.3 In design terms, the proposed building reflects the prevailing character of the surrounding area and includes features comparable with more traditional properties within the vicinity, such as details above the front door and window detailing. The applicant has revised the scheme during the application process to delete velux windows from the front elevation. It is possible for conditions to be imposed to require the submission of details relating to bricks, front door, window design and roof materials. For these reasons it is considered that the development would have a neutral impact upon the character and appearance of the Conservation Area.
- 7.4 It is noted that some comments have been received from the Council's Conservation section regarding the position of the rear outrigger; as this does not comply with the prevailing grain within the surrounding area. Whilst this point is noted, it is considered that as the outrigger would not be visible from the surrounding area, the overall impact upon the streetscene would be minimal. Moreover, it is considered that if the position of the outrigger were to be amended it would cause a detrimental impact upon the occupiers of the neighbouring properties. The outcome of this is that the front door of the building is situated on the right hand side of the building, whereas many of the surrounding properties feature a door on the left. As there is some variety within the vicinity, it is considered that this arrangement is acceptable.
- 7.5 The proposal has also been designed in such a manner so that all residents would have a satisfactory level of light, outlook and privacy. On account of the separation distances and the fact the proposal maintains the existing building

line; it is considered that the proposal would have a neutral impact on neighbour amenity.

Highways

- 7.6 Whilst some concerns have been raised regarding the potential impacts upon the highway system and car parking, it is considered that as the site is sustainably located in close proximity to the town centre and an allocated local centre and on a route with a reasonably high level of public transport routes, it is considered that refusal of the application on this basis would be unreasonable.
- 7.7 Notwithstanding this assessment, it is considered that the provision of some cycle storage within the curtilage of the development would further encourage future residents of the development to travel by more sustainable means of transport.

8. CONCLUSION

- 8.1 It is considered that the proposed development represents an acceptable use of the site and that a satisfactory design has been proposed, which harmonises with its surroundings. As there would be no undue detrimental impact upon the amenities of the occupiers of the surrounding properties, it is considered that the development is acceptable.
- 8.2 As the consultation period will not expire until the 26th of March, it is recommended that delegated authority be given to the Director of Regeneration, Enterprise and Planning to resolve any additional issues raised in comments received not dealt with in the report.

9. CONDITIONS

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 17042-L2 Rev. A; 17042-L02 Rev. A; and 17042-S01.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

(3) Details and/or samples of all proposed external facing materials (including brick work, lintels and roof materials) shall be submitted to and approved in writing by the Local Planning Authority, before development commences. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy E20 of the Northampton Local Plan.

(4) Details of all proposed windows and doors shall be submitted to and approved in writing by the Local Planning Authority, before development commences. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy E20 of the Northampton Local Plan.

(5) Details of the provision for the storage of refuse and materials for recycling shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, implemented prior to the occupation or bringing into use of the dwellings hereby permitted and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

(6) Prior to the commencement of development, full details of the secure storage of bicycles shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and retained thereafter.

Reason: In the interests of promoting more sustainable means of travel in accordance with the requirements of the National Planning Policy Framework.

10. BACKGROUND PAPERS

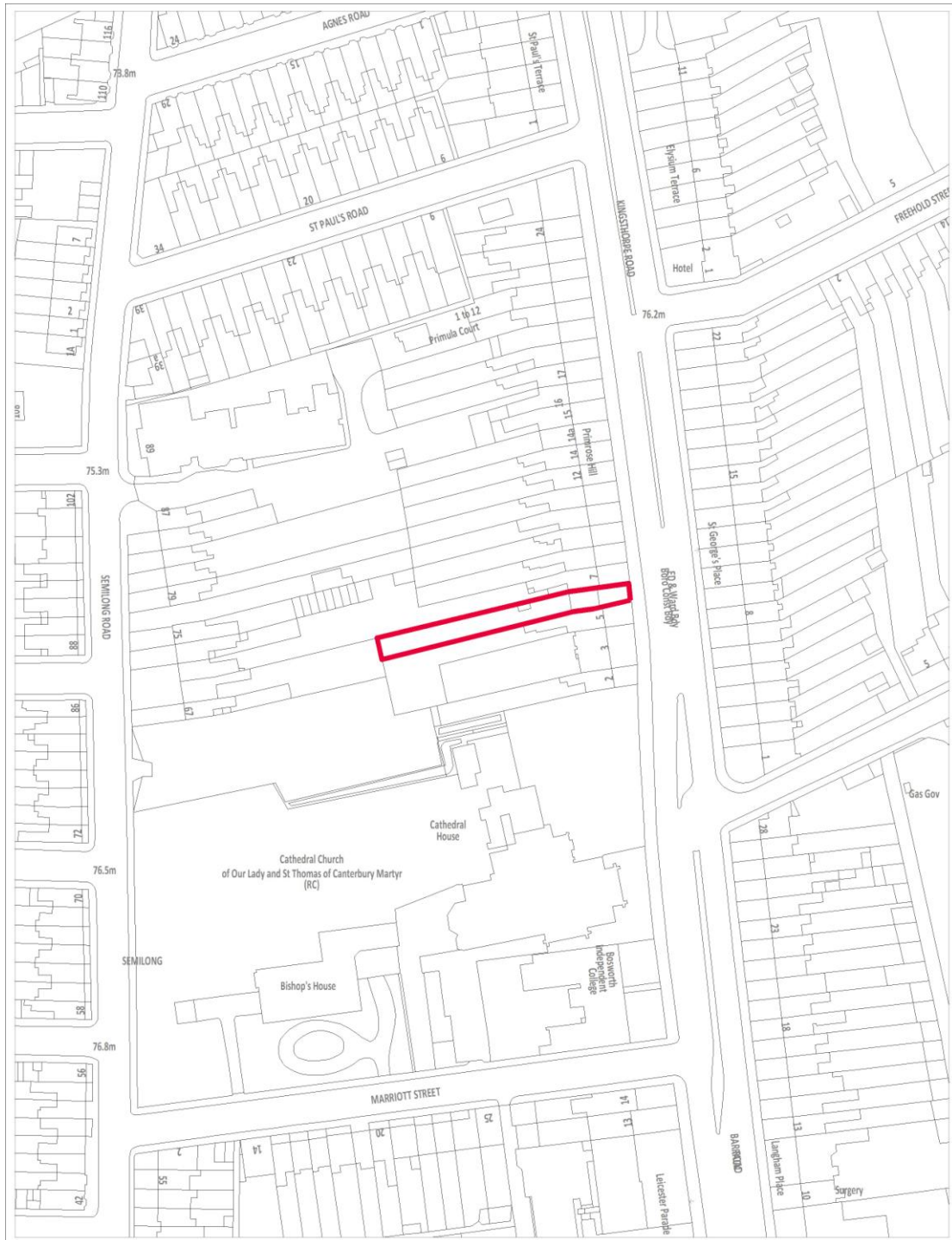
10.1 N/2014/1387.

11. LEGAL IMPLICATIONS

11.1 None.

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Name: **Site Location Plan**
 Date: **24th February 2015**
 Scale: **1:1250**
 Dept: **Planning**
 Project: **Planning Committee**

Title

Garage to side of 5 Primrose Hill

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PLANNING COMMITTEE: 24th March 2015
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2014/1477: Land adjoining 6 Faramir Place

WARD: Talavera

APPLICANT: Ms. S. Henry
AGENT: None

REFERRED BY: Director of Regeneration, Enterprise and Planning
REASON: Council owned land

DEPARTURE: NO

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The proposed development will have no significant undue impact upon surrounding visual and residential amenity, and is considered acceptable and in accordance with Policy E20 of the Northampton Local Plan, Policy S10 of the West Northamptonshire Joint Core Strategy and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 Permission is sought for the change of use of a small area of ground to the rear of the property from amenity space to domestic garden and to be enclosed with boundary fencing of 1.8m high.

3. SITE DESCRIPTION

3.1 An end of terrace dwelling located in a residential area, with modest size garden and parking spaces to the side. At the rear is a footpath.

4. PLANNING HISTORY

4.1 None.

5. PLANNING POLICY

5.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and Northampton Local Plan (1997) saved policies.

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following section is of particular relevance to this application:

Para.17 – always seek to secure a high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF.

Policy S10 – Sustainable Development Principles: achieve the highest standards of sustainable design incorporating safety and security considerations and a strong sense of place.

5.4 Northampton Local Plan 1997 (Saved Policies)

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policy is material to this application:

Policy E20 – allows for new development providing that the design reflects the character of its surroundings in terms of layout, siting, form, scale & appropriate use of materials and that the proposal is designed and located to ensure adequate standards of privacy, daylight and sunlight.

6. CONSULTATIONS/ REPRESENTATIONS

6.1 None received.

7. APPRAISAL

7.1 The vacant ground measures 2.75m x 6.71m and is located to the rear of the property, which is adjacent to footpaths. The land is currently laid to lawn but is not considered to be of high amenity value.

7.2 The proposed change of use of the land to be incorporated as part of the rear garden area of no.6 is considered acceptable. The proposed fencing will be in

keeping with surroundings and will have no undue impacts upon visual and residential amenity. The application is recommended for approval.

9. CONDITIONS

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

- (2) The development hereby permitted shall be carried out in accordance with the following approved plans: location plan, site plan, elevations.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

10. BACKGROUND PAPERS

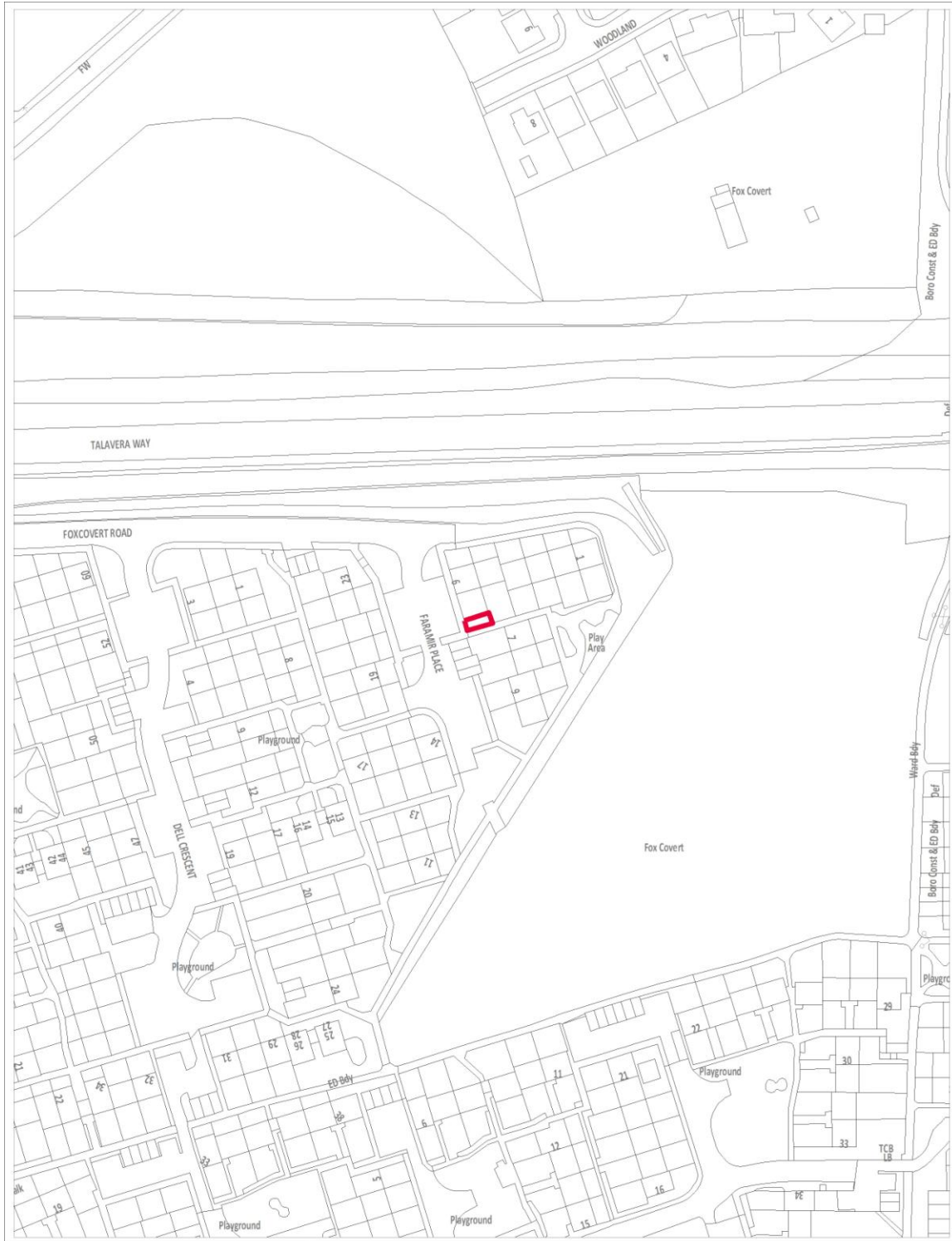
- 10.1 N/2014/1477.

11. LEGAL IMPLICATIONS

- 11.1 None.

12. SUMMARY AND LINKS TO CORPORATE PLAN

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Name: Site Location Plan
 Date: 24th February 2015
 Scale: 1:1250
 Dept: Planning
 Project: Planning Committee

Title
6 Faramir Place

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PLANNING COMMITTEE: 24th March 2015
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2015/0019: Outline planning application with all matters reserved except access for development of up to 60 dwellings at development land at former Lings Upper School, Billing Brook Road

WARD: Brookside

APPLICANT: Northamptonshire County Council
AGENT: Mr T. Coleby, Peter Brett Associates

REFERRED BY: Director of Regeneration, Enterprise and Planning
REASON: Major Development requiring a S106 legal agreement

DEPARTURE: Yes

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 APPROVAL IN PRINCIPLE subject to conditions and for the following reason:

The proposed development would result in the satisfactory reuse of this previously developed site on account of the proposal representing a sustainable residential development that would address the established need for housing within Northampton. The site is located in a sustainable location with good access to local facilities and public transport and is therefore in compliance with the National Planning Policy Framework, Policies BN2, BN3, C2, H1, H2, S1, S3, S10, INF1 and INF2 of the West Northamptonshire Joint Core Strategy and Policies E20, L2 and H17 of the Northampton Local Plan.

1.2 That delegated authority is given to the Director of Regeneration, Enterprise and Planning to negotiate and secure the necessary mitigation in the form of financial and non-financial planning obligations through the completion of a Section 106 Legal Agreement. The Legal Agreement will secure the following heads of terms:

- i) 35% on site affordable housing;
- ii) A payment towards primary and secondary education provision;
- iii) A payment towards the provision of health care facilities;

iv) A scheme for the provision of construction worker training opportunities and a payment towards the operation of this programme; and

v) The Council's monitoring fee subject to the Director of Regeneration, Enterprise and Planning being satisfied the monitoring fee is necessary and of an appropriate scale.

1.3 As the consultation period has not expired at the time this report is prepared, it is recommended that delegated authority be given to the Director of Regeneration, Enterprise and Planning to resolve any additional issues raised in comments received not dealt with in the report.

1.4 It is also recommended that in the event of the Section 106 Legal Agreement not being completed within three calendar months of this Committee meeting, in addition to being able to grant planning permission as recommended above, the Director of Regeneration, Enterprise and Planning be given delegated authority to either refuse or finally dispose of the application (at his discretion) on account that the necessary mitigation measures have not been secured in order to make the proposal acceptable in line with the requirements of Policies INF1 and INF2 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The application seeks outline planning permission for the erection of up to 60 dwellings. All matters are reserved with the exception of access. Means of access to the development would be via the existing access from Birds Hill Walk which will be widened to bring it up to adoptable standards.

2.2 As the application is in outline form, no finalised layouts have been submitted; however an indicative layout plan has been submitted which shows the provision of an open space and flood attenuation area, the retention of existing trees and the widening of Birds Hill Walk to bring it up to adoptable standards. There is an existing small brick built electricity substation within the site which is to be retained.

3. SITE DESCRIPTION

3.1 The application site is 1.49 hectares in area and is accessed from Birds Hill Walk off Billing Brook Road in the eastern area of Northampton. It comprises part of the former Lings Upper School, which has now been demolished, together with Birds Hill Walk itself. Birds Hill Walk also serves access to the adjoining medical centre car park, to a terrace of four residential dwellings which immediately abut the application site to the north and to the rear service road serving Northampton Academy, which replaced the former upper school and is located south and east of the site. The application site generally slopes down in an easterly direction and has been vacant and surplus to the County Councils requirements for approximately 10 years.

3.2 To the north of the site on the opposite side of Birds Hill Walk is the site of the former Emmanuel Middle School (also demolished). To the west is the Weston Favell Medical Centre, a children's day centre, the Emmanuel Church and Lings Forum. Beyond these on the opposite side of Billing Brook Road is the Weston Favell Shopping Centre which contains commercial and leisure facilities as well as public transport links.

4. PLANNING HISTORY

- 4.1 None relevant for the site itself.
- 4.2 In respect of adjoining land, the Northampton Academy was granted permission in 2003 (N/2003/1238 refers). The former Emmanuel Middle School site to the north is the subject of outline planning permission for residential development (up to 109 dwellings). This was previously approved by West Northamptonshire Development Corporation in 2008 and was more recently approved by Northampton Borough Council in 2014 (N/2011/1263 refers).

5. PLANNING POLICY

Development Plan

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and Northampton Local Plan (1997) saved policies.

National Planning Policy Framework

- 5.2 The National Planning Policy Framework (NPPF) requires that new developments are of a high quality design and should secure a good standard of amenity for all existing and future occupiers of land and buildings (paragraph 17). The same paragraph also requires the effective reuse of previously developed land and focuses significant new developments on sites that are sustainable.
- 5.3 In terms of providing additional housing, it is incumbent that planning decisions provide a variety of housing types in order to meet the wide range of differing needs for housing (paragraph 50). In design terms it is required that the planning decision proactively supports sustainable development, mitigating impacts on amenity and facilitating mixed uses (paragraph 17).
- 5.4 Of particular note is that paragraph 49 requires that proposals for housing should be encouraged within the context of promoting sustainable development. The same paragraph also states that in instances where a five year housing land supply cannot be demonstrated (which is the case in Northampton), any relevant development management policies cannot be considered to be up to date. Paragraph 14 requires that in instances where the development plan is silent or out of date, the overarching aim of providing sustainable development should be used to determine planning applications.
- 5.5 Paragraph 34 requires developments that are likely to generate a significant amount of movement be located in positions where the need for travel is minimised. This is expanded upon in paragraph 35, where the creation of safe and secure road layouts are required which minimise conflicts between pedestrians, cyclists and traffic.
- 5.6 Paragraph 35 states that, where practicable, developments should be designed with a safe and secure layout that reduces the potential for conflicts between pedestrians and traffic. The NPPF also requires that new developments be of a good quality design (paragraph 56).

West Northamptonshire Joint Core Strategy – Adopted December 2014

- 5.7 The JCS provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. As part of the development plan, consistent with Section 38(6) it carries significant weight when considering planning applications.
- 5.8 Policy S1 of the JCS states that new developments would be concentrated primarily in and adjoining the existing principal urban area of Northampton. Of particular relevance to this application, Policy S1 states the new development within West Northamptonshire will be concentrated primarily in and adjoining the existing urban area of Northampton. Policy S3 requires that the construction of approximately 18,870 houses within the Northampton Borough over the plan period and Policy S4 requires the provision of about 28,470 new dwellings within the Northampton Related Development Area (NRDA) between 2011 and 2029. This figure has been calculated as a result of the West Northamptonshire Objectively Housing Needs Assessment. Policy S10 requires that new developments be located in a position where services and facilities can be accessed by walking, cycling or public transport.
- 5.9 Policy H1 requires that a mixture of house types are provided, which should be of varying sizes, types and tenures. Policy H2 also requires that at least 35% of developments of 15 or more dwellings should be made available for occupation as affordable housing. Policy S10 encourages sustainable development and to further encourage sustainable development, Policy C2 requires that new developments maximise opportunities for travel choices.
- 5.10 In addition to these matters, Policy INF1 requires that developments will be supported by and provide good access to infrastructure. Developers will provide evidence as to whether existing infrastructure can be used more efficiently or whether the impact of development can be reduced through behavioural change. Policy INF2 states that development will only be permitted if the infrastructure that is required to support it is either already in place or can be delivered.
- 5.11 In assessing applications that would result in the loss of trees Policy BN3 states that the retention of aged and veteran trees would be supported unless the benefits of development clearly outweigh the loss.
- 5.12 Policy N11 requires new development in Northampton East to be of a high standard of design to address local issues of deprivation.

Northampton Local Plan 1997 (Saved Policies)

- 5.13 Due to the significant age of the Local Plan, the amount of weight that can be attributed to its policies is substantially diminished; however, Policy L2 allocates this site as an education establishment and states that planning permission to redevelop the site should only be granted in instances where it can be demonstrated that the land or facilities is not needed in the long term for recreational purposes and that the site should not have any significant amenity or landscape value; that the scheme retains open space of significant amenity/landscape value and retains/provides adequate outdoor or indoor recreational facilities for public use; and that any existing sports and recreation facilities can be retained or enhanced.

- 5.14 Policy E20 states that new buildings should be of an appropriate design; and Policy T12 necessitates that new developments have sufficient manoeuvring space for commercial vehicles. In addition, Policy H17 requires the provision of a suitable level of housing for people with disabilities.

Supplementary Planning Documents

- 5.15 Northamptonshire County Parking Standards SPG 2003
Planning out Crime in Northamptonshire SPG 2004
Affordable Housing
Developer Obligations SPD

Other Material Considerations

- 5.16 The Northampton Landscape Sensitivity and Green Infrastructure Study (2009) suggests the application site may be located within an area of medium landscape sensitivity. In assessing the application consideration should be given to the landscape impacts of the proposed development.
- 5.17 The 2012 update of the West Northamptonshire Strategic Housing Land Availability Assessment (SHLAA) confirms that this site is suitable, available and achievable for residential development.

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **Anglian Water** – state that the surface water strategy/flood risk assessment submitted with the application is acceptable. Request that the agreed strategy is reflected in the planning approval.
- 6.2 **Arboricultural Officer (NBC)** - no objections in principle, but highlights a number of matters for the developer to consider when devising their reserved matters application
- 6.3 **Archaeology Advisor (NCC)** – the site is disturbed with a low archaeological potential therefore has no comments to make.
- 6.4 **Construction Futures** - request that in the event that the application is approved, the legal agreement secures training opportunities and appropriate funding for new construction workers.
- 6.5 **Development Management (NCC)** - request Section 106 obligations to fund improvements to primary (Lumbertubs Primary School) and secondary school (Northampton Academy) provision; the fire and rescue service and the libraries service.
- 6.6 **Environmental Health (NBC)** – suggest conditions to deal with contaminated land and noise exposure.
- 6.7 **Environment Agency** – request a condition relating to the implementation of the proposed drainage system.
- 6.8 **Highways Agency** – no objections

- 6.9 **Highway Authority (NCC)** – note the submitted Transport Assessment and agree that the site is in a highly sustainable location. Therefore have no objection in principle subject to conditions to secure Birds Hill Walk being brought up to adoptable standards and a requirement for the developer to undertake parking surveys on Birds Hill Walk within one month of the first occupation of any dwelling and which includes an allowance to fund appropriate traffic orders to limit on street parking within Birds Hill Walk at appropriate locations.
- 6.10 **Housing Strategy** – welcome the provision of 35% affordable Housing. State that subject to viability all homes should be built to Lifetime Homes standard and at very least 10% should be built to mobility standard. Thought also needs to be given on how to improve the environmental performance of the dwellings. States that the proximity of the site to shopping/service/transport facilities makes it a good location for older people and those with supported housing needs.
- 6.11 **National Grid** – identify that they have apparatus in the vicinity of the site. State that they should be informed of the decision and the contractor should contact them before any works are carried out.
- 6.12 **Natural England** – no objections.
- 6.13 **Northamptonshire Police Crime Prevention Design Advisor** – No objections in principle, but make a number of recommendations to reduce opportunities for crime and disorder.
- 6.14 **NHS (GP Premises Officer)** – state that the development will affect the GP practices based in Weston Favell and request that a contribution is sought to improve facilities.
- 6.15 **Sport England** –no comments to make.
- 6.16 **Western Power** – no objections.
- 6.17 **ES Group (property consultants responding on behalf of Northampton Academy)** – strongly object to the proposal. Consider the proposal would have a negative impact on the immediate vicinity for the following reasons:
- The site is designated for education and recreational use in the Local Plan and should be protected for such use to ensure that future education and recreation needs can be met.
 - Consider increased use of Birds Hill Walk will cause highway safety issues, especially for school children. Also concerned about the ability of service and emergency vehicles to access the school.
 - Concerned about privacy and overlooking of sports pitches due to close proximity of proposed residential properties.
 - Concerned about potential impact of existing late night sports pitch use on proposed residential properties with regard to noise nuisance and use of floodlights.
 - Concerned about security of the application site as it has experienced trespassing in the past.
 - Concerned about flood risk increasing on the site or elsewhere.

- 6.18 Seven letters of objection have been received from staff of **Northampton Academy** in various posts repeating the concerns expressed at 6.17 above.
- 6.19 One letter of objection has been received from a **Governor of Northampton Academy** – states that the school has progressed over the last 10 years and the continued improvement of the Academy will see a need for educational land over the medium term. Most likely requirement is for a primary school linked with the main academy or for an extension of the 6th form. Consider proposal is foolhardy and unnecessary. Understands the need for affordable housing targets to be met but states that these should not endanger school progress.
- 6.20 One letter received from **a resident in Newport Pagnell** objecting as follows:
- The site is allocated for education and recreation and there are no justifiable reasons to change this. Population growth means extra demand for school places. Should focus on the existing successful school which is over-subscribed.
 - There are many more suitable locations to absorb population growth.
 - Proposal will compromise highway safety.
 - Proposal breaches guidelines on safeguarding due to overlooking of school play areas.
 - The existing school works well but having residents close by will lead to objections from future residents.

7. APPRAISAL

Housing Land Supply

- 7.1 The NPPF requires local authorities to identify and maintain a five year supply of housing land. Northampton does not currently offer a five year supply of housing land. The site has the potential to contribute to the supply of new homes within the next five years through the provision of up to 60 dwellings. In relation to the provisions of paragraph 49 of the NPPF, this lack of supply is a significant factor. The importance of increasing the supply of housing is given additional weight by a further reiteration of the need to consider housing applications in the context of presumption in favour of sustainable development. In addition the adopted JCS recognises that there is a substantial need for delivering new housing, which can only be delivered through the redevelopment of sites contained within the existing built area. The bringing forward of this site for residential uses would contribute towards addressing these issues.

Change of use of existing school/college site

- 7.2 The application site is located within an area formerly occupied by Lings Upper School. The Northampton Local Plan 1997 identifies former Lings Upper School as a School/College Site (saved policy L2), as indicated on the Proposals Map. Saved policy L2 recognises the important contribution school premises and grounds may offer in terms of amenity, landscape and recreational open space. The policy seeks to limit the change of use or development for non-educational purposes of all or part of the area, unless:
- It can be demonstrated that the land or facilities likely to be lost are not needed in the long term; or
 - The scheme retains all open space of significant amenity/landscape value and retains or provides adequate recreational facilities for public use; or

- The existing sports and recreational facilities can best be retained or enhanced through the redevelopment of part of the site.
- 7.3 The proposed development of the application site would result in the loss, in part, of an area identified by saved policy L2. However, the school buildings which formerly occupied the site were demolished at least ten years ago and the site has not been maintained and does not provide sports and recreational facilities. The remainder of the school site was redeveloped to provide the Northampton Academy, with associated facilities including sports and recreation. The proposed development is not expected to impede Northampton Academy's ability to continue to offer education, sports and recreation to pupils and external clubs and organisations into the future. Currently there is no other strategy to enhance the value of the site or to bring it into education, sports or recreation use. In this instance it seems reasonable to conclude that the proposed development would not result in the loss of land needed in the long term for education, sports or recreation use.

Sustainable Development

- 7.4 As discussed previously, it is incumbent upon local authorities to demonstrate a five year housing land supply. Currently, Northampton does not have such a provision. In instances where this cannot be demonstrated any relevant local plan policy cannot be considered to be up to date and that, in line with the requirements of the NPPF, any application should be determined based upon whether it represents sustainable development.
- 7.5 By reason of the site's positioning in close proximity to an allocated centre containing a mix of leisure and commercial facilities, future residents of the development would have easy access to facilities and services. In addition, the site's environs feature good public transport links and good accessibility to schools and open space within the area. It is considered that the proposal represents sustainable development and is therefore acceptable. The sustainable nature of the proposal is further emphasised by the fact that the development would result in a previously used site being brought back into a productive use.

Highway impacts

- 7.6 The site is to be accessed from Birds Hill Walk which will be subject to improvements in preparation for its adoption as formal highway. Birds Hill Walk will be widened from approximately 5 metres to 5.5 metres and footways either side of the carriageway are to be installed at 1.8 metres width. These footpaths will connect to Billing Brook Road which in turn leads to Weston Favell Centre. Billing Brook Road is also designated as a National Cycle Network (NCN) Traffic Free Zone. The site will therefore be well connected to existing walk and cycle facilities making journeys to and from the site via foot and cycle feasible.
- 7.7 The site is very well served by public transport with the nearest bus stops located on Billing Brook Road less than five minutes walk from the application site. These bus services connect with a range of key locations including the town centre, Northampton General Hospital, Northampton and Moulton Colleges and the University.
- 7.8 A Transport Statement has been submitted with the application. Assessment of the likely traffic generation associated with the proposed development

demonstrates that it is expected to generate approximately 32 two-way vehicle trips during the morning peak travel period and 30 trips during the evening peak. Whilst it is recognised that the development is likely to increase usage of the general road network, the Highway Authority agrees that the site is located in a highly sustainable location and has no objection subject to the access route to the site being brought up to adoptable standards.

- 7.9 The Highway Authority has also identified that Birds Hill Road is subject to reasonable levels of on-street parking which could impede the passing of traffic following redevelopment of the site. To mitigate this confirmation has been sought from the applicant to ensure that they undertake appropriate funding for the appropriate traffic regulation order to limit parking within Birds Hill Walk. This is considered necessary to prevent traffic congestion within the vicinity of the site and enable the safe movement of vehicles.

Affordable/Mobility Housing

- 7.10 Of the provided dwellings, 35% would be secured for use on affordable tenures and a minimum of 10% of the development would be constructed to the Council's mobility standards. These factors mean that a development would be provided that would conform with planning policy.

Noise

- 7.11 The site has been the subject of a noise assessment. It concludes that the main source of noise impacting on the site is from road traffic. It states that there is some impact from external facilities at Northampton Academy but that mitigation of road traffic will also adequately mitigate noise from other sources. It is noted that the Council's Public Protection officers agree that noise is not a material concern and the development can proceed if noise mitigation is presented with a final proposed layout. A condition to this effect is therefore recommended.

Contamination

- 7.12 The application is supplemented with a Phase 1 desk top study of the site. This establishes the principle of the sites suitability for the end use of residential. Public Protection Officers recommend that further intrusive investigation is required in order to ensure a satisfactory remediation scheme is presented if required. A suitable condition is recommended.

Flood Risk

- 7.13 The site has been the subject of a Flood Risk Assessment and the application has been assessed by the Environment Agency and Anglian Water. There are no objections to the proposal subject to conditions relating to drainage provision.

Archaeology

- 7.14 An Archaeological desk-based heritage assessment has been submitted with the application. It states that there are no designated heritage assets within or close to the site and no Historic Environment Record monuments within the site. It is considered that the construction of Lings Upper School would have destroyed any below ground archaeological remains and as such no further archaeological investigation would be required.

Impact upon neighbouring properties

- 7.15 As this is an outline application, there are no details submitted in respect of the design of the proposed dwellings and the submitted layout is only indicative at this stage. Any impacts on the adjoining residential properties in terms of overlooking or overshadowing will be considered at reserved matters stage. The applicant has indicated that there would be a maximum of 60 dwellings (40 dwellings per hectare) consisting of 1, 2 and 3 bed dwellings. It is considered that the proposal would result in an acceptable density given the character of the site's environs.
- 7.16 Several objections have been received from Northampton Academy raising concerns about the safety of pupils from additional traffic, privacy and overlooking. They also raise concerns about security at the site stating that it has experienced trespassing in the past. Furthermore they are also concerned about the impact of noise from playing fields impacting on future residents. Development of the site will regenerate the area, remove concerns about site security and increase surveillance of the current secluded school access. Furthermore it is considered the improvement and adoption of the highway will mitigate the impacts of increased traffic using the roadway and will benefit all users of the highway including members of the Northampton Academy. Any noise impacts will be mitigated by the proposed noise conditions as required by Environmental Health.
- 7.17 Concerns about overlooking of school playing fields are considered to be unfounded. There are many examples in Northampton where residential properties surround and abut schools. In any event issues of overlooking and separation distances can be addressed at the reserved matters stage. It is not considered that these objections could override the benefits of developing the site for residential development.

Trees and ecology

- 7.18 The site has been the subject of an Arboricultural Report. It identifies that there are both large mature trees present and many self-set specimens that have grown since the area fell into misuse and are of poor quality. None are protected by a tree preservation order. The mature trees offer significant local visual amenity and as a consequence of this, conditions are proposed that would require details to be submitted with the Reserved Matters application detailing trees to be retained, the root protection measures to be implemented and associated method statements. These details would be sufficient to ensure that the development does not have an undue negative upon these trees in accordance with the requirements of the JCS.
- 7.19 The site has been the subject of both an ecological survey and a reptile survey. Neither has established any evidence regarding the presence of bats or reptiles. As a consequence of this, it is considered that the redevelopment of the site would not pose any undue adverse impacts on ecology.
- 7.20 The redevelopment of the site could bring forward some ecological benefits in terms of enhancements to landscaping (such as in the use of native species) and could offer some mitigation by replacing existing planting however, these are matters that would be addressed during the reserved matter stage. The

submitted ecology assessment recommends that care should be taken to ensure that breeding birds are not affected by clearance works if this is required during the bird breeding season.

Legal agreement

- 7.21 Comments from the County Council Development Management Section request financial contributions for fire and rescue, libraries and broadband. There is no policy basis for such payment and it is not clear how they would conform with the statutory tests set out in CIL Regulation 122. The County Council have also requested that a fire hydrant is provided. This is a matter that would be addressed under the relevant building regulations and does not need to be replicated as part of the planning process.
- 7.22 The County Council has also requested financial payments towards the provision of primary and secondary education within the vicinity of the site. Although the proposed composition (in terms of unit types) of the development is unknown at this stage, it is reasonable to assume that a proportion of the development would be in use as family accommodation. As a consequence of this, it is likely that the development would place a greater pressure on school provision within the area. Therefore and with reference to the legal tests as described previously, an obligation to secure enhancements to primary and secondary education is necessary and reasonable.
- 7.23 As discussed previously, 35% of the development would be utilised for the provision of affordable housing. 70% of these dwellings would be utilised for social or affordable rent and 30% intermediate ownership. This would ensure that the development provides a mixture of housing to provide a varied community in line with the requirements of national and local planning policies.
- 7.24 The Section 106 agreement would also secure payments towards the provision of improved general practitioner services. The National Health Service consider the proposal would affect the GP practices based in Weston Favell Health Centre which are very constrained in their ability to accept new patients. An obligation to secure enhancements for Weston Favell GP practices is therefore necessary and reasonable.
- 7.25 A further requirement is for the provision of Construction Training and the Council's monitoring fees.

8. CONCLUSION

- 8.1 The redevelopment of the site for housing as proposed would accord with the provisions of the development plan. It would contribute towards addressing the established housing needs within the Borough and provide the opportunity to create a high quality residential environment which respects the amenities of its surroundings. It would secure social, economic and environmental benefits and constitutes sustainable development.
- 8.2 As the consultation period has not expired at the time this report is prepared, it is recommended that delegated authority be given to the Director of Regeneration, Enterprise and Planning to resolve any additional issues raised in comments received not dealt with in the report.

9. CONDITIONS

(1) Approval of the details of the layout, scale, appearance and landscaping ("the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: This permission is in outline only granted under Article 4(1) of the Town and Country Planning (Development Management Procedure) Order 2010.

(2) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

(3) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or if later before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

(4) The development hereby permitted shall be carried out in accordance with the following approved plans: N0242A/A3, 131000 9130 D, 28781 – 008 – 001.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

(5) The development hereby permitted shall be for a maximum of 60 dwellings.

Reason: For the avoidance of doubt and to accord with the terms of the planning application to ensure conformity with the National Planning Policy Framework.

(6) The access arrangements as shown on drawing 28781 – 008 – 001 shall be constructed prior to the first occupation of the development hereby permitted and retained thereafter.

Reason: In the interests of highway safety in accordance with the National Planning Policy Framework.

(7) Prior to the commencement of the development hereby permitted, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. Development shall then be carried out in accordance with the approved CEMP. The CEMP shall include, though not necessarily be restricted to the following details:

- i) A Traffic Management Plan incorporating the routing of construction traffic and details of heavy vehicle movement patterns.
- ii) Measures to minimise and control noise, vibration, dust and fumes during site preparation works and construction, including vehicle reversing alarms.
- iii) Details of the siting of all vehicles of site operatives and visitors.
- iv) The unloading and loading arrangements for heavy plant and machinery.
- v) The location, extent and duration of any temporary stockpiling areas.
- vi) Measures to prevent mud being deposited on the surrounding highway.
- vii) Hours in which development will take place.

Reason: To minimise the impact of the development during the construction phase in accordance with the National Planning Policy Framework.

(9) No development shall take place until a desk top study in respect of possible contaminants within that site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion of each respective phase

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with the advice contained in the National Planning Policy Framework.

(10) Prior to development commencing, the applicant shall submit to the Planning Authority an assessment of noise exposure of each habitable room and/or outdoor amenity space due to transportation noise. This must take into account, the likely growth of traffic over the next 15 years. Where noise levels in any habitable room or amenity space may exceed:

- Indoor habitable areas – LAeq, 16H 35dB window open, during the daytime period (07:00 – 23:00)
- Bedrooms – LAeq, 8H 30 dB and LAMAX 45 dB (for 2+ events per hour) window open, during the night time period (23:00 – 07:00)
- Outdoor Amenity Spaces – LAeq, 16H 50 dB

A scheme to protect any affected habitable rooms/bedrooms or outdoor amenity spaces shall be submitted to the Local Authority for written approval. For habitable rooms/bedrooms this will require the provision of a ventilation, or heat control system that enables the windows to be kept closed in warm weather. The approved scheme shall be implemented prior to the properties being occupied and retained thereafter.

Reason: In order to safeguard the amenities of future occupiers in accordance with the advice contained in the National Planning Policy Framework.

(11) No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

1. Confirmation that the hierarchy of drainage has been followed. Further percolation testing is required in accordance with BRE Digest 365 9 or Ciria 156.
2. Full detailed surface water calculations and drawings to ensure adequate surface water drainage facilities on site all events up to and including 1% (1 in 100AEP) plus climate change.
3. Sustainable drainage systems (SuDS) features on site to be in accordance with Table 12.1 of the Northampton Level 2 Strategic Flood Risk Assessment.

4. An assessment of overland flood flows.
5. Details of how the scheme shall be maintained and managed after completion for the lifetime of the development.

Reason: To prevent the increased risk of flooding both on and off site in accordance with National Planning Policy Framework.

(12) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: In the interests of securing a satisfactory standard of development in accordance with the requirements of the National Planning Policy Framework.

(13) No building works which comprise the erection of a building required to be served by water services shall be undertaken in connection with any phase of the development hereby permitted until full details of a scheme including phasing, for the provision of mains foul water drainage on and off site has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the details hereby approved. No building shall be occupied until the works have been carried out in accordance with the approved scheme.

Reason: In the interests of securing a satisfactory standard of development in accordance with the requirements of the National Planning Policy Framework.

(14) A minimum of 10% of the affordable dwellings and a minimum of 10% of other dwellings shall be available for occupation by persons with disabilities and constructed to the Local Planning Authority's mobility housing standards and details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site and thereafter implemented concurrently with the development, and thereafter retained as such.

Reason: To ensure adequate provision is made for people with disabilities in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy.

(15) The development hereby approved shall be constructed in accordance with the requirements of the Lifetime Homes Standard.

Reason: In the interests of securing a satisfactory standard of development in accordance with Policy H4 of the West Northamptonshire Joint Core Strategy.

(16) Any subsequent reserved matters applications shall include an Arboricultural Impact Assessment that details any trees to be retained as part of the final layout; a plan identifying the location and specification of fences to be installed for the protection of the retained trees; an arboricultural method statement detailing any works to be carried out within the root protection areas of the retained trees.

Reason: In the interests of securing a good standard of development in accordance with Policy BN3 of the West Northamptonshire Joint Core Strategy.

(17) Full details of the proposed surface treatment of the roads, access and footpaths hereby approved, including their gradients, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site. Development shall be carried out in accordance with the approved details.

Reason: To secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

Informative:

The developer is advised to contact the Local Highway Authority regarding parking restrictions at the junction of Bird Hill Walk and Billingbrook Road.

10. BACKGROUND PAPERS

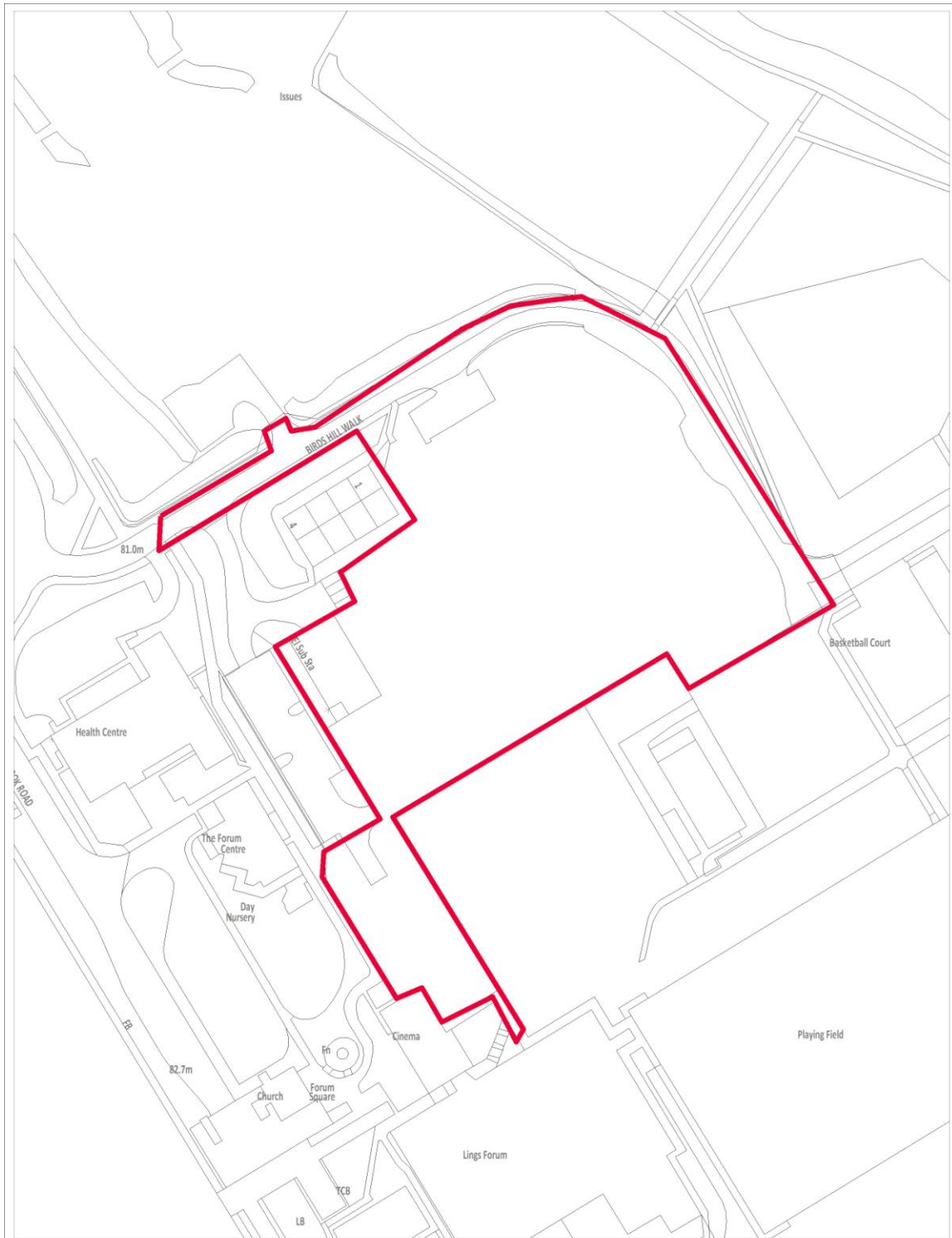
10.1 None

11. LEGAL IMPLICATIONS

11.1 None

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Name: **Planning**
 Date: **24th February 2015**
 Scale: **1:1250**
 Dept: **Planning**
 Project: **Planning Committee**

Title
Dev Land at Former Lings Upper Sch, Billing Brook Rd

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PLANNING COMMITTEE: 24th March 2015
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2015/0100: New doors and rooflights at the former Ecton Brook Public House, Ecton Brook Road

WARD: Billing

APPLICANT: Mr Patel
AGENT: Mr Dipesh Surti

REFERRED BY: Director of Regeneration, Enterprise and Planning
REASON: The site is owned by the Council

DEPARTURE: No

APPLICATION FOR DETERMINATION BY:

1. RECOMMENDATION

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The proposed alterations would improve the facility for the purpose of community use and would not adversely impact on the character and appearance of the existing building or surrounding area in accordance with the requirements of Policies RC1 and S10 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The application proposes the insertion of new double glazed composite doors to the front and rear elevation and the insertion of rooflights in the single storey elements of the building on three sides. The Council is in the process of selling the building to the applicant for use as a community centre, planning permission for which was previously granted by the Committee in November 2014. The proposed works are intended to improve the facility for this community use.

3. SITE DESCRIPTION

3.1 The property comprises of a disused public house, situated at the entrance to the Local Centre, which is a part two-storey, part single-storey brick-built property with a ground floor area of 350.21 sq m and first floor area of 88.54 sq m. A

small service yard is located to the rear. The adjacent properties comprise of a variety of Local Centre uses including a post office, local store, medical centre and pharmacy all of which surround a number of shared parking areas divided by landscaping. Ecton Brook House, a care home for the elderly is located to the south west. St Andrew's Primary School is located to the north of the site. On the opposite side of Ecton Brook Road and beyond the Local Centre are residential properties.

4. PLANNING HISTORY

- 4.1 N/2014/1092 – Change of use from Public House to Community Centre. Approved on 20 November 2014.

5. PLANNING POLICY

5.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and the Northampton Local Plan (1997) saved policies.

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraph 17 - seeks to ensure that sufficient community and cultural facilities and services are delivered to meet local needs.

Paragraph 56 - good design is a key aspect of sustainable development.

Paragraph 70 - advises that planning decisions should plan positively for the provision of shared space and community facilities, including public houses, and guard against the loss of such facilities where this would reduce the community's ability to meet it day-to-day needs.

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy N1 recognises the importance of addressing factors of deprivation within a number of Northampton's communities including those within Northampton East.

Policy RC1 seeks to deliver community regeneration to improve services, community facilities and infrastructure.

Policy S10 seeks to ensure amongst other considerations that new development achieves the highest standards of sustainable design and protects, conserves and enhances the built environment.

5.4 Northampton Local Plan 1997 (Saved Policies)

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

Policy E20 seeks to ensure that new development is in keeping with the existing character and ensures adequate standards of daylight and sunlight.

6. CONSULTATIONS/ REPRESENTATIONS

6.1 **NBC Asset Management** – no objection.

6.2 The consultation period has not expired at the time of writing this report. Any further comments received will be reported in the Addendum to the committee agenda.

7. APPRAISAL

7.1 The main issues for consideration are the impact of the proposed alterations on the character and appearance of the existing building and surrounding area.

7.2 The proposed alterations will improve the provision of light into the building providing a more usable community space and assist in bringing the building back into use.

7.3 The alterations would not adversely impact on the appearance of the existing building or the character of the surrounding area and are considered to be in accordance with policy requirements.

8. CONCLUSION

8.1 The proposed alterations are considered acceptable and in accordance with policy and therefore the application is recommended for approval.

9. CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The new doors shall be constructed with materials of the same type, texture and colour as the window and door details of the existing building.

Reason: In the interests of visual amenity to ensure that the alterations harmonise with the existing building in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

3. The development hereby permitted shall be carried out in accordance with the

following approved drawings: EBR:PA 01/01, PA 01/03.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

10. BACKGROUND PAPERS

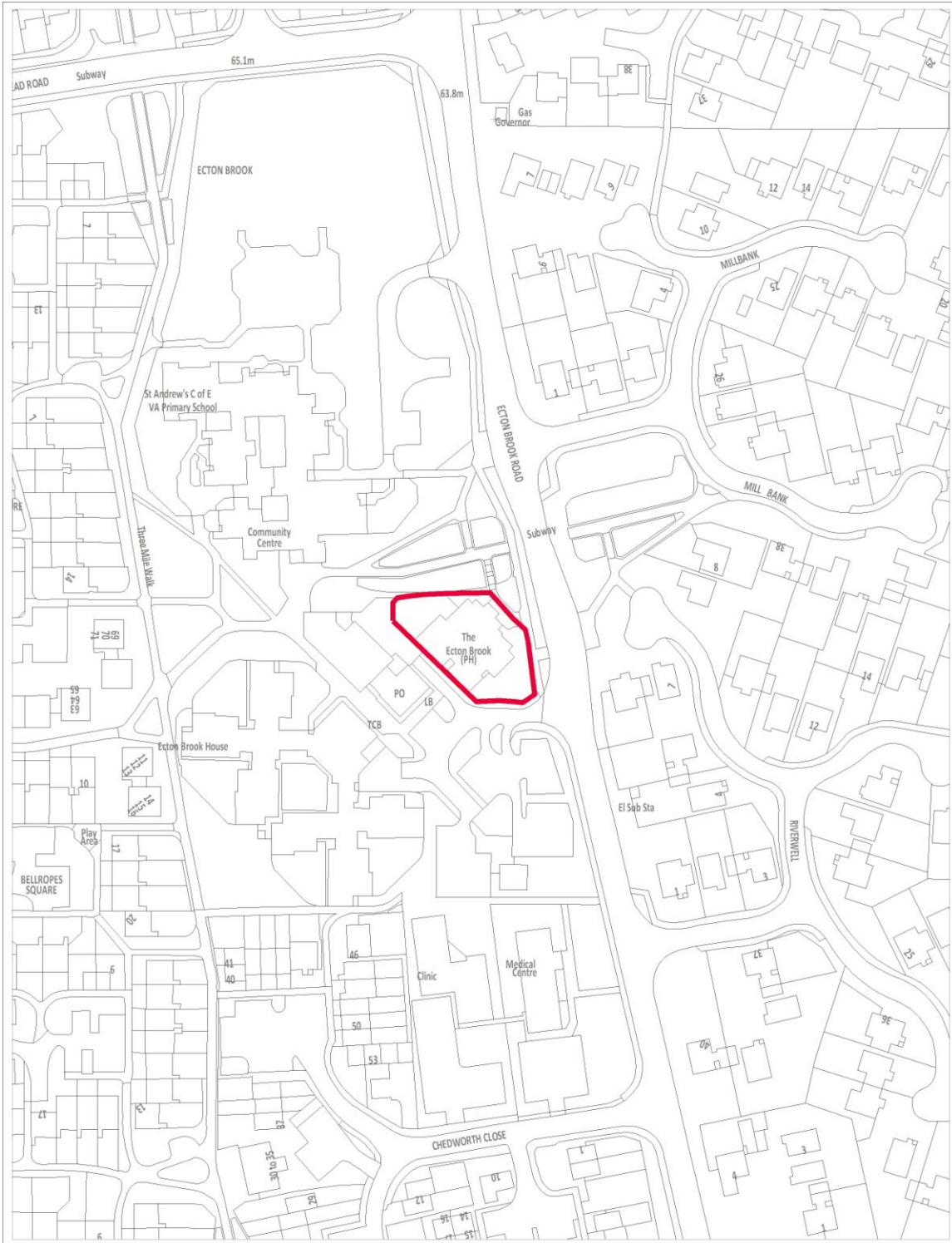
10.1 N/2015/0100

11. LEGAL IMPLICATIONS

11.1 None.

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Name: Site Location Plan
 Date: 24th February 2015
 Scale: 1:1250
 Dept: Planning
 Project: Planning Committee

Title
The Ecton Brook Public House, Ecton Brook Road

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PLANNING COMMITTEE: 24th March 2015
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2015/0127: Change of use from dwelling (Use Class C3) to 6-bedroom house in multiple occupation (Use Class C4) at 66 Charles Street

WARD: Castle

APPLICANT: Mr Ricky Darlow
AGENT: N/A

REFERRED BY: Councillor Danielle Stone
REASON: Over concentration of HIMOs and impact on amenity and parking

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The proposal would contribute towards the level of housing provision within the Borough and would not lead to an unacceptable concentration of HIMOs within the locality that would adversely impact on the character and appearance of the property, the streetscene or Boot and Shoe Quarter Conservation Area, nor would the proposal have any significant impacts on neighbouring amenity or parking provision. The property is of sufficient size to accommodate the level of accommodation as proposed by condition and is in accordance with the requirements of Policies H5 and S10 of the West Northamptonshire Joint Core Strategy, Policies E20, E26 and H30 of the Northampton Local Plan, the Houses in Multiple Occupation Interim Planning Policy Statement and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The application proposes the conversion of a 4-bedroom dwelling to a 6-bedroom house in multiple occupation (HIMO). The proposal comprises of internal alterations and the conversion of the existing garage to a bedroom with the

existing garage door replaced with a window and replacement frosted window to the rear.

- 2.2 The scheme has been amended to improve the internal layout providing a communal kitchen/diner on the ground floor and providing internal access to the converted garage room.

3. SITE DESCRIPTION

- 3.1 The property is an end-terraced property with an attached garage to the rear and is located on the corner of Charles Street and Cranstoun Street on the edge of the Central Area and within the Boot and Shoe Quarter Conservation Area. The surrounding area is predominantly residential in character and subject to a non-immediate Article 4 Direction area removing permitted development rights for conversion to HIMOs.

4. PLANNING HISTORY

- 4.1 N/2014/1231 – Change of use of property from dwelling (Use Class C3) to 7-bed HIMO (sui generis). Withdrawn 13.01.15.

5. PLANNING POLICY

5.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and the Northampton Local Plan (1997) saved policies.

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraphs 17 & 56 – new development should be of a good standard of design and secure a satisfactory standard of amenity.

Paragraph 50 – seeks to deliver a wide choice of high quality homes to create sustainable and mixed communities.

Paragraph 126 – recognises the importance of conserving and enhancing the significance of heritage assets.

Paragraph 131 – advises on the importance of sustaining or enhancing significance of heritage assets.

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy H5 – seeks to manage and safeguard existing housing stock, including through HIMOs where they would not adversely impact upon the character and amenity of residential areas.

Policy S10 - requires development to satisfy a range of sustainable development principles including through achieving the highest standards of sustainable design; maximising opportunities for reuse and recycling; and promoting walking and cycling and protecting, conserving and enhancing the natural and built environment and heritage assets and their settings.

5.4 Northampton Local Plan 1997 (Saved Policies)

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

Policy E20 – new development should adequately reflect character of surroundings and ensure adequate standards of privacy, daylight and sunlight.

Policy E26 – development should preserve or enhance character and appearance of conservation areas.

Policy H30 – requires HIMOs to be of sufficient size to accommodate the proposed use and not result in an over concentration to the detriment of the character and amenity of the area or result in a substantial demand for on street parking in areas judged to be experiencing difficulties.

5.5 Other Material Considerations

Houses in Multiple Occupation (HIMO) Interim Planning Policy Statement (IPPS) (November 2014)

Proposals for HIMOs should:

- Result in balanced and mixed community and protect the physical character of the street and neighbourhood as a whole by not resulting in a concentration of similar uses; a material change or adverse impact on the character of the area; or more than 15% of HIMOs within 50m radius.
- Secure the provision of adequate facilities, amenities and minimise flood risk;
- Promote use of public transport, cycling and walking and secure provision of adequate parking.
- Ensure adequate refuse provision and storage.

6. CONSULTATIONS/ REPRESENTATIONS

6.1 **NBC Private Sector Housing** – no objections to amended scheme.

6.2 **NBC Conservation** – no objections subject to materials matching existing.

- 6.3 **NCC Highways** – the LPA should satisfy itself that the change of use would not result in unacceptable amenity impacts parking on local residents. Recommend the applicant undertakes the reinstatement of the crossing to a level footway to the pavement fronting the existing garage and funds an appropriate traffic regulation order to remove the double yellow lines fronting the garage.
- 6.4 **Councillor D Stone** – objects. The area is saturated with HIMOs and the risk in terms of pressure on services is great. The Borough is already finding it difficult to keep on top of fly tipping, littering and anti-social behaviour. Parking in the street and surrounding area is a nightmare. Called in the application for decision by the Planning Committee.
- 6.5 The consultation period has not expired at the time of writing this report. Any additional comments received will be reported to committee in the Addendum to this agenda.

7. APPRAISAL

Principle

- 7.1 The conversion of the existing dwelling to an HIMO is in line with national policy requirements to deliver a wide choice of homes to create sustainable and mixed communities. Policy H5 allows for HIMOs where the proposal would not adversely impact on the character of the area and amenity of residential areas.
- 7.2 The surrounding area is residential in character. Records indicate that there is not a significant concentration of HIMOs within the locality. Private Sector Housing records including details obtained through door knocking surveys carried out this year indicate that there are two confirmed HIMOs (one next door at No. 68), three suspected HIMOs and one unlicensed HIMO within a 50m radius of the application property. This represents 11% of the total number of properties within a 50m radius, below the 15% recommended by the Council's adopted Interim Planning Policy Statement in relation to HIMOs. The proposal could be conditioned to restrict the use of the premises to a maximum of 6 occupants the impact of which would not be significantly different to that of a family home. It is therefore considered that the proposal would not lead to an over-concentration of HIMOs within the locality and that there would not be a significant impact on the character and amenity of the area.

Impact on Conservation Area

- 7.3 The only external alterations proposed are the replacement of the existing garage door facing onto Cranstoun Street with a window, the replacement of a small existing window with obscure glazing to the rear of the garage and the re-roofing of the garage roof with felt. The proposed alterations are considered to have a neutral impact on the character and appearance of the existing dwelling and the Conservation Area and are considered acceptable.

Amenity

- 7.4 Policy H30, although dated, is in line with the aims of NPPF in respect of the provision of adequate amenity for proposed occupiers and requires HIMOs to be of sufficient size to accommodate the proposed use. The application has been amended to provide sufficient communal living space and room sizes that comply with the requirements of the Council's 'Facilities and Amenities' guidance for

HIMOs. The property is considered to be of sufficient size for the proposed use and a condition restricting the use to a maximum of 6 people would ensure the level of communal and bathroom/toilet facilities proposed is suitable.

- 7.5 Refuse storage is proposed in the rear yard which is of sufficient size to accommodate a suitable level of storage for the amount of accommodation proposed.

Highway Impacts

- 7.6 Parking within the vicinity of the site is on-street and restricted by permit parking and controlled parking hours between the hours of 8am–6pm. The footway comprising of the existing dropped kerb to the front of the garage could be required to be re-instated by condition. The proposal by the Highway Authority to remove the double yellow lines would require a Traffic Regulation Order which would fall under separate legislation other than planning and as such could not be required by planning condition. An informative to this effect is therefore suggested.

- 7.7 Whilst the proposal would result in the loss of a garage space the site is in a sustainable location within close proximity to the town centre and public transport facilities. Cycle provision is proposed on site and the type of accommodation proposed is not generally associated with high levels of car ownership. The level of accommodation proposed is unlikely to lead to any significant increased impact on existing parking conditions to that of a family dwelling and therefore it is not considered that sufficient harm to existing parking conditions could be demonstrated.

8. CONCLUSION

- 8.1 It is considered that the proposal would contribute towards the level of housing provision within the Borough and would not lead to an unacceptable concentration of HIMOs within the locality that would adversely impact on the character or amenity of the conservation area or parking provision. The property is of sufficient size to accommodate the level of accommodation as proposed by condition and is in accordance with policy and guidance requirements and therefore the application is recommended for approval.

9. CONDITIONS

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- (2) Notwithstanding the submitted details the property shall be occupied by no more than 6 persons.

Reason: In the interests of the amenity of the surrounding area in accordance with Policy H5 of the West Northamptonshire Joint Core Strategy.

- (3) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, drawing no. P40-101-A rev A & 102.

Reason: Reason: For the avoidance of doubt and to accord with the terms of the planning application.

- (4) The cycle and bin storage areas shall be provided in accordance with the details shown on drawing no. P40-101-A rev A prior to the first use of the property hereby permitted and shall be maintained throughout the life of the development.

Reason: In the interests of the amenity of the surrounding area in accordance with Policy H5 of the West Northamptonshire Joint Core Strategy.

- (5) The footway to the front of the garage shall be re-instated to the satisfaction of the Highway Authority prior to the first use of the property hereby permitted and retained thereafter.

Reason: In the interests of the amenity of the surrounding area in accordance with Policy H5 of the West Northamptonshire Joint Core Strategy.

- (6) The window in the proposed east facing elevation to the rear of the existing garage shall be obscure glazed prior to the first use of the property hereby permitted and maintained in perpetuity.

Reason: In the interests of the amenity of the adjacent property in accordance with Policy H5 of the West Northamptonshire Joint Core Strategy.

Informative:

The applicant shall contact the Local Highway Authority to arrange for the double yellow line in front of the existing garage to be removed.

10. BACKGROUND PAPERS

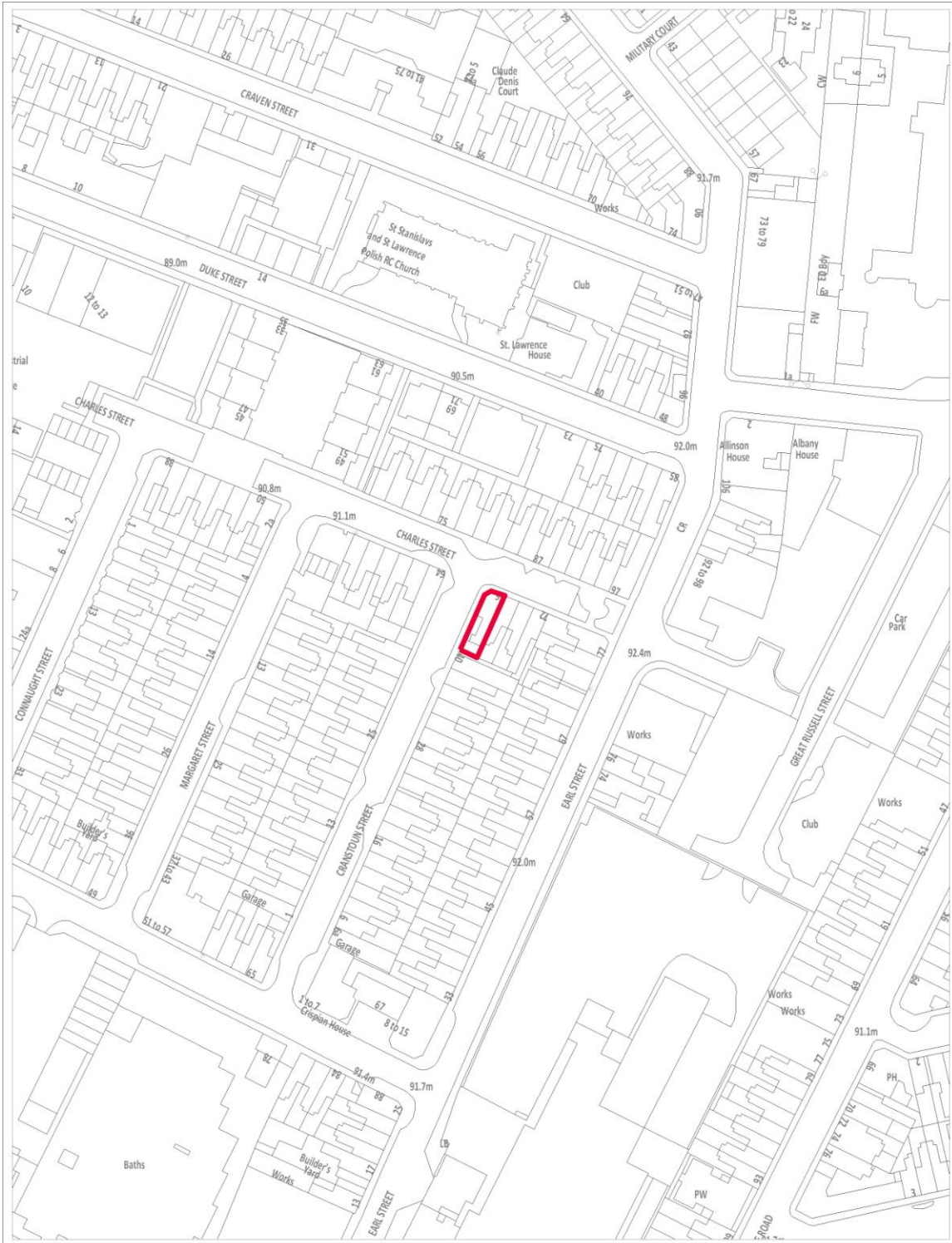
- 10.1 N/2015/0127.

11. LEGAL IMPLICATIONS

- 11.1 None.

12. SUMMARY AND LINKS TO CORPORATE PLAN

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Name: Planning
 Date: 24th February 2015
 Scale: 1:1250
 Dept: Planning
 Project: Planning Committee

Title
66 Charles Street

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PLANNING COMMITTEE: 24th March 2015
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2015/0149: Erection of a cricket pavilion at Northampton Old Scouts Recreation Ground, Rushmere Road

WARD: Rushmills

APPLICANT: Northampton Old Scouts
AGENT: Mr. M. Wall

REFERRED BY: Director of Regeneration, Enterprise and Planning
REASON: Proposed development located on Council owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

- 1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The proposed development would support the continued use of the site for sports purposes whilst having a neutral impact upon the character and appearance of the surrounding area and the amenities of the neighbouring properties. As a consequence, the development is in conformity with the requirements of the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.

2. THE PROPOSAL

- 2.1 The applicant seeks planning permission to erect a single storey building within the grounds of the Northampton Old Scouts Rugby Football Club that would feature a club room and changing rooms. The building would feature a combination of bricks and wooden cladding and would have a tiled roof.

3. SITE DESCRIPTION

- 3.1 The application site consists of a recreation ground located to the east of Rushmere Road. A further recreation ground (which is also operated by the applicant) is located on the western side of Rushmere. Car parking which serves both grounds is available within the western site in addition to car parking that is

located within the curtilage of the eastern ground. The surrounding area is generally characterised by the presence of residential accommodation. The old course of the River Nene runs alongside the southern boundary of the site. As a consequence of this, the general topography of the area slopes upwards in a northerly direction.

4. PLANNING HISTORY

4.1 None.

5. PLANNING POLICY

5.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and Northampton Local Plan (1997) saved policies

5.2 National Policies

5.2.1 The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application.

5.2.2 Paragraph 70 of the NPPF states that planning decisions should deliver adequate community facilities, such as sports venues. The importance of good design is emphasised within Paragraph 17. In addition to these matters, weight should also be given to the requirements of Paragraph 103, which states that developments should not increase flood risk either on the application site or elsewhere.

5.3 West Northamptonshire Joint Core Strategy (2014)

5.3.1 The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy S10 – Sustainable Development Principles – The policy requires that the highest possible standards of design are sought within new development; that developments are sustainable located and to minimise pollution from noise, air and run off.

5.4 Northampton Local Plan 1997 (Saved Policies)

5.4.1 Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

Policy E20 – New Development – This policy states that new proposals should be of an acceptable design and ensure a neutral impact upon neighbouring properties in terms of light, outlook and privacy.

5.6 **Supplementary Planning Documents**

Northamptonshire County Parking Standards SPG 2003

6. **CONSULTATIONS/ REPRESENTATIONS**

6.1 By reason of the scale and positioning of the development and in line with the requirements of the Development Management Procedure Order, the application has been advertised through a site notice, which was placed in the vicinity of the site's boundaries on the 19th February.

6.2 **10 Tanfield Land** – Objecting as the application has been advertised through a site notice only. Currently people cross the road during rugby events from the changing rooms on the Old Scouts ground. As such a pedestrian crossing could be installed. The building could be subject to anti-social behaviour and is sited on an area that has been affected by flooding. There are concerns that an application could be made for a licenced premises within the proposed building.

6.3 At the time of preparing this report, the consultation period had yet to conclude. Therefore, any further responses will be reported to members via means of the addendum, which will be circulated prior to the meeting commencing.

7. **APPRAISAL**

7.1 The proposed building is of comparatively small proportions and is located a significant distance from Rushmere Road and the nearest residential accommodation is over 150 metres away. As a consequence of this, it is considered that the development would have a neutral impact upon the amenity of the locality by reason of the building's lack of prominence. The separation distances would prevent the development from having a significant adverse impact upon the levels of light, outlook and privacy currently enjoyed by existing residents.

7.2 The building would be constructed of a traditional appearance and therefore would not adversely impact upon the visual amenities of the locality. A condition is recommended that would ensure that the proposed building materials are approved by the Council prior to works commencing.

7.3 It is accepted that due to the positioning of the proposed building, opportunities for natural surveillance are likely to be minimal. Nonetheless, it is noted that the building's windows are all a minimum of 1.6m above ground level and the building's door would be visible across the playing field. As a consequence of this, it is considered that the development would not encourage crime or anti-social behaviour.

7.4 The application site operates in conjunction with another recreation ground on the western side of Rushmere Road. The combined sites contain suitable car parking to serve the two sites. It should also be noted that the proposed development would represent an improvement to the existing facilities rather than an intensification of activity within the application site. As a consequence of

this, it is anticipated that the development would not have any significant impact upon the highway system.

7.5 Of concern is that the site is in close proximity to the old arm of the River Nene. The applicant has produced a bespoke Flood Risk Assessment, which concludes that the development would not have an adverse impact upon flood risk either within the site or elsewhere. Notwithstanding this conclusion, the comments from the Environment Agency were still to be received at the time of preparing this report. Therefore any further updates on this matter will be reported to members via the addendum, which will be circulated prior to the committee meeting commencing.

7.6 It is noted that concerns have been raised regarding licences being potentially granted for the proposed building. This is a matter that would be addressed and considered, if necessary, under the relevant Licencing legislation. As a consequence, these matters should not be duplicated under the planning process.

8. CONCLUSION

8.1 It is considered that the development would enhance the sports facilities within the site and would have a neutral impact upon the character and appearance of the surrounding area. As a consequence, it is considered that the proposal is in conformity with national and local planning policies.

9. CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 010 Block Plan; and 033-021.

Reason: For the avoidance of doubt and to ensure conformity with the planning application.

3. Details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

10. BACKGROUND PAPERS

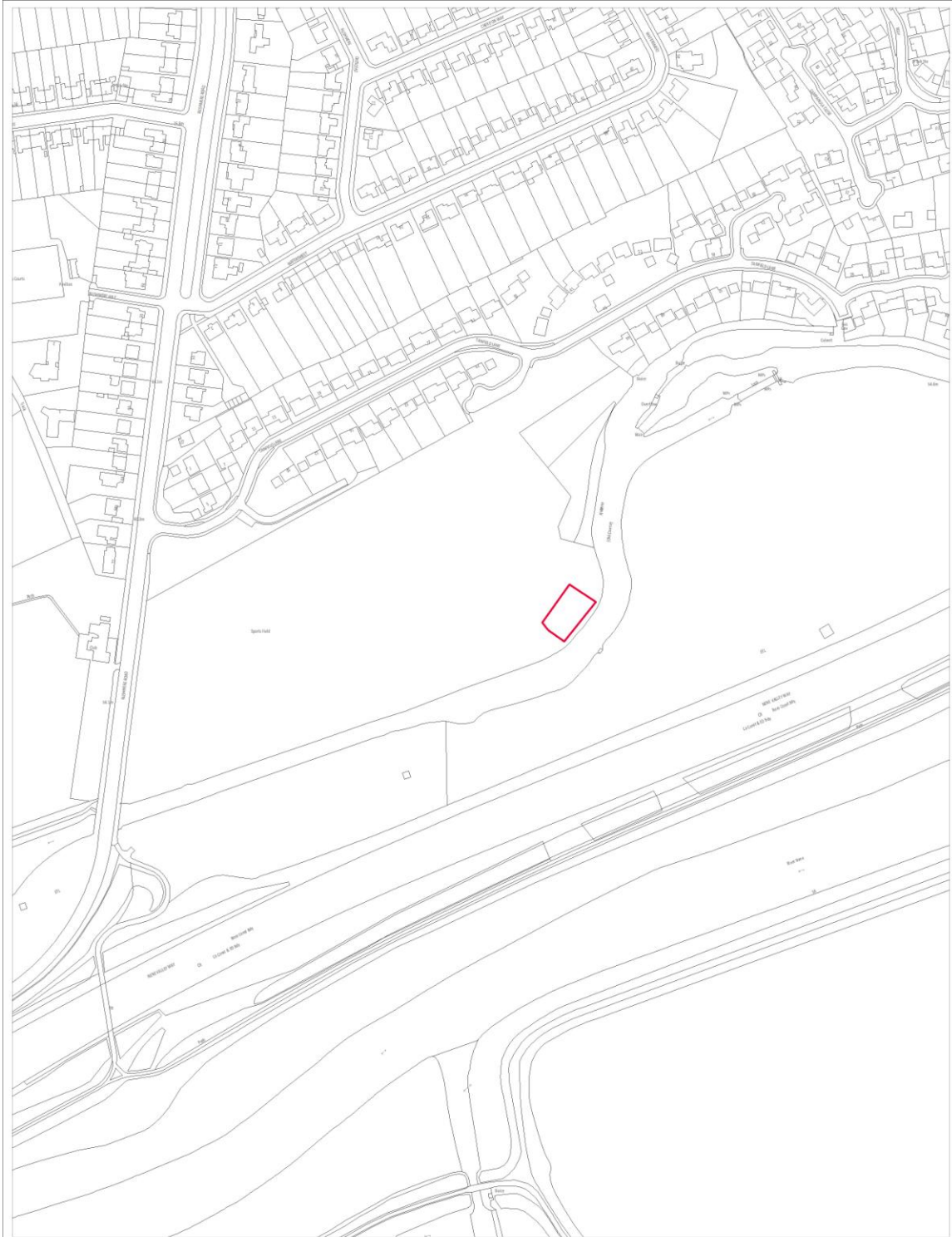
10.1 None

11. LEGAL IMPLICATIONS

11.1 None

12. SUMMARY AND LINKS TO CORPORATE PLAN

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Name: **Site Location Plan**
Date: **12th March 2015**
Scale: **1:3000**
Dept: **Planning**
Project: **Planning Committee**

Title
Northampton Old Scouts RFC, Rushmere Road

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PLANNING COMMITTEE: 24th March 2015
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2015/0158: Erection of non-illuminated wall mounted board sign on corner of St John's Multi-Storey Car Park/Swan Street

WARD: Castle

APPLICANT: Premier Inn Hotels Ltd
AGENT: Mr Stephen Booker – Walsingham Planning

REFERRED BY: Director of Regeneration, Enterprise & Planning
REASON: Council owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION BY:

1. RECOMMENDATION

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The proposed sign would not have any significant impact on amenity or adversely impact on public safety in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy, Policy 1 of the Northampton Central Area Action Plan and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The application proposes the erection of a non-illuminated direction sign on the south west corner of St John's multi-storey car park facing toward Victoria Promenade. The car park is owned by the Council. The sign is required to provide directional assistance to visitors to the Premier Inn Hotel on Swan Street currently under construction, the hotel being partially obscured from view from the main road by the existing car park. The sign has been reduced in size to fit more appropriately next to the existing car park sign and would measure 1m x 0.7m.

3. SITE DESCRIPTION

- 3.1 The application site forms one of the main car parks within the Central Area on a prominent entrance to the town centre from Victoria Promenade and the Cultural Quarter. The hotel currently under construction is located to the north of the site.

4. PLANNING HISTORY

- 4.1 There is no relevant planning history.

5. PLANNING POLICY

5.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and the Northampton Central Area Action Plan (2013).

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraph 67 advises that advertisement applications should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy S10 – seeks to protect, conserve and enhance the natural and built environment and heritage assets and their settings.

5.4 Northampton Central Area Action Plan 2013

The Central Area Action Plan (CAAP) provides specific planning policy and guidance for the town centre and adjoining areas where significant regeneration and investment is proposed in the period up to 2026 and is in conformity with the objectives of the NPPF. Relevant policies include:

Policy 1 - seeks to ensure that all new development within the Central Area assists in creating uncluttered streets and preserves and enhances the character, appearance and setting of the central areas heritage assets.

6. CONSULTATIONS/ REPRESENTATIONS

- 6.1 **NBC Asset Management** – no objections on the understanding and acceptance that NBC reserve the right to remove the sign to carry out repairs and maintenance to the multi-storey car park.

7. APPRAISAL

- 7.1 The only issues for consideration for advertisement proposals are the impact on amenity and public safety.
- 7.2 The sign is intended to draw attention to drivers to direct them to the nearby hotel and therefore by its very nature and by virtue of its location on a prominent elevation of the multi-storey car park would be visible from the surrounding footways and roads.
- 7.3 The sign would be non-illuminated, of a similar size to the adjacent car park sign and viewed in the context of the surrounding highway signage. It is not considered that it would lead to any significant impact on the amenity of the area or public safety.

8. CONCLUSION

- 8.1 The proposed sign is considered to be in accordance with policy requirements and therefore the application is recommended for approval.

9. CONDITIONS

- (1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- (2) No advertisement shall be sited or displayed so as to:
- a. endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - b. obscure or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;
 - c. hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- (3) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- (4) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- (5) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

10. BACKGROUND PAPERS

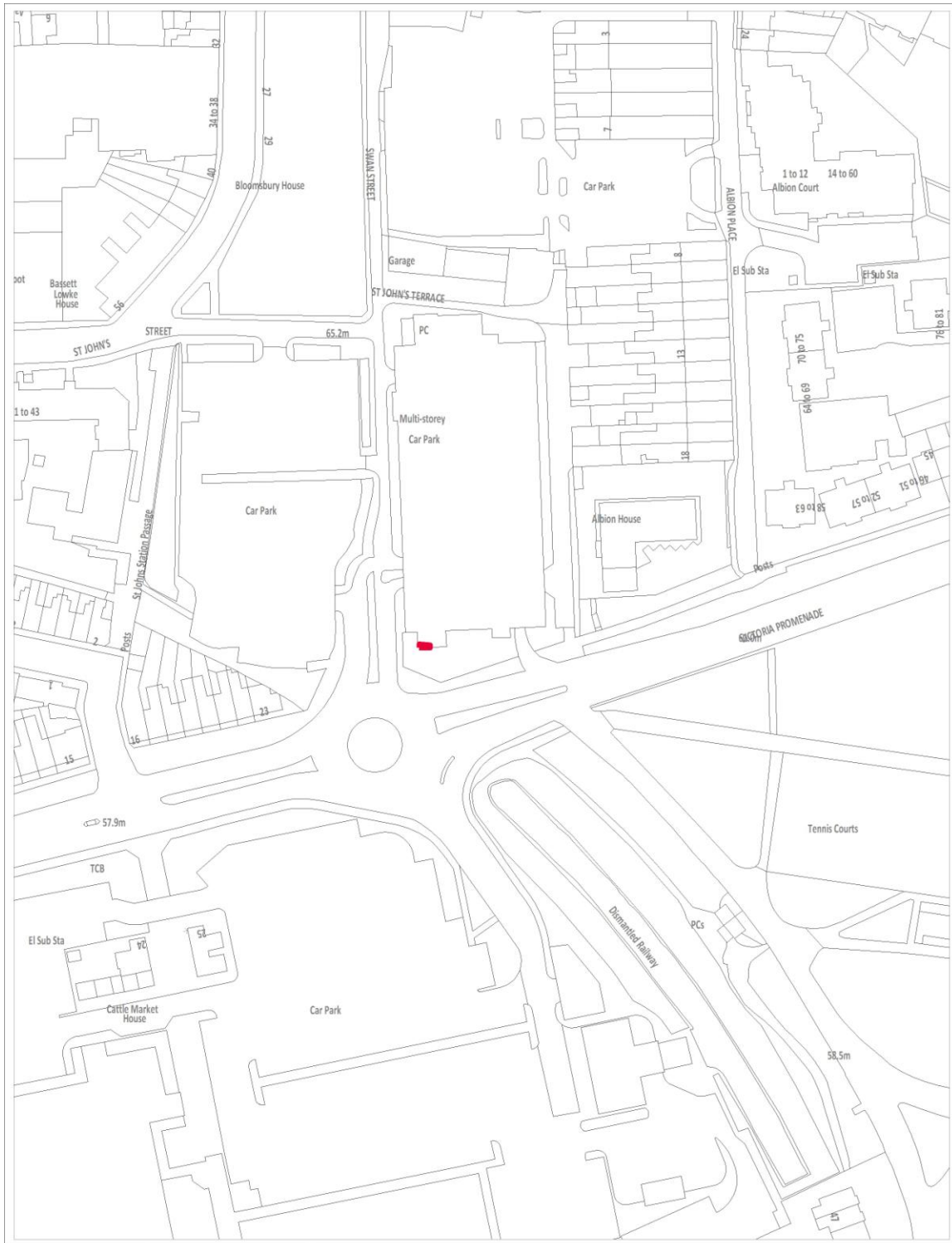
- 10.1 N/2015/0158

11. LEGAL IMPLICATIONS

11.1 None.

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Name: Site Location Plan
 Date: 12th March 2015
 Scale: 1:1250
 Dept: Planning
 Project: Planning Committee

Title
Corner of St John's Multi Storey Car Park, Swan St

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PLANNING COMMITTEE: 24th March 2015
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2015/0183: Change of use from residential (Use Class C3) to 5 bed house in multiple occupation (Use class C4) at 45 St Michaels Road

WARD: Castle

APPLICANT: Mr Thomas Cheatley
AGENT: N/A

REFERRED BY: Cllr D Stone
REASON: Too many HIMOs and pressure on services

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL IN PRINCIPLE** subject to the conditions as set out below and for the following reason:

The proposed development would provide accommodation of a suitable standard and would not have any significant impacts on the character and appearance of the host property, the streetscene or the Boot and Shoe Conservation Area, nor would the proposal have any significant impacts on neighbour amenity or highway safety. The development is therefore considered to be in accordance with Policies H5 and S10 of the Adopted West Northamptonshire Joint Core Strategy, Policies E20, E26 and H30 of the Northampton Local Plan, the Houses in Multiple Occupation Interim Planning Policy Statement and the requirements of the National Planning Policy Framework.

1.2 As the consultation period has not expired at the time this report is prepared, it is recommended that delegated authority be given to the Director of Regeneration, Enterprise and Planning to resolve any additional issues raised in comments received not dealt with in the report.

2. THE PROPOSAL

2.1 Planning permission is sought for the change of use from residential (Use Class C3) to 5 bed House in Multiple Occupation (Use Class C4). No external alterations are proposed to the property.

3. SITE DESCRIPTION

- 3.1 The application site constitutes a two storey, terraced dwelling house located in the Boot and Shoe Quarter Conservation Area. The application site is situated opposite the operational Tricker shoe factory; otherwise St Michaels Road is predominantly a residential area.
- 3.2 The property would contain a shared lounge on the ground floor, there would be two bedrooms, a shared kitchen, utility room and bathroom on the ground floor and on the first floor there would be three bedrooms and a shared bathroom. Externally the property has a rear garden. The property is currently undergoing refurbishment throughout.

4. PLANNING HISTORY

- 4.1 There has been no recent relevant planning history.

5. PLANNING POLICY

5.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014), Northampton Local Plan (1997) saved policies and Northampton Central Area Action Plan (2013).

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraph 17: Seeks to secure a high quality of design and a good standard of amenity for all existing and future occupants of land and buildings.

Paragraph 47: To boost significantly the supply of housing Local Planning Authorities should use their evidence base to ensure that their Local Plan meets housing need.

Paragraph 50 – Seeks to deliver a wide choice of high quality homes to create sustainable and mixed communities.

Paragraph 56: Good design is a key aspect of sustainable development and is indivisible from good planning.

Paragraph 131: Sets out the importance of sustaining and enhancing heritage assets.

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy H5 (Managing the Existing Housing Stock): the policy states that the existing housing stock will be managed and safeguarded by:

- Restricting the loss of existing dwellings to other uses.
- Securing the re-use of empty dwellings for residential use.
- Allowing houses in multiple occupation (HIMOS) where they would not adversely affect the character and amenity of existing residential areas.

Policy S10 (Sustainable Development Principles) requires development to satisfy a range of sustainable development principles including through achieving the highest standards of sustainable design; maximising opportunities for reuse and recycling; and promoting walking and cycling and protecting, conserving and enhancing the natural and built environment and heritage assets and their settings.

5.4 Northampton Local Plan 1997 (Saved Policies)

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

Policy E20 (New development): The policy seeks to secure development which has an acceptable layout.

Policy E26 (Conservation Areas) seeks to protect and enhance the historic and architectural merit of the towns Conservation Areas.

Policy H30 (Multi occupation within a single dwelling): Houses in multiple occupation will be supported subject to the property being of a sufficient size, the development not being detrimental to the character of the area to the detriment of neighbouring residents, in addition the proposal should not create substantial demand for on street parking in areas judged to be experiencing difficulties in this respect.

5.6 Supplementary Planning Documents

Northamptonshire County Parking Standards SPG 2003
Houses in Multiple Occupation – IPSS November 2014 – provides principles for determining applications for HIMOs

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **Councillor D Stone:** there are too many HIMOs in the area and that the development would put pressure on the neighbourhood and all the services. Called in the application to be determined by the Planning Committee.

- 6.2 **NBC Conservation:** The application is for a change of use from a single dwelling to a HIMO for 5 people. It is considered that the residential nature will not adversely affect the character of the Conservation Area.

As there are to be no external alterations to the property, it is considered that there will be no undue impacts upon the appearance of the Conservation Area.

- 6.3 **NBC Public Protection:** No objections subject to the standard refuse conditions being applied to any planning permission for the proposal.

- 6.4 **NBC Private Sector Housing:** No objection.

- 6.5 **NCC Highways:** Whilst it is appreciated that the proposed development is in a town centre location, there are general concerns with regards to the redevelopment of the dwelling to a HIMO with no associated parking. As such in order to maximise the potential for sustainable trip making to and from the site it would be expected that suitable measures, proportionate to the small scale of development proposed be undertaken, to enable and assist residents to undertake sustainable journeys. The suggested measures are:

- Provision of five cycle parking spaces, allowing one per occupant.
- That the occupants are provided with a public transport pass upon first occupation.

- 6.6 The application was advertised by site notice, press notice and neighbour letters. The consultation period does not expire until 2nd of April. Any comments received prior to the Committee meeting shall be updated to Members via the addendum.

7. APPRAISAL

Principle of the Development

- 7.1 In terms of national planning policy, the NPPF is a material consideration in determining planning applications. Running throughout the NPPF is a 'golden thread' setting out a presumption in favour of sustainable development. The NPPF seeks to promote sustainable development by directing new development to those areas best able to support it in terms of access to facilities and services and offering good public transport links.
- 7.2 The application site is located adjacent to the town centre boundary, within walking distance of the town centres services and facilities. The site is within approximately 320 metres of a bus stop providing a number of frequent bus services. In addition the property is within easy access of the town's bus station and train station offering access to the wider public transport network.
- 7.3 Policy H5 of the JCS supports Houses in Multiple Occupation provided they do not adversely affect the character and amenity of existing residential areas. Council records indicate that there are some 5 licensed Houses in Multiple Occupation in this area which are well spaced out. In addition a number of properties in the area have been subdivided into apartments. It is considered that the character of the area currently comprises a sustainable, mixed community, offering varying types of accommodation including houses in multiple occupation. This proposal would further contribute to the housing offer in the area, serving those seeking single room accommodation. It is considered that

the character of St Michaels Road would not be so over concentrated with HiMO as to warrant the refusal of this application.

- 7.4 Policy H30 of the Northampton Local Plan can be given some weight in the determination of this application due to its general conformity with the NPPF. However, due to the age of the policy, it may not reflect up to date evidence of housing need. The policy supports HiMO provided the property is of a sufficient size, the development is not detrimental to the character of the area to the detriment of neighbouring residents and the development would not create substantial demand for on street parking in areas judged to be experiencing difficulties in this respect.
- 7.5 It is considered that the proposal would provide adequately sized accommodation which conforms to the space standards set out in the Houses in Multiple Occupation: Adopted Interim Planning Policy Statement. It is also considered that the development would not adversely impact on the character and amenity of the surrounding area. Highway issues are discussed in detail below, however it must be noted that while the Local Highways Authority have some general concerns regarding parking in the area, they have not objected to the application. The proposal therefore accords with Policy H30 of the Northampton Local Plan.
- 7.6 The Interim Planning Policy Statement sets out 4 principles for determining HiMO applications as follows:
1. To create, support and maintain a balanced, mixed and inclusive community and to protect the neighbourhood and streetscene character.
 2. To secure the provision of adequate facilities and amenities and minimise flood risk.
 3. To promote the use of public transport, cycling and walking and to secure the provision of adequate parking.
 4. To ensure adequate refuse provision and storage.

It is considered that the proposal would contribute to providing a balanced, mixed and inclusive community, which would not be detrimental to the neighbourhood or the streetscene character in conformity with Principle 1 and Paragraph 50 of the NPPF. It is considered that Principle 2 has been complied with. Private Sector Housing have not objected to the application; the applicant has been working with the Private Sector Housing Section to make the necessary alterations to the property to support an application for a HiMO licence. Principles 3 and 4 are discussed in detail below.

Visual amenity and impact on historic heritage

- 7.7 The application site is located within the Boot and Shoe Quarter Conservation Area; therefore the impact of the development on the historic and architectural merit of the building, the Conservation Area and the surrounding area is a key material consideration in the determination of this application. The NPPF supports putting heritage assets to viable uses consistent with their conservation. The application is for a change of use from a single dwelling to a HiMO for 5 people. NBC Conservation consider that the residential nature of the proposal will not adversely affect the character of the Conservation Area.
- 7.8 As there are to be no external alterations to the property, it is considered that there will be no undue impacts upon the visual amenity of the site or the

Conservation Area in accordance with Policy E26 of the Northampton Local Plan and Policy BN5 of the JCS and the NPPF.

Neighbour Amenity

- 7.9 Issues that may affect neighbour amenity usually associated with HIMO include problems with refuse storage, noise and disturbance related to the intensified use of the site.
- 7.10 The application has not included detailed information in regards to refuse collection, it is therefore recommended to attach a condition to any planning permission for the development requiring the submission of further details relating to refuse collection.
- 7.11 In terms of potential noise disturbance, it is considered that the proposed maximum number of 5 occupants would not represent a substantial intensification of the dwelling house in comparison to how the property could be used as a family home. Environmental Health have not raised any concerns in relation to noise problems arising as a result of the development. A condition is recommended that would ensure that the number of residents occupying the property does not exceed five. Given the scale of the building and the fact that a satisfactory standard of amenity can be secured, five occupants is considered to be an acceptable level of occupancy.
- 7.12 No external alterations are proposed to the property, it is therefore considered that the dwellings relationship with neighbouring properties in terms of light, outlook and privacy would not be altered.

Highways

- 7.13 The Local Highways Authority have stated that they appreciate, that the proposed development is in a town centre location, however they do have general concerns regarding the HIMO as it has no associated parking but do not object to the application. In order to maximise sustainable trip making to and from the site the Local Highways Authority have recommended measures to assist residents undertake sustainable journeys including cycle parking and a four week bus pass to all residents upon first occupation.
- 7.14 There is no evidence to suggest that giving a four week bus pass on initial occupation to each occupant would bring about a modal shift in an individual's regular mode of travel. Cycle parking could be accommodated within the rear garden area. Parking within St Michaels Road is regulated to permit holders only between 8am and 10pm. It is considered that the lack of parking would in any event assist to limit the use of private cars. It must also be noted that the Local Highways Authority does not object to the proposal on this basis.
- 7.15 The property is considered to be located within a sustainable location, within walking distance of the town centre and public transport links. It is therefore considered that the development would not have significant adverse impacts on the local highway network.

8. CONCLUSION

- 8.1 It is considered that the proposal is in accordance with planning policy. The property is of a suitable size to accommodate five occupants; there is no over-

concentration of similar uses in the area which would result in a detrimental impact upon the character and amenity of the area. The site lies in a sustainable location and the development would not create any significant adverse impacts on the surrounding highway network.

8.2 The proposed use is of a residential nature within a residential area and would contribute to the mix of housing in the area. It is compliant with the guidance contained within the NPPF and Policies H5 and S10 of the JCS, Policies E20, E26 and H30 of the Northampton Local Plan and advice contained within the Interim Planning Policy Statement, Houses in Multiple Occupation. The application is therefore recommended for approval.

8.3 As the consultation period will not expire until the 2nd of April, it is recommended that delegated authority be given to the Director of Regeneration, Enterprise and Planning to resolve any additional issues raised in comments received not dealt with in the report.

9. CONDITIONS

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; ground floor plan; lower ground floor plan; first floor plan.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

(3) Prior to the commencement of the development hereby approved, details for the provision of storage and collection for refuse and recycling materials shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development coming into use and shall be retained thereafter for the lifetime of the development.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy H30 of the Northampton Local Plan.

(4) The maximum number of occupants shall not exceed 5 at any time.

Reason: To prevent over-development to accord with the NPPF and Policy H30 of the Northampton Local Plan.

10. BACKGROUND PAPERS

10.1 N/2015/0183

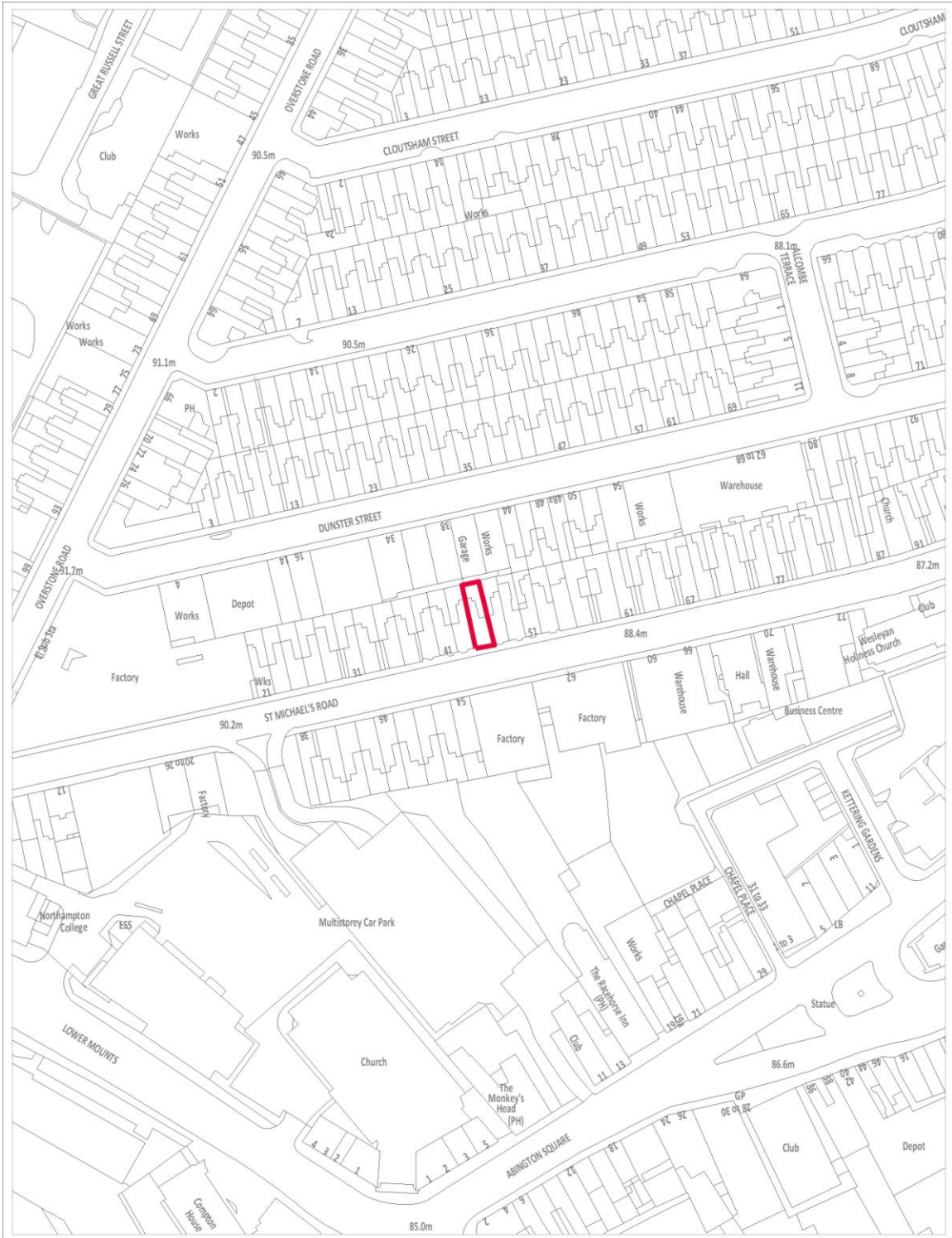
11. LEGAL IMPLICATIONS

11.1 None.

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the attached recommendations regard has been given to securing the

objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Name: Site Location Plan
 Date: 2nd March 2015
 Scale: 1:1250
 Dept: Planning
 Project: Planning Committee

Title
45 St Michaels Road

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PLANNING COMMITTEE: 24th March 2015
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2015/0182: Proposed Residential Development of 231 Dwellings (Phase 2) at land to the east of Wootton Fields, Newport Pagnell Road (South Northamptonshire Council Consultation)

WARD: N/A

APPLICANT: Morris Homes Ltd
AGENT: N/A

REFERRED BY: Director of Regeneration, Enterprise & Planning
REASON: Major Fringe Application

DEPARTURE: No

CONSULTATION BY SOUTH NORTHAMPTONSHIRE COUNCIL:

1. RECOMMENDATION

That Northampton Borough Council has **NO OBJECTIONS** to the development as proposed subject to the issues outlined below being addressed by South Northamptonshire Council:

- There is insufficient detail with regard to S106 developer contribution requirements relating to this development. The level of affordable housing and developer contributions towards infrastructure provision particularly education, healthcare and off-site sports provision will have a direct impact on this Authority. As such the appropriate officers of this Authority should be involved in the negotiation of any S106 agreement in relation to these matters and Northampton Borough Council should be a financial beneficiary of any such agreement. It is recommended that delegated authority be given to the Director of Regeneration, Enterprise and Planning to further liaise with South Northamptonshire Council on the matter.
- With regard to the proposed affordable housing, the proposed provision of rent to intermediate is consistent with Northampton Borough Council's approach although there is a higher provision of 3-bedroom properties than the Council might currently ask for. Providing South Northamptonshire Council are satisfied that there are sufficient tenants in the short/medium term to ensure that the

properties do not remain void and therefore deter Registered Providers from the site the provision is supported. As the development is so closely related to Northampton it is requested that more emphasis is placed on meeting Northampton's housing needs in the nomination process.

- The overall design, layout and range of house types and materials is considered acceptable however consideration should be given towards the following urban design issues:
 - i) The two proposed streets backing onto the gardens of existing development to the west of the site would benefit from a variation in design in terms of built form/orientation of dwellings, height, roof-scape and public realm treatment to breakdown the extremely long, monotonous street frontage. It is suggested there is an obvious/incidental break in the street scene at 60/80m intervals.
 - ii) The incorporation of the existing field boundaries into the layout is positive and appropriate for the setting however the scheme would have benefited from the incorporation of the central field boundary as a feature within public open space but has been removed from the current revision.
 - iii) The design of the primary/main street does not appear to differ in character to that of other streets throughout the development in terms of hierarchy.
 - iv) There is an absence of on-street parking with the majority of parking provided on-plot. An opportunity for incorporating on-street parking should be explored and incorporated if possible to balance parking types and add more visual interest to the street.
 - v) Aside from the large, dedicated areas of open space the scheme is lacking landscape and incidental open space features within the street scene which were reflected to a greater extent in the original layout.
- Appropriate measures should be put in place to ensure sufficient on-going management and maintenance of SUDS.
- An appropriate Construction Management Plan should be approved to ensure there is no adverse impact on the amenity of surrounding properties within the vicinity of the site.

2. THE PROPOSAL

- 2.1 A full application has been submitted to South Northamptonshire Council for a residential development of 231 dwellings forming Phase 2 of the development of the site at Wootton Fields on the eastern edge of the Northampton Borough boundary. The application is a revised scheme to that previously approved by reserved matters in 2011 and has arisen as a result of a more detailed assessment of true site constraints. Phase 1 of the scheme comprising of 38 dwellings on the northern section of the overall site is currently under construction.
- 2.2 The application proposes a mix of 1-bedroom to 5-bedroom properties comprising of a range of bungalows, apartments and semi and detached dwellings with building heights ranging from single to 3-storey.

- 2.3 The proposal would incorporate Sustainable Urban Drainage throughout the site in the form of swales and attenuation ponds with open space provision incorporating a kickabout area and 'super leap' located at the southern edge of the site and a further two Local Areas of Plays (LAPs) provided within the site.
- 2.4 Vehicular access would be from the existing access into Phase 1 from Newport Pagnell Road. Two pedestrian links are proposed through to the existing residential estate to the west into Thrupp Bridge and The Choakles.
- 2.5 The application is accompanied by a Design and Access Statement, Affordable Housing Statement, Flood Risk Assessment, Travel Assessment, Tree Report and Biodiversity Report.

3. SITE DESCRIPTION

- 3.1 The application site is a greenfield site comprising an area of 9.06 hectares within South Northamptonshire located along the eastern boundary of the Northampton Borough District and to the south of Newport Pagnell Road.
- 3.2 The site forms part of a larger site of some 11 hectares that wraps around the eastern boundary of existing residential development at Wootton Fields adjoining the Poppy Ridge estate. The land to the immediate north which forms part of the larger site is subject to an existing consent for residential development with access from Newport Pagnell Road and is currently under construction. Open countryside is located beyond Newport Pagnell Road to the north, part of which forms land allocated under Policy N6 of the West Northamptonshire Joint Core Strategy (JCS) for land to the South of Brackmills SUE with South Northamptonshire's boundary. Fields are located to the east with Caroline Chisholm School located beyond the fields to the south.
- 3.3 The application site slopes upwards from west to east. The eastern and western boundaries are enclosed by mature hedges with an existing mature hedge running northwest to southeast across the site.
- 3.4 A high pressure gas pipeline is located across the southern section of the site running west to east.

PLANNING HISTORY

- 4.1 Outline consent for the residential development of the whole site for up to 300 dwellings was approved in 2007 with reserved matters subsequently approved in 2011. This permission was implemented by the construction of a short section of the access road.
- 4.2 Since 2011, a full application was subsequently submitted and approved for 38 dwellings (Phase 1) on the northern section of the site in June 2014, Morris Homes having taken the site over in 2014. This phase is being implemented.

PLANNING POLICY

5.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development

Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and the Northampton Local Plan (1997) saved policies.

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraph 17 in part seeks to secure high quality design and a good standard of amenity for all existing and future occupants.

Paragraph 34 requires that developments that are likely to generate significant movement are located where the need to travel is minimised and sustainable transport modes can be maximised.

Paragraph 35 requires that developments are designed to create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians.

Paragraph 49 advises that housing applications should be considered in the context of a presumption in favour of sustainable development. Where a five-year supply of deliverable sites cannot be demonstrated the relevant housing supplies policies should not be considered up-to-date.

Paragraph 50 seeks to deliver a wide choice of high quality homes with local planning authorities identifying the size, type, tenure and range of housing required to reflect local demand.

Paragraph 56 promotes the importance of good design in sustainable development.

Paragraph 103 seeks to ensure that development does not increase flood risk elsewhere and at paragraph 100 that inappropriate development is avoided in areas at risk of flooding.

Paragraph 117 requires that biodiversity is conserved or enhanced when considering development proposals.

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy S1 seeks to concentrate development in and adjoining the principal urban area.

Policy S4 'Northampton Related Development Area' advises that provision will be made for about 28,470 net additional dwellings with the Northampton Related Development Area in the period 2011-2029.

Policy S10 'Sustainable Development Principles' seeks to ensure development achieves the highest standards of sustainable design; protects, conserves and enhances the natural and built environment; promotes the creation of green infrastructure networks and enhances biodiversity; and minimises pollution from noise, air and run off.

Policy C2 'New Developments' aims for new development to achieve modal shift targets by maximising travel choice from non-car modes and mitigate impacts on the highway network.

Policy C5 'Enhancing Local and Neighbourhood Connections' aims for connections between neighbourhoods and town and district centres to be strengthened by improving public transport, cycling and walking networks.

Policy RC2 'Community Needs' requires new development to make provision for community facilities and public open space.

Policy H1 'Housing Density and Mix and Type of Dwelling' requires that new housing development provides for a mix of house types, sizes and tenures to cater for different accommodation needs having regard to the location and setting of the site; existing character and density; proximity to public transport routes; living conditions for future residents; and impact on amenity of neighbouring properties.

Policy H2 'Affordable Housing' should be provided at 35% as an integral part of the development.

Policy H4 'Sustainable Housing' requires that residential development is designed to meet Lifetime Homes Standards subject to viability.

Policy BN2 'Biodiversity' seeks to ensure that development enhances or maintains existing designations and assets or delivers a net gain in biodiversity.

BN7 'Flood Risk' requires that all new development will demonstrate that there is no risk of flooding to existing properties and proposed development is safe and shall seek to improve existing flood risk management.

Policy BN9 'Planning for Pollution Control', development which is likely to cause or result in exposure to pollution or risks to safety will need to demonstrate provision of opportunities to minimise and reduce pollution issues.

Policy INF1 'Approach to infrastructure Delivery' requires that new development is supported by and provides good access to infrastructure including physical, green and social elements and integrates with adjoining communities.

5.4 Northampton Local Plan 1997 (Saved Policies)

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

Policy E20 requires that new development adequately reflects the character of its surroundings and is designed and located to ensure adequate standards of privacy, daylight and sunlight.

Policy H14 requires that amenity open space is provided in association with new residential development incorporating children's play facilities.

5.5 Supplementary Planning Documents

Planning Obligations SPD
Affordable Housing Interim Statement

6. CONSULTATIONS/ REPRESENTATIONS

6.1 Not applicable.

7. APPRAISAL

Principle of Development

- 7.1 The NPPF requires that applications are determined in accordance with the development plan and advises that housing applications should be considered in the context of a presumption in favour of sustainable development which is reflected in Policy SA of the JCS.
- 7.2 The site is located within the Northampton Related Development Area and identified in the JCS as an unbuilt development site with planning approval in principle/planning permission.
- 7.3 The principle of residential development of the site and land to the north comprising Phase 1 has previously been established through outline approval for up to 300 dwellings in 2007 and the subsequent reserved matters approval granted in 2011. Phase 1 was subject to a further full approval in 2014.
- 7.4 Whilst the proposal results in an overall reduction in dwellings throughout both Phases 1 & 2 of 31 dwellings from the originally approved 300 it is understood that the amended layout has arisen due to on-site constraints. The development as proposed would still contribute towards Northampton Borough's 5-year housing land supply and remains in accordance with policy requirements in terms of the principle of residential development of the site.

Urban Design

- 7.5 The NPPF requires the provision of a range of housing in terms of size, type and tenure to reflect local needs. This is reflected in Policy H1 of the JCS which requires development to provide for such a mix having regard to the location and setting of the site, existing character and density; proximity to public transport routes; living conditions for future residents; and impact on amenity of neighbouring properties. Policy 4 of the JCS requires that residential development is designed to Lifetime Homes Standards subject to viability. Both the NPPF and Policy S10 of the JCS seek to ensure high quality design in new development.
- 7.6 The site incorporates a number of character areas including a main street, mews development, estate quarter and rural fringe which responds to the surrounding rural context with a looser layout. The location, density and scale of the character areas has been developed by referring to the principles of the Design Guide approved under the previous scheme for the site.

- 7.7 A range of house types have been adapted to respond to local character and typology and to emphasise the character areas. Materials would comprise of brick, brick and render and stone on properties that have the proportion of either an individual house or cottage.
- 7.8 In contrast to the previously approved scheme the application incorporates properties that back onto the rear gardens of existing properties along the western boundary of the site. Whilst there is a slight rise in land levels to the east along the boundary of the site the rear elevations of the proposed properties would be in excess of 21m from existing rear elevation with the majority of properties 27-30m away in compliance with the Council's requirements.
- 7.9 Open space provision would be incorporated around the proposed SUD area in the form of a 'super leap' incorporating play equipment and a kick about area. Two further LAPs are proposed in the south eastern section of the site with a further smaller LAP approved in the northern part of the site.
- 7.10 The overall layout, mix and design of house types is considered appropriate and reflects the character of the surrounding area however it is suggested that further consideration is given to breaking up the extremely long, monotonous street frontage of the two proposed streets backing onto gardens of existing development and that street hierarchy and incorporation of open space and existing landscaping features.

Highways

- 7.11 Vehicular access to the site would be via an existing access into Phase 1 with pedestrian/cycle links through to the adjacent existing residential development to the east onto The Choakles and Thrupp Bridge respectively. Parking provision throughout the development is on-site comprising a mixture of private drives, garages and rear parking courts.
- 7.12 The site is located within walking distance of local facilities and existing public transport. The submitted Transport Assessment advises that it is proposed to ensure all dwellings are located within 400m walking distance or less of a bus stop and an appropriate financial contribution towards the enhancement of public transport services will be agreed with the Highway Authority. In addition the TA proposes the extension of the existing 40mph speed limit along the front of the site on Newport Pagnell Road.
- 7.13 The development would result in an overall reduction in the number of dwellings proposed to that previously approved and subject to their being no objection from the Highway Authority and appropriate S106 contributions and obligations to mitigate any adverse highway impacts and enhance public transport provision as appropriate it is not considered the proposal would lead to any adverse highway impacts.

Flood Risk

- 7.14 The site lies within Flood Zone 1. The NPPF seeks to ensure flood risk is not increased by inappropriate development. These aims are reflected in Policy BN7 of the JCS which requires new development to demonstrate that there is no risk of flooding to existing and proposed properties and that flood risk management is improved where possible.

- 7.15 The proposal includes the provision of SUDS throughout the site incorporating swales along the western boundary of the site and two dry off-line attenuation basins, one located close to the proposed outfall into the tributary of Wootton Brook on the western boundary of the site and a further basin located towards the southern boundary of the site in an area of open space incorporating a 'super leap' and kick about area. Flood water would be routed along the public highway and boundary ditches to the attenuation basins and on-site sewers would be designed to accommodate the critical 100 year event with minor flooding.
- 7.16 The EA has advised South Northamptonshire Council that there is no objection subject to the development being carried out in accordance with the submitted Flood Risk Assessment and associated mitigation measures and appropriate measures for the adoption and maintenance of the surface water scheme and provision of appropriate foul sewage infrastructure. In view of this, it is not considered that the proposal would lead to any adverse impacts in relation to drainage and flooding.

Ecology

- 7.17 The NPPF seeks to ensure that biodiversity is conserved or enhanced when considering development proposals. Policy BN2 of the JCS seeks to ensure that development enhances or maintains existing designations and assets or delivers a net gain in biodiversity.
- 7.18 The application is supported by a Biodiversity Report which reports that there are a number of water bodies within the vicinity of the site. Whilst no newts were reported within the immediate vicinity of the site the advice in 2007 was that an exclusion fence should be erected to prevent newts moving onto the site when grazing ceased. Newt fencing has been in place around the perimeter of the site since 2007 with repair of some damaged areas recommended in the 2014 update survey.
- 7.19 Natural England has advised SNC that there is no objection to the proposal if undertaken in strict accordance with the submitted details and that the proposed development, is not likely to have a significant effect on the interest features for which Upper Nene Valley Gravel Pits SPA and Ramsar Site has been classified nor will it damage or destroy the interest features for which the Upper Nene Valley Gravel Pits SSSI has been notified.

Affordable Housing

- 7.20 Affordable Housing is proposed at 35% throughout the site including Phase 1 and would comprise of 68 rented units and 26 intermediate pepper-potted throughout the site. The accommodation provided would comprise of a mix of apartments, bungalows and houses and are proposed to be tenure blind in terms of design, quality and location.
- 7.21 The proposed provision of rent to intermediate is consistent with Northampton Borough Council's approach although there is a higher provision of 3-bedroom properties than the Council might currently ask for. Providing South Northamptonshire Council are satisfied that there are sufficient tenants in the short/medium term to ensure that the properties do not remain void and therefore deter Registered Providers from the site the provision is supported.

- 7.22 South Northamptonshire Council have yet to sign the Northampton Related Development Area allocations protocol however it is recommended that more emphasis is placed on meeting Northampton's needs in the nomination process.

Section 106 Developer Contributions

- 7.23 At the time of writing this report no details of a draft S106 are available. It is recommended that further information is provided in this regard to ensure that appropriate mitigation is sought to ensure that the impacts of the proposed development on surrounding services and infrastructure are appropriately mitigated in consultation with Northampton Borough Council. It is recommended that delegated authority be given to the Director of Regeneration, Enterprise and Planning to further liaise with South Northamptonshire Council on the matter.

8. CONCLUSION

- 8.1 The site is identified in the JCS as a site for development and it is considered that the proposed scheme would not lead to any significant increased impact to that previously approved.
- 8.2 The overall design, layout, appearance and mix of house types and tenure is considered acceptable subject to the recommendations above.
- 8.3 Issues of ecology and flood risk appear to have been satisfactorily addressed and subject to their being no objection from the Highway Authority and appropriate S106 mitigation towards highway impacts and enhancements to public transport the proposal is considered acceptable in this regard.
- 8.4 Further information is required in respect of S106 developer contributions.

9. CONDITIONS

- 9.1 Not applicable

10. BACKGROUND PAPERS

- 10.1 N/2015/0182

11. LEGAL IMPLICATIONS

- 11.1 None.

12. SUMMARY AND LINKS TO CORPORATE PLAN

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Name: **Site Location Plan**
Date: **12th March 2015**
Scale: **1:3000**
Dept: **Planning**
Project: **Planning Committee**

Title **Land to the east of Wootton Fields, Newport Pagnell Road**

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