



PLANNING AGENDA

Tuesday, 27 September 2016

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

6:00 pm

Members of the Committee

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

Councillors: Jane Birch, Julie Davenport, Anamul Haque (Enam), James Hill, Jamie Lane, Suresh Patel, Arthur McCutcheon, Dennis Meredith, Samuel Shaw and Andrew Kilbride

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 25th October, 22nd November, 20th December 2016 and the 17th January, 14th February, 14th March, 11th April, 9th May and the 8th June 2017. 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

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, 27 September 2016
at 6:00 pm.

D Kennedy
Chief Executive

AGENDA

1. **APOLOGIES**
2. **DEPUTATIONS / PUBLIC ADDRESSES**
3. **DECLARATIONS OF INTEREST/PREDETERMINATION**
4. **MATTERS OF URGENCY WHICH BY REASON OF SPECIAL CIRCUMSTANCES THE CHAIR IS OF THE OPINION SHOULD BE CONSIDERED**
5. **LIST OF CURRENT APPEALS AND INQUIRIES**
(Copy herewith)
6. **OTHER REPORTS**
 - (A) **CONFIRMATION OF REFUSAL REASON OF PLANNING APPLICATION N/2015/0335 REDEVELOPMENT COMPRISING A NEW DISTRIBUTION CENTRE (USE CLASS B8) INCLUDING RELATED SERVICE ROADS, ACCESS AND SERVICING ARRANGEMENTS, CAR PARKING, LANDSCAPING BUND AND ASSOCIATED WORKS. LAND AT MILTON HAM, TOWCESTER ROAD**
(Copy herewith)
7. **NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS**
None
8. **NORTHAMPTON BOROUGH COUNCIL APPLICATIONS**
 - (A) **N/2016/0383 -CHANGE OF USE FROM FORMER SOCIAL CLUB TO AN EMERGENCY NIGHT SHELTER. BRITISH RAIL SPORTS & SOCIAL CLUB, ST ANDREWS ROAD**
(Copy herewith)

9. ITEMS FOR DETERMINATION

(ADDENDUM ATTACHED)

- (A) N/2016/0706 - PRIOR NOTIFICATION OF CHANGE OF USE FROM RETAIL (USE CLASS A1) TO RESTAURANT/CAFE (USE CLASS A3). 7 PARK SQUARE**

(Copy herewith)

- (B) N/2016/0766 - DEMOLITION OF 14 GARAGES, ERECTION OF TWO DWELLINGS WITH ASSOCIATED GARDENS AND PARKING SPACES. LOCK UP GARAGES , ALTHORP STREET**

(Copy herewith)

- (C) N/2016/1016 - SINGLE STOREY EXTENSION TO THE REAR. 1 PARK CRESCENT WEST**

(Copy herewith)

- (D) N/2016/1061 - CHANGE OF USE FROM FORMER CAFE/GIN PARLOUR TO HAIR DRESSING SALON (USE CLASS A1).72 ST GILES STREET**

(Copy herewith)

10. ENFORCEMENT MATTERS

None.

11. ITEMS FOR CONSULTATION

- (A) N/2016/0830 - SUSTAINABLE URBAN EXTENSION COMPRISING, UP TO 1,900 DWELLINGS (USE CLASS C3) PUBLIC OPEN SPACE AND CHILDREN'S PLAY AREAS, LANDSCAPE AREAS, NEW LANDSCAPE PLANTING AND HYDROLOGICAL ATTENUATION FEATURES AND SUSTAINABLE DRAINAGE SYSTEMS. PRIMARY SCHOOL (USE CLASS D1) AND MIXED USE LOCAL CENTRE WHICH MAY INCLUDE RESIDENTIAL, RETAIL, HEALTH AND COMMUNITY FACILITIES. DEMOLITION OF ANY ON SITE BUILDINGS AND STRUCTURES, AND ROUTING OF SANDY LANE RELIEF ROAD AND ASSOCIATED VEHICULAR ACCESS POINTS (SNC CONSULTATION) NORWOOD FARM, SANDY LANE, HARPOLE**

(Copy herewith)

**(B) N/2016/1140 - RESERVED MATTERS SUBMISSION PURSUANT TO
OUTLINE PERMISSION S/2015/1798/EIA COMPRISING THE ERECTION
OF A CLASS B8 DISTRIBUTION UNIT (18,546SQ.M GIA) WITH
ANCILLARY OFFICE SPACE AND GATEHOUSE, EXTERNAL
SPRINKLER TANK AND PUMPHOUSE, PLOT ACCESS, PARKING,
INTERNAL ROAD AND LANDSCAPING TOGETHER WITH STRATEGIC
LANDSCAPING PLOT BOUNDARY AND THE CREATION OF NEW
ACCESS ROAD FROM STYLE WAY (SNC CONSULTATION) PINEHAM,
STYLE WAY, KISLINGBURY**

(Copy herewith)

12. 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.”

PHOTOGRAPHY AND AUDIO/VISUAL RECORDINGS OF MEETINGS Anyone may record meetings of the Council, the Cabinet, any Committee or Sub-Committee of the Council through any audio, visual or written method to include taking photographs of meetings, filming meetings or making audio recordings of meetings. The Chair of the meeting shall have the discretion to revoke the permission in the event that the exercise of the permission is disturbing the conduct of the meeting in any way or when it is otherwise necessary due to the nature of the business being transacted at the meeting. Permission may only be exercised where the public have the right to attend the meeting; and if a meeting passes a motion to exclude the press and public, then in conjunction with this, all rights to record the meetings are removed.

Directorate: Regeneration, Enterprise and Planning

Director: Steven Boyes



List of Appeals and Determinations – 27th September 2016

Written Reqs Procedure

Application No.	DEL/PC	Description	Decision
N/2014/1110 APP/V2825/W/16/3155828	DEL	Erection of 4 bed dwelling and associated garage at 2 Rectory Close	AWAITED
N/2015/1285 APP/V2825/W/16/3152716	DEL	Outline planning permission for the erection of a dwelling at Land Rear of 1 Thornton Road	AWAITED
N/2015/1373 APP/V2825/W/16/3151257	DEL	Change of use from dwelling (use class C3) to house in multiple occupation for up to 6no occupants at 30 Whitworth Road. (Retrospective application.)	AWAITED
N/2016/0112 APP/V2825/W/16/3152765	DEL	Alterations to form additional self contained apartment (part retrospective) at 133 Colwyn Road	AWAITED
N/2016/0193 APP/V2825/D/16/3150572	DEL	First floor side/front extension at 2 Cardinal Close	AWAITED
N/2016/0309 APP/V2825/C/16/3152604	DEL	Change of use from dwelling house (Use Class C3) into house in multiple occupation for upto 4 occupants (Use Class C4) at 26 Burns Street	AWAITED
N/2016/0540 APP/V2825/W/16/3154685	DEL	Change of use from offices (Use Class B1) into house in multiple occupation for 5no. occupants (Use Class C4) including rear dormer extension and 2no. velux roof lights at 343 Wellingborough Road	AWAITED

Public Inquiry

N/2015/0335 APP/V2825/W/15/3138580	PC	Redevelopment comprising a new distribution centre (Use Class B8) including related service roads, access and servicing arrangements, car parking, landscaping bund and associated works. Land at Milton Ham, Towcester Road Public Inquiry will commence on 29 November 2016 at the Guildhall, St Giles Square	AWAITED
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Hearings

		None	
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Enforcement Appeals

E/2016/0129 APP/V2825/C/16/3152604		Enforcement Notice Appeal for unauthorised erection of single storey rear extension at 69 Raeburn Road	AWAITED
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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.co.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
Telephone 01604 837237
Planning and Regeneration
The Guildhall, St Giles Square,
Northampton, NN1 1DE



PLANNING COMMITTEE: 27th September 2016

DIRECTORATE: Regeneration, Enterprise and Planning

DIRECTOR: Steven Boyes

REPORT TITLE: Confirmation of Refusal Reason of Planning Application N/2015/0335

Redevelopment comprising a new distribution centre (Use Class B8) including related service roads, access and serving arrangements, car parking, landscaping bund and associated works at Milton Ham, Towcester Road

1. RECOMMENDATION

1.1 That the following **reason for refusal** be ratified by Members:

By reason of the design, siting, scale and massing of the proposed development, the proposal would represent an overly dominant and strident feature that would be detrimental to the character, appearance and function of the existing network of green space. Furthermore, the development would adversely impact upon the visual amenity of the area, including the surrounding residential properties. For these reasons, the development is contrary to the policies of the National Planning Policy Framework; Policies BN1, BN5 and S10 of the West Northamptonshire Joint Core Strategy; and Policy E20 of the Northampton Local Plan

2. PURPOSE OF REPORT

2.1 This report seeks Planning Committee's ratification of the detailed refusal reason for the above planning application. The application was refused by the Planning Committee at the meeting held on the 28th July 2015.

2.2 The application is currently the subject of an appeal to be dealt with by Public Inquiry commencing on the 29th November 2016. Queen's Counsel acting on behalf of the Council has advised that the revised refusal reason should be confirmed by Planning Committee.

3. BACKGROUND

3.1 Planning Committee resolved on the 28th July 2015 to refuse Planning Application N/2013/0338. The minutes of the meeting note that the application should be refused on the grounds that:

'By reason of the design, siting, scale and massing of the proposed development, the proposal would represent an overly dominant and strident feature that would be detrimental to the character, appearance and function of the existing network of green space. Furthermore, the development would adversely impact upon the visual amenity of the area, including the surrounding residential properties. For these reasons, the development is contrary to the policies of the National Planning Policy Framework; Policies BN1 and S10 of the West Northamptonshire Joint Core Strategy; and Policy E20 of the Northampton Local Plan'

3.2 In order to defend the refusal of the planning application and in advance of the forthcoming public inquiry, the Council has assembled a team of expert witnesses and appointed a Queen's Counsel.

3.3 Queen's Counsel has indicated that that Council's reason for refusal should be clarified by adding a reference to Policy BN5 of the West Northamptonshire Joint Core Strategy (JCS). This would be read in conjunction with the other policies from the JCS and the Local Plan already cited.

4. CONSIDERATION OF JCS POLICY BN5

4.1 Members are advised to note that since the refusal of planning permission, the Council has received the appeal decision pertaining to the Hardingstone Sustainable Urban Extension, which was received in April 2016. The conclusions of the Inspector and Secretary of State in that appeal are relevant in relation to the application of Policy BN5 of the Joint Core Strategy, Policy BN5 is not limited to matters related to the historic environment, but should be applied to determining proposals impacting upon both the historic environment and the landscape..

4.2 This is of particular relevance as one strand of the reason for refusal relates to the adverse impact upon the character and appearance of the green infrastructure (such as the playing fields and undeveloped land to the north). By reason of the design, siting, scale and massing of the proposed building, it is considered that the proposed development would lead to a significant negative impact upon the landscape, which serves as buffer between areas of the built environment and important recreation areas.

4.3 As a result, Policy BN5 is also relevant and should be read in conjunction with Policy BN1, which is already cited within the decision notice. The addition of this policy therefore adds clarity to the Council's decision.

6. LEGAL IMPLICATIONS

6.1 As set out in the report.

7. SUMMARY AND LINKS TO CORPORATE PLAN

7.1 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.

8. BACKGROUND PAPERS

8.1 Report to Planning Committee and minutes from the meeting held on the 28th July 2015.



Name: **Site Location Plan**
Date: **13th July 2015**
Scale: **1:5000**
Dept: **Planning**
Project: **Planning Committee**

Title
Land at Milton Ham, Towcester Road

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PLANNING COMMITTEE: 27th September 2016
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

APPLICATION REF: N/2016/0383

LOCATION: British Rail Sports & Social Club , St Andrews Road

DESCRIPTION: Change of use from former social club to an emergency night shelter

WARD: Castle Ward

APPLICANT: Asset Management
AGENT: Asset Management

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

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 has been considered in light of the need to balance the social and wellbeing needs of the homeless, impact on nearby residents and the aspirations of Local and Central Government in addressing the problem of rough sleepers. The proposal, which is a temporary expedient, and with appropriate planning conditions, would have a neutral impact on nearby residents and is considered acceptable in accordance with Policies S10, N1 and N11 of the West Northamptonshire Joint Core Strategy, Policies 1 and 19 of the Northampton Central Area Action Plan and the National Planning Policy Framework.

2. THE PROPOSAL

- 2.1 The application relates to the change of use of the former British Rail Sports and Social Club for use as an emergency night shelter (Sui Generis Use) for a temporary period of two years and for up to 20 people who are currently rough sleeping in Northampton.
- 2.2 The facility is aimed at identifying rough sleepers and encouraging them onto programmes to provide avenues for health and wellbeing management, and eventually into more permanent housing solutions.

- 2.3 The facility will be operated by two full time members of staff, assisted by a team of volunteers from a variety of community, charitable and religious organisations, and overseen by a multi-agency management board.
- 2.4 Details of a Management Plan has been submitted with the application stating that the facility will be in operation between the hours of 21:00 to 09:00 hours every day. It will not offer accommodation outside of these hours.

3. SITE DESCRIPTION

- 3.1 The property is located on the eastern side of St Andrews Road, close to the junction with Black Lion Hill/St Peters Way and the railway station.
- 3.2 The building is a single storey building constructed probably around the 1950s as a sports and social club. It has been extended over the years and part of these works involved moving the beer barrels out of the cellar and into an extension, making delivery easier to manage. The cellar appears to have been unused for a number of years.
- 3.3 At the rear of the building there is a smoking shelter, erected when the club was in operation, and an overgrown garden area, which is surrounded by a palisade fence and a secure gate which leads to the railway station car park.
- 3.4 The Social Club is understood to have closed around three years ago and has remained vacant for the majority of the time since. There is evidence of rough sleepers having accessed the rear smoking shelter, but the building itself appears to have remained secure.

4. PLANNING HISTORY

- 4.1 There is limited history for this site, with the exception of approval for non-illuminated advertisements in 2012.

5. PLANNING POLICY

5.1 Statutory Duty

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 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 sets out the core planning principles of the NPPF and encourages development that supports local strategies to improve health, social and cultural wellbeing for all and deliver sufficient community and cultural facilities and services to meet local needs.

Paragraph 69 seeks to promote healthy communities which create safe and accessible environments where crime and disorder, and the fear of crime do not undermine quality of life or community cohesion.

Paragraph 171 encourages closer links with public health leads and health organisations to understand and take account of the health status and needs of the local population including expected future changes, and any information about relevant barriers to improving health and wellbeing.

In terms of planning conditions paragraph 206 of the NPPF sets out that they should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all respects.

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 - The distribution of development - in assessing the suitability of sites for development priority will be given to making best use of previously developed land and vacant and under-used buildings in urban or other sustainable locations.

Policy S10 - Sustainable Development Principles - development will achieve the highest standards of sustainable design incorporating safety and security considerations, be located where services and facilities can be easily reached by non-car modes; protect, conserve and enhance the built environment and heritage assets; minimise pollution from noise, air and run-off.

Policy N1 relates to the regeneration of Northampton and identifies the need to address the factors of deprivation within the communities of Spring Boroughs, Kings Heath, Spencer, Eastfield and Northampton East.

Policy N11 relates to community regeneration and seeks to create safe and sustainable environments by designing out opportunities for crime and anti-social behaviour.

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 promote design excellence which includes the need to preserve and enhance the character, appearance and setting of the central area's heritage assets.

Policy 19 relates to the Castle Station and its immediate surroundings and notes the significance of the Castle site, the Scheduled Ancient Monument and setting of the heritage assets of the area.

5.5 Supplementary Planning Documents

Northamptonshire County Parking Standards SPG 2003
Planning out Crime in Northamptonshire SPG 2004

5.6 Other Material Considerations

Together We Change Lives

Together we change lives is a multi-agency strategy aimed at ending the need for people to sleep rough in Northampton.

The document was reported to Cabinet on 8th June 2016 and it was decided at that meeting to approve the document, subject to minor changes and to establish a temporary night shelter (subject to due diligence and the production of a detailed business case).

A workshop was held on 13th July 2016, which involved 60 participants representing more than 30 services and organisations with an aim to produce a comprehensive 3 year action plan that will underpin the strategy for tackling, preventing and reducing rough sleeping. Members received a report advising them of the workshop at Full Council on 18th July 2016.

Spring Boroughs Neighbourhood Plan

The site lies outside the area covered by the Spring Boroughs Neighbourhood Plan, so this is not relevant in the determination of this application.

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **NBC Conservation** – the applicant has been made aware that the property lies on a site designated as a Scheduled Ancient Monument and advice has been given regarding obtaining separate consent for any works that could result in ground disturbance. This consent is obtained from Historic England. In addition, it has been confirmed that the trees on the site are not protected.
- 6.2 **Friends of Northampton Castle** – The site lies within an important heritage asset to Northampton and within close proximity of a Scheduled Ancient Monument.
- 6.3 **Network Rail** – separate agreements may be required from Network Rail prior to works on site. These comments were submitted by the Manchester office of Network Rail and it is understood that this process has already started with the local office.
- 6.4 **NCC Highways** – no comments to make in this instance.
- 6.5 Three letters of objection have been received from residents of **Western View Black Lion Hill**. The concerns raised relate to:
 - Concern regarding homeless people congregating waiting for the shelter to open (particular reference to the potential for street drinking);
 - Where will people go to when the shelter closes in the morning;
 - Lack of information about the running/management of the shelter;
 - What happens to the people that are turned away from the shelter (e.g. perhaps in a drunken state);
 - The potential increase in night-time noise (both before it opens and during the night);
 - Provision for smokers staying at the shelter;
 - Better located in the town centre away from residential properties;
 - The night shelter is located close to a primary school and nurseries;
 - Concern that those waiting for the shelter to open will congregate around the railway station;
 - The building is in the vicinity of a scheduled ancient monument and close to a community with significant deprivation issues. The proposal is not in keeping with the Central Area Action Plan;
 - Clarification that the facility is to be used for a short term only.

7. APPRAISAL

Background

- 7.1 Approximately 25 people were sleeping rough in Northampton in June 2016. The Council's strategy aims to reduce this to as close as possible to zero by June 2017. The majority of the rough sleepers were male.
- 7.2 This proposed facility is aimed at male rough sleepers and is to provide emergency overnight accommodation. Visitors to the shelter will be offered a floor space, washroom facilities and light refreshments in the morning (such as tea/coffee and toast).
- 7.3 On arrival, visitors will be screened to identify any particular needs of that individual. This gives the staff the opportunity to establish if the visitor is on medication and store this in a secure location. Those staying in the shelter will not be allowed access to alcohol or drugs and screening can remove this from the individual.
- 7.4 It is envisaged that the facility will operate for up to two years, by which time a more permanent solution can be found, or those who have been rough sleeping will be included on programmes that provide accommodation and welfare facilities.
- 7.5 This is not intended to replace any other similar facilities in the town, but to provide a first step into the programmes offered by the other facilities such as Oasis House and the Hope Centre.
- 7.6 Separate provision is being sought for female rough sleepers as the applicants do not feel a mixed sex facility is the appropriate approach in terms of management of the facility.

Principle of use

- 7.7 The building is located in an area close to the town centre which is where a number of the rough sleepers congregate. It allows agencies to direct them to an appropriate location where the needs of the individuals can be identified for future management.
- 7.8 Given that the building does not directly abut residential properties and has one route into the building, it does offer a facility that that allows for management of those needing its services.
- 7.9 The building is vacant, has been acquired by the Council and offers an appropriate alternative use until a permanent solution can be found to the issue of rough sleepers.
- 7.10 The proposed use is temporary for two years only. It is therefore considered that the use is in compliance with of Policies S10, N1 and N11 of the West Northamptonshire Joint Core Strategy.

Management of the site

- 7.11 A statement of the management arrangements for the site has been submitted, which sets out how the night shelter will be staffed, managed and operational detail of the shelter. This includes how the shelter will be accessed and the times of use.
- 7.12 In order to protect the amenities of the local residents, it is proposed to impose a condition to ensure that the site is operated in accordance with these measures.
- 7.13 A further planning condition is imposed which limits the opening hours of the facility between 21:00 to 09:00 hours on each day only.

Impact on the character and appearance of the area

- 7.14 The application does not propose any external alterations to the building although the management of such facilities can also impact on the character of an area. The submitted management plan is considered acceptable and would mitigate concerns raised by local residents.
- 7.15 It is considered that, subject to compliance with the proposed conditions and the management plan, the character and appearance of the area are protected.

Impact on the amenities of nearby occupiers and uses

- 7.16 There are residential properties opposite the building at Western View although they are set back from the road frontage. It is important to ensure that the occupiers are protected in terms of potential noise and disturbance. The submitted management plan states that clients only to be admitted into the shelter between the hours of 21:00 to 22:30 and only on rare occasions would clients be admitted after those hours. It is important that proper management of the site is in place to avoid any potential problems arising from the proposed use. It is considered that the imposition of conditions relating to the management of the site will seek to protect residential amenity.
- 7.17 With appropriate management plan in place, it is considered that the proposal would not cause unacceptable impact on amenity of nearby residents.

Parking and highway issues

- 7.18 The property does not have off street parking and is in an area where there is no available on street parking. However the property backs onto the station car park and is close to Chalk Lane car park, both of which are public car parks.
- 7.19 It is unlikely that those seeking to use the night shelter will have their own vehicles, although staff and volunteers may have.
- 7.20 It is anticipated that traffic generation arising from the use will be minimal and no objections have been raised to the application from the Local Highway Authority.

Heritage Assets

- 7.21 The site lies within an area designated as a Scheduled Ancient Monument. The application does not proposed any material external building works to the site.
- 7.22 A drainage survey of the property has been carried out by the Project Manager and it has been identified that in general the foul drainage system will not require extensive works (with the exception of some minor repairs).
- 7.23 The trees that are located on the site are not protected by Tree Preservation Orders and it is understood no trees are to be removed, although some lopping will be required where branches are close to the building.
- 7.24 It is therefore understood that there are no plans to carry out any disturbance on the land around the building that would require Scheduled Ancient Monument Consent. However the applicant is aware of the issue and will make contact with Historic England for any proposed works. This is a separate process to the planning process and is determined by Historic England.

8. CONCLUSION

- 8.1 The proposal has been considered in the light of the need to balance the social and wellbeing needs of the homeless, impact on nearby residents and the aspirations of Local and Central Government in addressing the problem of rough sleepers.
- 8.2 The proposal would have a neutral impact on nearby residents and is considered acceptable in accordance with Policies S10, N1 and N11 of the West Northamptonshire Joint Core Strategy, Policies 1 and 19 of the Northampton Central Area Action Plan and the National Planning Policy Framework.

9. CONDITIONS

- 1) The use hereby permitted shall be discontinued and the building returned to its former use on or before 31st November 2018.

Reason: In the interests of amenity as the Local Planning Authority consider the use is only acceptable as a temporary expedient in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework and to allow a more permanent solution to be investigated.

- 2) The premises shall only be occupied for the permitted use between 21.00hrs and 09:00hrs and at no other times.

Reason: In the interests of the protection of residential amenities in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

- 3) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, Ground Floor Plan HABW-NS-003.

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

- 4) The night shelter hereby permitted shall operate in accordance with the submitted Management Plan dated 14th September 2016 at all times.

Reason: In the interests of general amenity and to protect the amenities of nearby properties and the area in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

- 5) Prior to the commencement of the development, 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. The approved details shall be implemented prior to the first occupation or bringing into use of the building hereby permitted and thereafter retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

10. BACKGROUND PAPERS

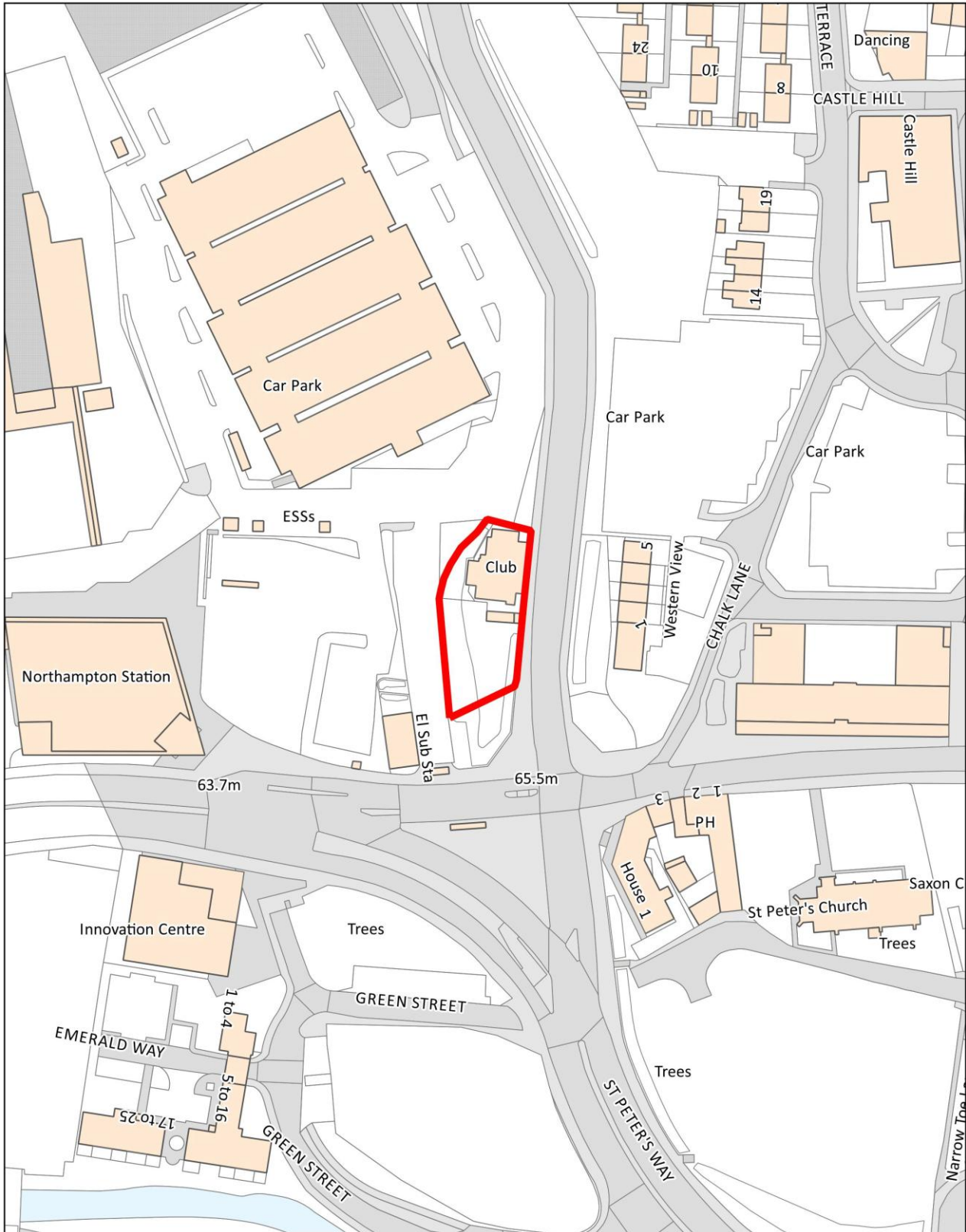
- 10.1 Together We Change Lives – Ending the Need for People to Sleep Rough in Northampton. NBC published June 2016

11. LEGAL IMPLICATIONS

- 11.1 The development is not CIL liable.

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.



Title: **British Rail and Social Club, St Andrews Road**

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Addendum to Agenda Items Tuesday 27th September 2016

6. OTHER REPORT

6a

Confirmation of Refusal Reason of Planning Application N/2015/0335 Redevelopment comprising a new distribution centre (Use Class B8) including related service roads, access and servicing arrangements, car parking, landscaping bund and associated works. Land at Milton Ham, Towcester Road

No update.

7. NORTHAMPTON BOROUGH COUNCIL APPLICATION

7a

N/2016/0383

Change of use from former social club to an emergency night shelter
British Rail Sports & Social Club , St Andrews Road

Consultation response received from Historic England.

No objections raised to the internal works as they do not involve any ground disturbance. Bringing the empty building back into a productive use and improving the general appearance from the exterior is considered to represent a positive impact on the Scheduled Ancient Monument.

In terms of the external works, Historic England consider there is the opportunity for some enhancement of the nationally important scheduled monument, but advice is given in respect of the potential need for Scheduled Monument Consent. The applicant is in discussion with the Inspector for Historic England regarding this.

Representations

One additional objection has been received from a local resident. The main issues relate to anti-social behaviour, in particular, night time noise and provision for smokers visiting the shelter. Considers that an alternative location, in the town centre should be identified.

Additional comments from the applicant

A response has been received from the applicant, following receipt of a representation, suggesting that access to the building should be taken from the rear of the property.

The fence to the rear of the building will be kept closed at all times, and those staying at the shelter will not be allowed access to the land at the rear, in order to allow management of the site, and allow staff to assess the needs of those visiting the shelter on arrival (and prevent substances being passed through the fence).

Furthermore, the land to the rear of the site is in the ownership of Network Rail and no agreements are in place for access to be taken from the Station car park.

In terms of management of smokers on the site, it is understood that there will be no

provision for smoking on the site, and once the doors to the night shelter have been locked for the night, nobody will be allowed to leave until the following morning. This will be further monitored by the Management Board.

9. ITEMS FOR DETERMINATION

9a

N/2016/0706

Prior Notification of change of use from retail (Use Class A1) to restaurant/cafe (Use Class A3)

7 Park Square

No update.

9b

N/2016/0766

Demolition of 14 garages, erection of two dwellings with associated gardens and parking spaces

Lock Up Garages , Althorp Street

Comments were made on the original plans by a resident of Althorp Street and also by Councillor Stone, raising concerns about the height of the building. No comments have been received from either the resident or Councillor Stone in respect of the amended plans.

9c

N/2016/1016

Single storey extension to the rear

1 Park Crescent West

No update.

9d

N/2016/1061

Change of use from former cafe/gin parlour to hair dressing salon (Use class A1)

72 St Giles Street

Consultation response received from Town Centre Conservation Area Advisory Committee.

Welcome the re-use of this prime shop but were concerned that there would be a result of two more empty shops.

11. ITEMS FOR CONSULTATION

11a.

N/2016/0830

Sustainable urban extension comprising, up to 1,900 dwellings (Use Class C3), public open space and children's play areas, landscape areas, new landscape planting and hydrological attenuation features and sustainable drainage systems. Primary school (Use Class D1) and mixed use local centre which may include residential, retail, health and community facilities.

Demolition of any on site buildings & structures, and routing of Sandy Lane Relief Road and associated vehicular access points (SNC Consultation)

Norwood Farm, Sandy Lane, Harpole

No update.

11b.

N/2016/1140

Reserved matters submission pursuant to outline permission S/2015/1798/EIA comprising

**the erection of a Class B8 distribution unit (18,546sq.m GIA) with ancillary office space and gatehouse, external sprinkler tank and pumphouse, plot access, parking, internal road and landscaping together with strategic landscaping plot boundary and the creation of new access road from Style Way (SNC Consultation)
Pineham, Style Way, Kislingbury**

No update.



PLANNING COMMITTEE: 27th September 2016
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

APPLICATION REF: N/2016/0706

LOCATION: 7 Park Square

DESCRIPTION: Prior Notification of change of use from retail (Use Class A1) to restaurant/cafe (Use Class A3)

WARD: Kings Heath Ward

APPLICANT: Northampton Partnership Homes
AGENT: Northampton Partnership Homes

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

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 That the Authority’s **PRIOR APPROVAL WILL NOT BE REQUIRED** subject to conditions and for the following reason:

The development is considered to be acceptable in principle and is not considered to be detrimental to the character of the area, nor is it considered to be significantly detrimental to the amenity of neighbouring properties. The proposal will bring an empty property back into sustainable use and support the vitality and viability of the local centre. The proposal is therefore considered to be acceptable and in accordance with Policies S2 and S10 of the West Northamptonshire Joint Core Strategy and Policies E20 and R9 of the Northampton Local Plan and the National Planning Policy Framework.

2. THE PROPOSAL

2.1 This application is for prior notification for a change of use from a shop (Class A1) to a restaurant/café (Class A3) and for the provision of ventilation and the storage of refuse at the site. The proposed café will adopt the “Real Junk Food Project” which aims to divert waste food from landfill. The café will offer vegan food and will include a juice/smoothie bar as well as hot and cold food.

3. SITE DESCRIPTION

3.1 The application site consists of a vacant retail unit located in a local centre as allocated in the Northampton Local Plan. The surrounding land uses consist of a betting office, a pharmacy, a hairdressers, a toy library, a Sure Start Centre and 3 other retail shops. Two other units within the centre are vacant. The wider area consists of residential accommodation including flats above the shop units.

4. PLANNING HISTORY

4.1 None relevant.

5. PLANNING POLICY

5.1 Statutory Duty

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 sets out core land use planning principles which seek to secure high quality design and a good standard of amenity for existing and proposed occupiers.

Paragraph 109 – The planning system should contribute to and enhance the natural and local 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:

S2 – Hierarchy of Centres

S10 – Sustainable Development Principles– encourages development which:

- achieves high standards of design and a strong sense of place
- protects, conserves and enhances the natural built environment
- minimises pollution from noise, air and run off.

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 New Development – seeks to secure development which has an acceptable design, layout and achieves acceptable levels of amenity.

R9 Change of use from shop use in District and Local Centres – permission will not be granted where it would lead to unacceptable traffic problems, adversely affect the amenity of neighbouring properties, be detrimental to the shopping character by an unacceptable increase in non-shop use.

5.5 **Supplementary Planning Documents**

Northamptonshire County Parking Standards SPG 2003

Planning out Crime in Northamptonshire SPG 2004

6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

6.1 **NBC Public Protection** – Aware that there are flats with outdoor amenity space located directly above. Concerned about the practicalities of installing suitable odour abatement that can disperse and discharge at high level.

6.2 **NCC Highway Authority** – no objection.

7. **APPRAISAL**

7.1 As this is a prior notification application under Class C of the Town and Country Planning (General Permitted Development)(England) Order 2015, the relevant matters for consideration are:

- (a) noise impacts of the development
- (b) odour impacts of the development
- (c) impacts of storage and handling of waste in relation to the development
- (d) impacts of the hours of opening of the development
- (e) transport and highways impacts of the development
- (f) whether it is undesirable for the building to change to a use falling within Class A3 (restaurants and cafes) of the Schedule to the Use Classes Order because of the impact of the change of use
- (g) the siting, design or external appearance of the facilities to be provided.

Noise Impact

7.2 The application site is located within an established local centre. The former shop is relatively small (floor area 45m²). It is not considered that the proposed use of the site as a restaurant/café will lead to an intensification of use that will be significantly detrimental to the amenity of neighbouring properties. It is noted that the Council's Environmental Health section have made no comments with regard to noise and the occupier of the flat above has verbally indicated that he has no objections to the proposal.

Odour Impact including siting, design and appearance of extraction system

7.3 Details have been submitted with the application which show an extraction system extracting into the yard to the rear of the premises. Environmental Health Officers have expressed concerns about the suitability of the extraction system and have requested further information. In the circumstances it is considered appropriate to attach a condition to deal with future extraction.

Waste Storage

- 7.4 It is noted that the proposal is for a Eurobin to be stored and collected from the rear yard of the premises. This is considered to be acceptable.

Hours of Opening

- 7.5 With regard to the opening hours, it is intended to open the shop on 3 consecutive days between 10am and 2pm, although the proposal states that these hours may increase dependent on success. These hours will not detrimentally impact on surrounding uses. In order to protect residential amenity, an opening hours condition is recommended.

Highways Impact

- 7.6 Due to there being no objections from the highway authority and the sustainable nature of the location within an existing local centre and within a residential area, allowing ease of access for patrons, it is considered that there would be no undue detrimental impact upon the highway system.

Sustainability of Shopping Centre

- 7.7 Policy R9 of the Local Plan and S2 of the JCS seek to protect the vitality and viability of local centres. Whilst the development would result in the loss of a property that could be used for retail purposes, it should be noted that the premises are currently vacant in addition to two other shops within the centre. It is considered that the proposed use would compliment existing uses within the Square and support the on-going viability and vitality of the locality. The applicant has stated that the premises are permanently shuttered and that by bringing the property back to use they would improve the appearance of the area as a commercial destination. As such it is concluded that the development would not adversely affect the sustainability of the shopping area.

CONCLUSION

- 8.1 It is considered that the proposal is satisfactory in terms of the considerations as required under Schedule 2, Part 3, Class C of The Town and Country Planning (General Permitted Development) Order 2015 and as such prior approval will not be required subject to conditions.

9. CONDITIONS

(1) Notwithstanding the details submitted further details of the scheme for the collection, treatment and dispersal of cooking odours shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented prior to the premises being used for the permitted purpose and retained thereafter.

Reason: For the avoidance of doubt and in the interests of residential amenity in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

(2) The restaurant/café hereby approved shall be open to members of the public only between the hours of 8am and 6pm on any day.

Reason: In the interests of the amenities of the occupiers of nearby properties in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

10. BACKGROUND PAPERS

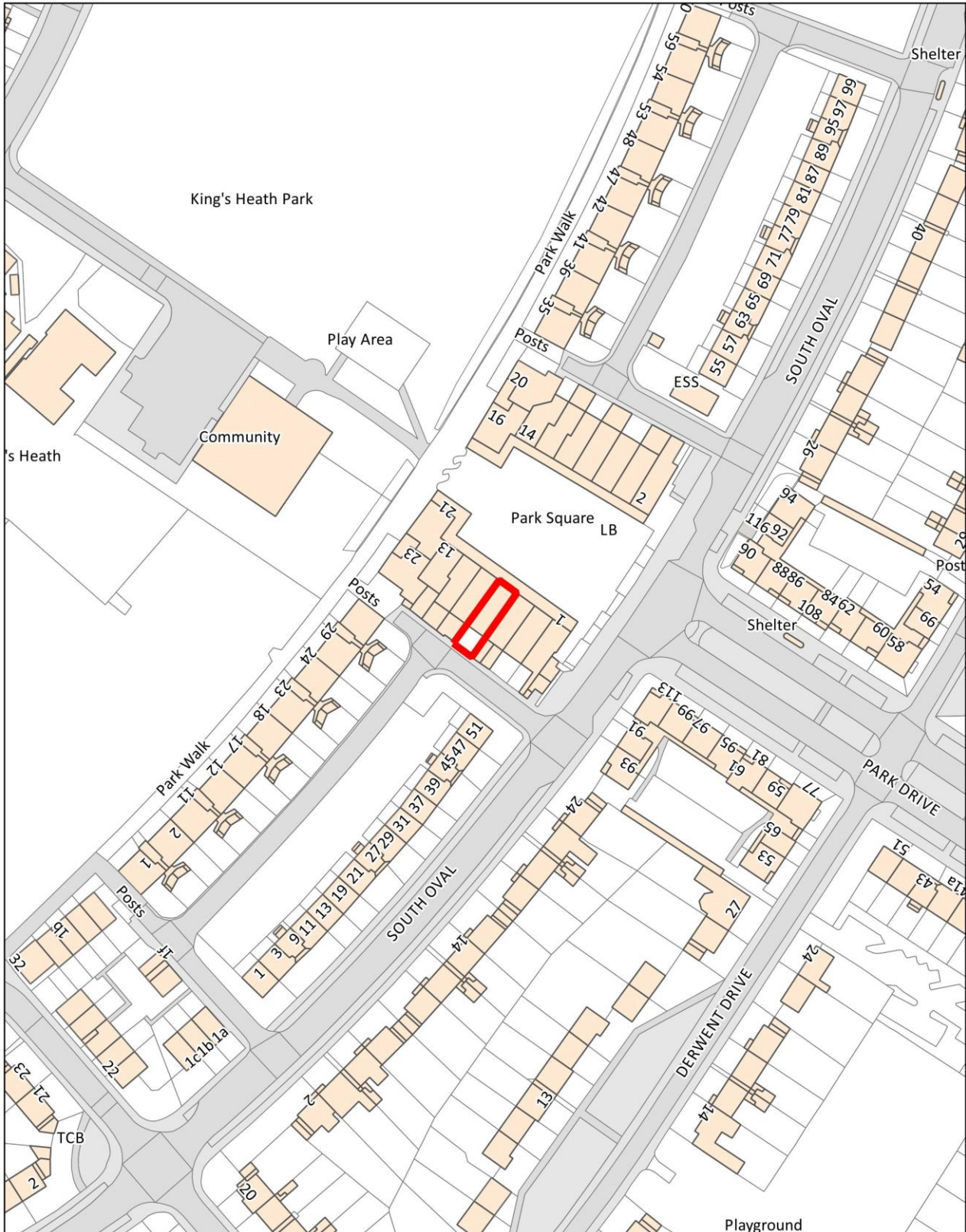
- 10.1 None.


11. LEGAL IMPLICATIONS

11.1 The development is not CIL liable.

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.



 <p>NORTHAMPTON BOROUGH COUNCIL</p>	<p>Title: 7 Park Square</p>	<p>Date: 13-09-2016</p>
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PLANNING COMMITTEE: 27th September 2016
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

APPLICATION REF: N/2016/0766

LOCATION: Lock Up Garages , Althorp Street

DESCRIPTION: Demolition of 14 garages, erection of two dwellings with associated gardens and parking spaces

WARD: Castle Ward

APPLICANT: Northampton Partnership Homes
AGENT: rg+p Ltd

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 would have no undue detrimental impact on the amenities of neighbouring occupiers and would not be out of keeping with the character and appearance of the area, and would represent an appropriate use for the site and contribute towards the Borough's housing land supply. The proposed development would therefore comply with Policies S1, S3, S10 and H1 of the West Northamptonshire Joint Core Strategy, Policy 24 of the Central Area Action Plan, Policies OP1, OP2 and AB2 of the Spring Boroughs Neighbourhood Plan and the National Planning Policy Framework.

2. THE PROPOSAL

- 2.1 The proposal is for the demolition of 14 garages and the erection of two semi-detached dwellings which would be four bedroom dormer bungalows. These properties would have gardens and associated on-site parking spaces.
- 2.2 The siting and design of the proposed dwellings have been amended following representations received on the original proposal. The proposed dwellings are now fronting onto Althorp Street and with a much reduced building height.

3. SITE DESCRIPTION

- 3.1 The site is currently occupied by 14 garages in two blocks, these are behind a secure palisade fence. The surrounding area consists of flat roofed housing as well as some traditional terraced houses and also the adjacent Salvation Army Hall.
- 3.2 There is a significant difference in site levels between the application site and the dwellings to the west.

4. PLANNING HISTORY

- 4.1 The garages were originally approved in 1962.

5. PLANNING POLICY

5.1 Statutory Duty

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, Northampton Central Area Action Plan (2013), and the adopted Spring Borough Neighbourhood Plans .

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:

The NPPF has a presumption in favour of sustainable development.

Paragraph 17 - sets out core planning principles that include seeking to secure high quality design and a good standard of amenity for existing and future occupiers; encouraging the effective use of land by using brownfield sites; managing patterns of growth to make fullest use of sustainable transport methods and in sustainable locations.

Paragraph 47 - requires Local Planning Authorities to meet objectively assessed housing needs for their area and to identify and update a supply of deliverable sites to provide 5-years' worth of housing against these requirements.

Paragraph 49 - housing applications should be considered with a presumption in favour of sustainable development.

Paragraph 56 - good design is a key aspect of sustainable development and should contribute to making places better for people.

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: The distribution of development - in assessing the suitability of sites for development priority will be given to making best use of previously developed land and vacant and under-used

buildings in urban or other sustainable locations contributing to the achievement of a West Northamptonshire target of 30% of additional dwellings on previously developed land or through conversions.

Policy S3: Scale and Distribution of Housing Development – provision will be made for about 18,870 dwellings in the plan period 2011 to 2029.

Policy S10: Sustainable Development Principles – development will achieve the highest standards of sustainable design incorporating safety and security considerations, be located where services and facilities can be easily reached by non-car modes; protect, conserve and enhance the built environment; minimise pollution from noise, air and run-off.

Policy H1: Housing Density and Mix and Type of Dwellings – new housing development will provide for a mix of house types, sizes and tenures having regard to the character of the area; accessibility to services and facilities and public transport; living conditions of future residents and impact on amenity of occupiers of neighbouring properties.

5.2 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 24 – Spring Boroughs: Spring Boroughs will be regenerated consistent with encouraging a more balanced community in terms of: age, wealth, household size and reducing the turnover of residents

5.3 Supplementary Planning Documents

Northamptonshire County Parking Standards SPG 2003
Planning out Crime in Northamptonshire SPG 2004

5.4 Other Material Considerations

Spring Boroughs Neighbourhood Plan

The Spring Boroughs Neighbourhood Plan was made in April 2016, and now forms part of the development plan for Northampton.

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

Policy OP1 – Sustainable Development Principles: New and affordable homes related to local housing demand and the needs of the community; High quality environment for residents, visitors, community groups and businesses; Infrastructure to support improved leisure, recreational and social facilities; Better connections to adjoining areas: Security for occupiers and users through the use of design principles from “Secured by Design”.

Policy OP2 – Family Housing: Proposals for housing developments within Spring Boroughs will be supported if they contribute toward rebalancing the housing stock to ensure Spring Boroughs offers a range of dwelling types, sizes and tenures to meet local housing needs; Achieve the design principles set out in Policy OP1 including using “Secured by Design”. Proposals for affordable family housing with private outside space will be particularly encouraged.

Policy AB2 – Central Spring Boroughs: Develop central housing area of Spring Boroughs as new residential to include a high proportion of affordable housing suitable for families. The area will include a high proportion of affordable family housing with gardens.

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **Environmental Health** – No objections subject to conditions covering contaminated land and transportation noise. No comments to make on amended plans.
- 6.2 **Councillor Haque** – No observations but request that residents are kept informed, that the site is made secure and that asbestos is removed.
- 6.3 **County Archaeologist** – The potential for archaeological activity within the site is low, therefore no comments to make on this application.
- 6.4 **Local Highway Authority** – Comments on the revised plans are awaited and will be reported to Committee by means of the addendum.
- 6.5 At the time of writing this report, the consultation period in respect of the amended plans is still ongoing and therefore any further representations received will be reported to Committee by means of the Addendum.

7. APPRAISAL

Principle of Residential Use

- 7.1 The NPPF has a presumption in favour of sustainable residential development and encourages the use of brownfield sites, where there is an identified need for additional housing in the area.
- 7.2 The application site is allocated as a housing area in the Spring Borough Neighbourhood Plan.
- 7.3 It is considered, therefore, that the proposed use would be acceptable in principle and would contribute towards the Borough's housing land supply.

Impact on the street scene and the character and appearance of the area

- 7.4 The proposed dwellings are modern semi-detached dormer bungalows. The surrounding area consists generally of 1960s flat roofed housing, with the Salvation Army Hall adjacent to the site. The proposed dwellings would, therefore, be of a different appearance to the neighbouring buildings.
- 7.5 However, there are some Victorian terraced houses also existing in the area, which are of traditional design with pitched roofs and the proposed dwellings would reflect this design.
- 7.6 Furthermore, it is not considered that the flat roofed housing in the area represents a model of development which should necessarily be replicated. The proposal is, therefore, considered to introduce an improved appearance of housing to the area and it is concluded that the impact on the streetscene and the character of the area would be acceptable.

Residential amenity and impact on the amenities of adjoining and nearby occupiers

- 7.7 The site is located adjacent to existing two storey dwellings which are at a lower level, being accessed by means of a staircase within the street.

- 7.8 Following concerns raised in respect of the original plans for this site, amendments have been made which now means that the proposed buildings would be dormer bungalows, rather than the two storey houses as previously proposed, and would be 6m from the boundary with the garden of the neighbouring property at 1 Althorp Street. The first floor rooms on the rear of the proposed bungalow, facing towards this neighbouring garden, would be rooflights rather than dormer windows, thereby preventing any unacceptable overlooking impact.
- 7.9 In respect of other neighbouring dwellings, the proposed dwellings would be separated from the neighbouring properties at 4 to 6 Althorp Street by 17m, 5 to 7 Tower Street at the opposite side by between 12m and 14m. This is considered to be of sufficient distance to prevent any undue overshadowing impact. The proposed dwellings would have side facing ground floor windows but overlooking would be prevented by the proposed boundary treatment and planting. The proposed first floor windows would be landing windows only, which would be obscure glazed, therefore not resulting in unacceptable overlooking.
- 7.10 The proposed dwellings would face towards the rear of the Salvation Army Hall, on the opposite side of Althorp Street. This property would not be affected by the proposal as the building is a non-residential property which in any event has few windows facing towards the site.
- 7.11 The proposal would provide a satisfactory living environment for future residents, bearing in mind the site is surrounding by existing residential properties. It is not considered that transportation noise in the surrounding streets would be an issue.

Parking and Highway Issues

- 7.12 Parking would be provided on the plot at a ratio of two spaces per dwelling. This is considered to be an appropriate provision of parking, in particular given the proximity of the site to the town centre.
- 7.13 The proposal would also result in the loss of 14 garages. However, these are no longer in use. As part of the suite of applications across garage sites within Spring Boroughs, the former occupiers of all garages to be demolished have been offered alternative arrangements by Northampton Partnership Homes. Given the proximity of the site to the town centre it is not considered that any loss of parking overall would have a detrimental impact.

8. CONCLUSION

- 8.1 It is considered that the proposed development would provide much needed family housing with an appropriate level of on-site parking and amenity space, whilst having no adverse impact on the street scene or on the amenities of adjoining and nearby residents and other occupiers.

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: 40684/0014A, 40684/002F, 40684/003B, 40684/004B, 40684/005B.

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 in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

(4) No development shall take place until a desk top study in respect of possible contaminants within the 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 (or within 2 weeks of completion of each respective phase). In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

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 Policy BN9 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to enable investigation to take place early.

(5) 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 Policy S10 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to enable timely submission of details.

(6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions or other form of enlargement to the dwellings hereby permitted.

Reason: In the interests of residential amenity and in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

10. BACKGROUND PAPERS

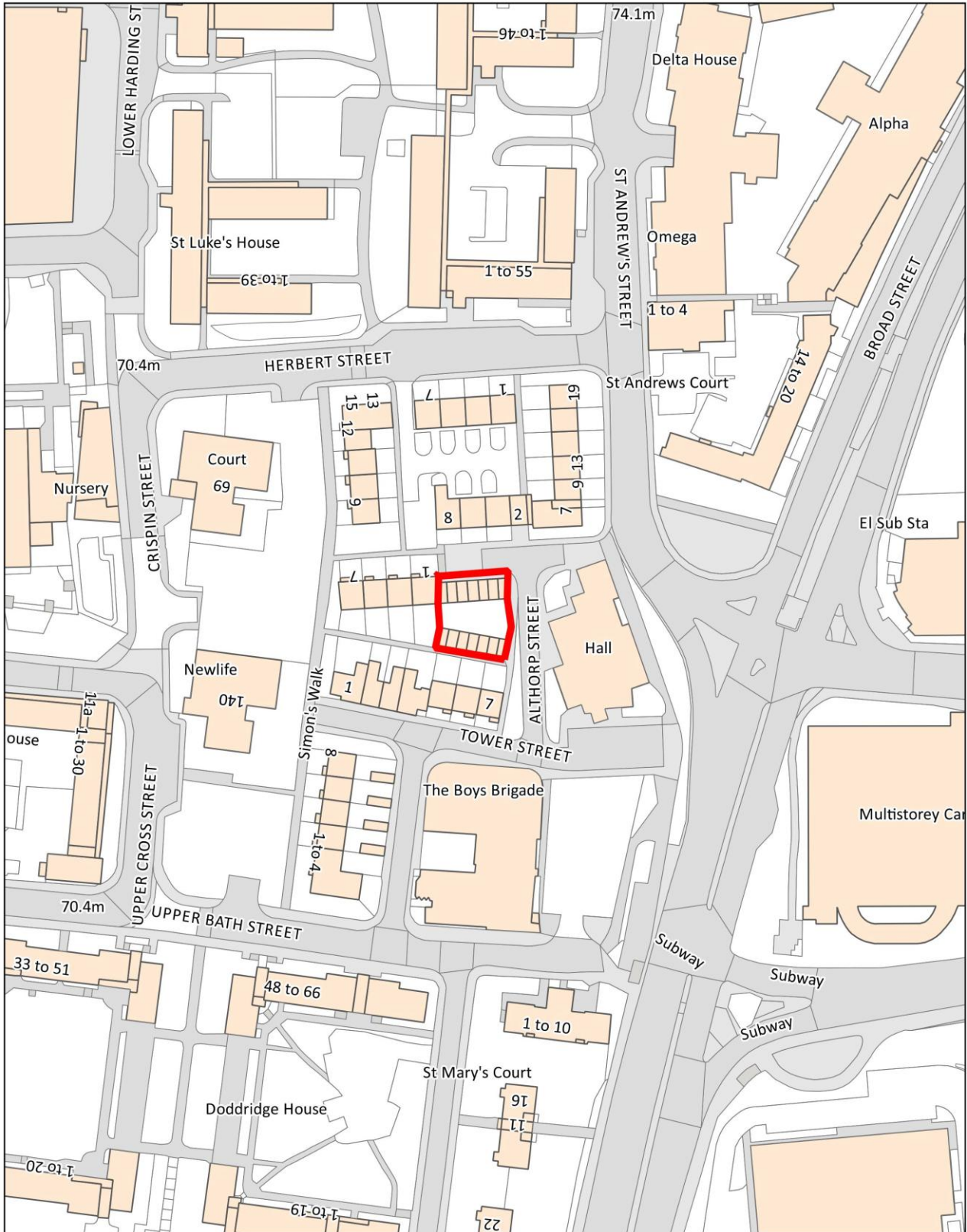
10.1 Application file N/2016/0766

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.



Title: **Lock up garages, Althorp Street**

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Date: 13-09-2016

Scale: 1:1,250

Drawn by: -----



PLANNING COMMITTEE: 27th September 2016
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

APPLICATION REF: N/2016/1016

LOCATION: 1 Park Crescent West

DESCRIPTION: Single storey extension to rear

WARD: Kings Heath Ward

APPLICANT: Northampton Partnership Homes
AGENT: David Smith Associates

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 impacts on the character of the original building, street scene and residential amenity and is therefore considered to be acceptable in accordance with the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy and Policies E20 and H18 of the Northampton Local Plan.

2. THE PROPOSAL

2.1 The proposal is to erect a single storey flat roof extension to the rear to provide accommodation for a family with a disabled parent. The proposed extension will have a 6.3m projection and 2.55m in height with brickwork to match the existing dwelling.

3. SITE DESCRIPTION

3.1 The application site consists of a three storey end of terrace dwelling located on the corner of Park Crescent West and Witham Way. The property has front, side and rear gardens and overlooks an area of open space to the north. The dwelling is currently unoccupied, boarded up and the garden is overgrown. The property has been vacant for approximately 9 months and is in need of refurbishment.

4. PLANNING HISTORY

4.1 None.

5. PLANNING POLICY

5.1 Statutory Duty

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 – planning should always seek to secure 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. Policies of particular relevance are:

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 protecting, conserving and enhancing the natural and 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 - New development - new development will be granted subject to the design of any new building or extension reflecting the character of its surroundings and being designed, located and used in a manner which ensures adequate standards of privacy, daylight and sunlight.

H18 – Extensions - planning permission for extensions to dwellings will be granted subject to the design and appearance of the extension being acceptable, the design being in keeping with appearance and character of the original dwelling and the effect upon neighbouring properties.

5.5 Supplementary Planning Documents

Residential Extensions and Alterations Design Guide SPD

6. CONSULTATIONS/ REPRESENTATIONS

6.1 None received.

7. APPRAISAL

- 7.1 The key issues to consider are the impact on appearance and character of the area and the amenity of adjoining occupiers.

Design and appearance

- 7.2 The existing dwelling is the end property in a crescent of dwellings which overlook the open space at the centre of Kings Heath estate. To the rear the properties have a ground floor projection which extends 2 metres beyond the rear wall. The rear garden of the application site is bordered on three sides. The side boundary facing onto Witham Way is formed by a brick wall approximately 2.3 metres in height. The rear boundary is formed by the side of 23 Witham Way delineated by a 2 metre high fence. The boundary with 2 Park Crescent West is also formed by a 2 metre high fence.
- 7.3 The proposal is to build a single storey extension to the rear of this projection to a depth of 6.3 metres to provide a downstairs bedroom and bathroom for a disabled family member. The extension will be flat roofed and adjoin the existing flat roofed projection to the same height (2.55 metres) and with a width of 4.6 metres. Although the extension is large, due to its location at the rear of the premises it will not be readily visible as it will be screened from the street by the side boundary wall. The design and appearance of the proposal will not unduly impact on the character of the area and will accord with the existing flat roof element and is therefore considered to be acceptable.

Impact on neighbouring properties

- 7.4 The proposed extension will be sited adjacent to the boundary with 2 Park Crescent West and between 0.4 and 0.7 metre from the boundary with 23 Witham Way. It will be sited to the east and north of these properties. Due to the orientation of these properties and the height of the proposed extension (2.55 metres) it is not considered it will cause undue detrimental impact in terms of overbearing or overshadowing. Doors and windows in the proposed extension are sited on the east elevation. It is considered there will be no undue detrimental impact on the privacy of neighbouring properties. No objections have been received from neighbouring properties.

8. CONCLUSION

- 8.1 The proposed development will bring a vacant property back into sustainable use and provide valuable accommodation for a disabled family member. The proposal will not unduly impact on the character and appearance of the host dwelling, street scene or neighbouring amenity. Accordingly the application is considered to be in line with Development Plan policies and is therefore 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 development hereby permitted shall be carried out in accordance with the approved plan schedule.

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

(3) The external walls of the extension shall be constructed with materials of the same type, texture and colour as the external walls of the existing building.

Reason: In the interests of visual amenity to ensure that the extension harmonises with the existing building in accordance with Policy H18 of the Northampton Local Plan.

10. BACKGROUND PAPERS

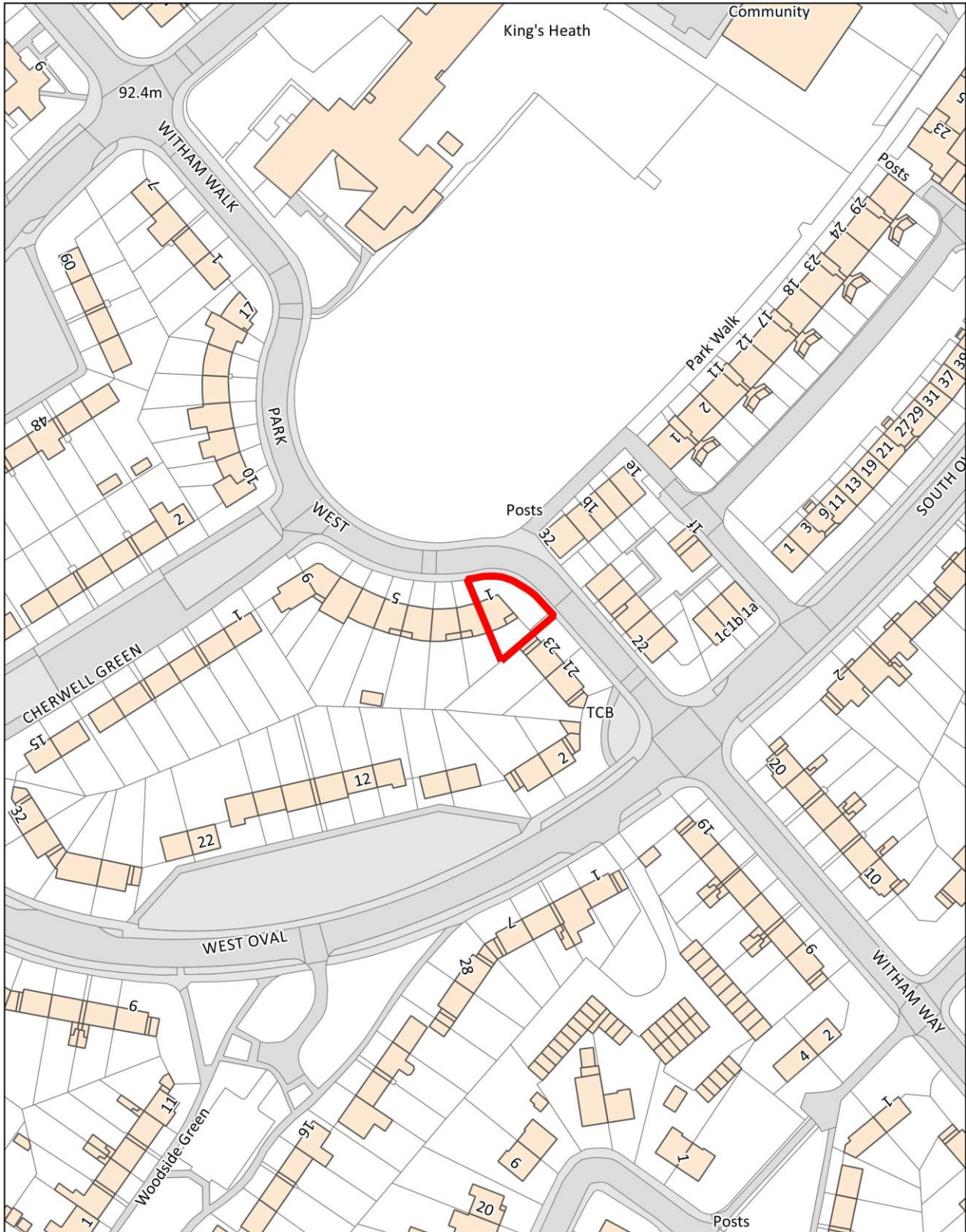
10.1 None.

11. LEGAL IMPLICATIONS

11.1 The development is not CIL liable.

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.



 <p>NORTHAMPTON BOROUGH COUNCIL</p>	<p>Title: 1 Park Crescent West</p>	<p>Date: 13-09-2016</p>
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PLANNING COMMITTEE: 27th September 2016
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

APPLICATION REF: N/2016/1061

LOCATION: 72 St Giles Street

DESCRIPTION: Change of use from former Cafe/Gin Parlour to Hair Dressing Salon (Use Class A1)

WARD: Castle Ward

APPLICANT: Barbarella Hair Ltd
AGENT: Barbarella Hair Ltd

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 supports the re-introduction of a retail use into the town centre without unduly impacting on the character of the Derngate Conservation Area, neighbouring amenity or highway safety and is therefore compliant with the requirements of the National Planning Policy Framework, Policies S10 and BN5 of the West Northamptonshire Joint Core Strategy and Policies 1, 12 and 13 of the Central Area Action Plan.

2. THE PROPOSAL

2.1 The proposal is to convert a vacant former café and gin parlour into a hairdressing salon (Use Class A1). The proposed opening hours are as follows:

- Mondays to Friday 09:00 – 20:00 hours
- Saturdays 9:00 – 17:00 hours

2.2 No external alteration is proposed.

3. SITE DESCRIPTION

3.1 The building is a single storey property located on the corner of St. Giles Street and Hazelwood Road within the Derngate Conservation Area. The property was last used as a café and gin

parlour but is currently vacant. St Giles Clinic (now vacant) and a funeral directors are located opposite on the northern side of St Giles Street. To the east on the opposite corner is the Manna House book/gift shop (now vacant). Immediately adjoining the site to the south on Hazelwood Road are three storey offices occupied by the Community Advice Centre.

- 3.2 Other nearby uses on St Giles Street include a nail salon, a barbers shop, a hair salon, three cafes, a sewing shop, and a vacant shop. Hazelwood Road is characterised by a mixture of office and residential use.

4. PLANNING HISTORY

- 4.1 N/2013/0743 - Change of use of ground floor and basement from retail (use class A1) into a Parisian café and drinking establishment (use class A3/A4) - Approved.

5. PLANNING POLICY

5.1 Statutory Duty

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 Central Area Action Plan (2013).

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

National Policies

- 5.2 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:
- 5.3 Paragraph 23 is of particular relevance. This recognises the importance of town centres as the heart of a community and as a consequence, there should be a significant proportion of retailing (meeting a diverse set of demands) available. In achieving this, there should be a variety of retail units (in terms of sites) to meet this requirement.
- 5.4 Paragraph 17 states that planning seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings and to conserve heritage assets in a manner appropriate to their significance. Paragraph 129 also requires that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal.

West Northamptonshire Joint Core Strategy (2014)

- 5.5 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:
- 5.6 Policy S10 (Sustainable Development Principles) requires that developments be of a good design and the occupiers of neighbouring properties are not unduly impacted through noise.

- 5.7 Policy BN5 also requires that heritage assets are conserved in manner that it consistent with their significance.

Northampton Central Area Action Plan 2013

- 5.8 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:
- 5.9 Policy 12 of the CAAP identifies the appeal site as falling within the Primary Shopping Area and as a consequence, there is a policy presumption in retaining retailing within locations such as this in order to support the town centre's viability and vitality. This requirement is expanded within Policy 13, which states that that in primary retail frontages; the level of retailing should not significantly fall below 60%.
- 5.10 Policy 1 (Promoting Design Excellence) requires that developments be of a good design and makes efficient use of the land, whilst providing a wider range of choice for users.

5.11 Supplementary Planning Documents

Northamptonshire County Parking Standards SPG 2003
Planning out Crime in Northamptonshire SPG 2004

5.12 Other Material Considerations

Derngate Conservation Area Appraisal and Management Plan 2006

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **NBC Conservation** – No objection to the change of use which will have a neutral impact on the character of Derngate Conservation Area. No external alterations to the appearance to the appearance of the premises are proposed.

7. APPRAISAL

Principle of Development

- 7.1 The application site is located within a secondary retail frontage. The CAAP requires that 60% of the frontage should be maintained for retailing purposes in order to allow the frontage to fulfil its function. The proposal to use the premises for a hairdressing salon falls within a retail use (Use Class A1) and is therefore acceptable and in accordance Planning Policy.

Impact on Amenities

- 7.2 The applicant seeks to operate the proposed hairdressers from 9:00 to 20.00 on Mondays to Fridays and 9:00 to 17:00 on Saturdays. There is no immediately adjoining residential accommodation to the application site and these hours are considered to be acceptable within this commercial area. Furthermore the hours are reduced from those permitted for the previous use as a gin bar.

Heritage

- 7.3 The site lies within the Derngate Conservation Area. The Conservation Area Assessment (2006) acknowledges that buildings in this part of St Giles Street form predominantly retail uses. No external alterations to the appearance of the premises are proposed. Returning the building to an active use would contribute to the upkeep of the premises and the wider Conservation Area.

Highway Safety

- 7.4 There is no on-site parking facility provided. However, the site is within the town centre in a sustainable location. It is not considered that the proposal would have any undue impact on highway safety.

8. CONCLUSION

- 8.1 The proposal would result in bringing a vacant unit back into Class A1 use without unduly impacting on neighbouring amenity or the character of the Derngate Conservation Area. The proposal therefore accords with the Development Plan and is acceptable.

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 Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Ground Floor Layout and Basement Layout Plans (dated 8 August 2016).

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

10. BACKGROUND PAPERS

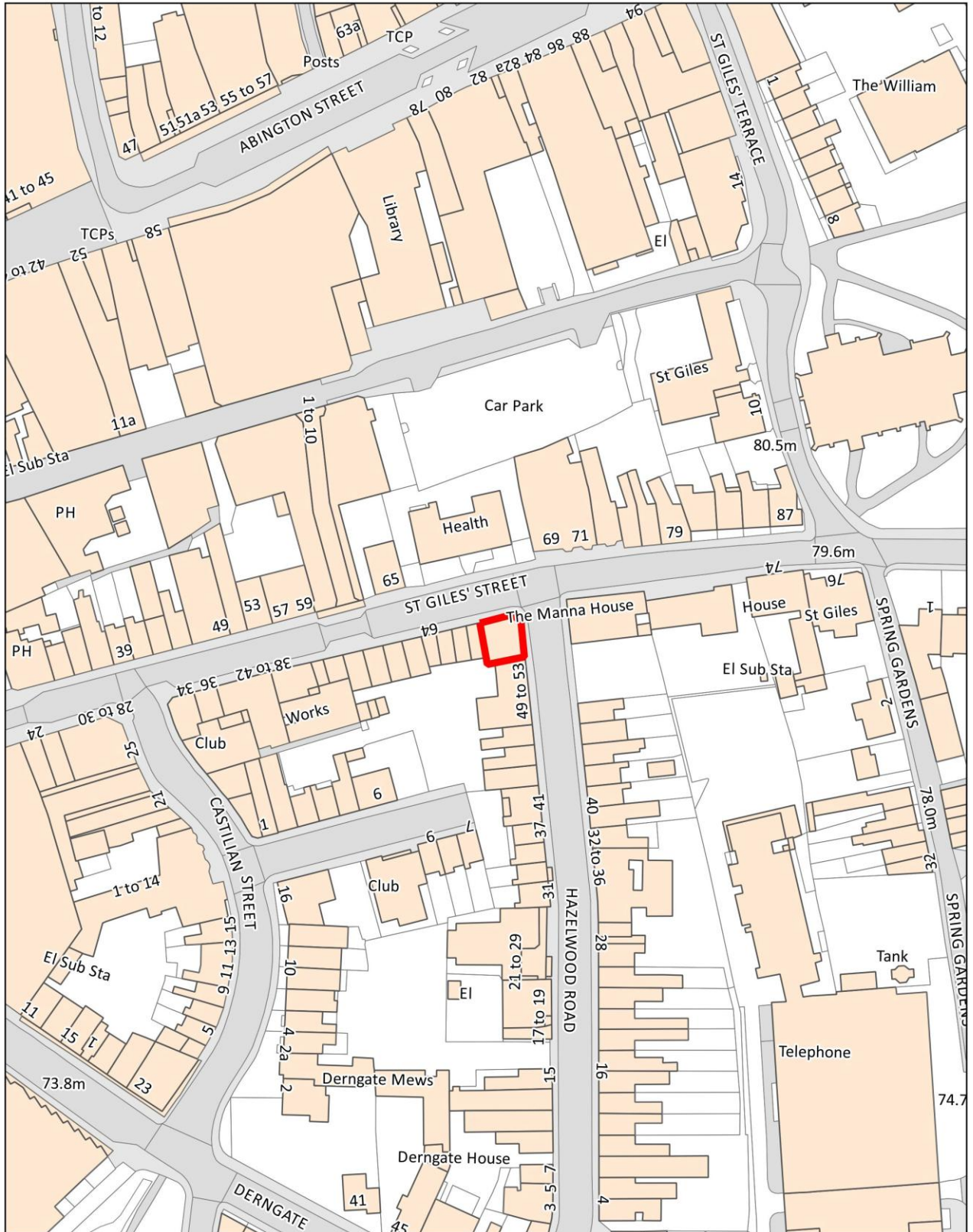
- 10.1 N/2013/0743.

11. LEGAL IMPLICATIONS

- 11.1 The development is not CIL liable.

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.



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PLANNING COMMITTEE: 27th September 2016
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

APPLICATION REF: N/2016/0830

LOCATION: Norwood Farmhouse, Sandy Lane, Harpole NN7 4DG

DESCRIPTION: Sustainable urban extension comprising, up to 1,900 dwellings (Use Class C3) public open space and children’s play areas, landscape areas, new landscape planting and hydrological attenuation features and sustainable drainage systems. Primary school (Use Class D1) and mixed use local centre which may include residential, retail, health and community facilities. Demolition of any on site buildings and structures, routing of Sandy Lane Relief Road and associated vehicular access points

WARD: Other Authority

APPLICANT: Barwood Development Securities Limited
AGENT: HOW Planning LLP

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

DEPARTURE: Yes

APPLICATION FOR CONSULTATION BY SOUTH NORTHAMPTONSHIRE COUNCIL:

1. RECOMMENDATION

- 1.1 That Northampton Borough Council has **no objection in principle** to the development proposed subject to the issues outlined below being addressed by South Northamptonshire Council:
- The level of affordable housing to be secured by this development has a significant and direct impact on this Authority. As such the appropriate officers of this Authority should be involved in the negotiation of any Section 106 agreement in relation to these matters and in relation to the mix and type of dwellings proposed under any reserved matters application.
 - Further consideration of the potential impacts of the development on the future development of the land to the east, adjacent to the St Crispin residential development and forming part of the N9a site allocation as specified in the West Northamptonshire Joint Core Strategy. The Local Planning Authority should satisfy themselves that there is potential for vehicular access to the adjoining land from the proposed development, should vehicular access from the east be unacceptable, to ensure development of this adjacent site is not prejudiced.

- It should be demonstrated that the volume of retail proposed has no adverse impact on either Northampton Town Centre or on any of the Borough's District or Local Centres;
- A condition requiring the submission of a Construction Environment Management Plan (CEMP), including vehicle routing.
- No objections being received from Northamptonshire County Council Highways regarding impact on the local road network.
- Appropriate consideration is given to contamination and air quality impacts arising from the proposed development.
- Development of a cohesive Design Code for the development of the overall SUE allocation.
- Further clarification on the delivery and funding of the SLRR Phase 2 should be provided prior to determination of the application.
- Appropriate provision and contributions are made for education and healthcare requirements to meet the needs of the proposed development.
- The application site forms part of the Northampton Related Development Area. As such open space provision should be based on the standards required by Northampton Borough Council as defined in the Council's 'Planning Obligations Strategy' Supplementary Planning Document (February 2013). Furthermore, the Council are currently undertaking a review of the Northampton Open Space, Sport and Recreation Study' as part of the Local Plan, Part 2. Therefore, prior to determination of the application, further discussion is required with Northampton Borough Council in relation to open space provision to ensure appropriate and satisfactory provision is made to mitigate the impacts of the proposed development.
- Appropriate consideration and mitigation of flood risk and drainage matters to meet the requirements of the Environment Agency and the Lead Local Flood Authority.

2. THE PROPOSAL

- 2.1 This is a consultation from South Northamptonshire Council (SNC) relating to a hybrid application comprising of an outline (all matters reserved except for access) and full application for a Sustainable Urban Extension on part of a site allocated for development under Policies N9A and N4 of the West Northamptonshire Joint Core Strategy, Northampton Norwood Farm/Upton Lodge SUE and Northampton West SUE respectively. The application relates to the part of the site referred to as Norwood Farm which is entirely within SNC's administrative boundary.
- 2.2 The outline application comprises a residential development of up to 1,900 dwellings, public open space and children's play areas, a primary school, a mixed use local centre which may include residential, commercial units (Use Classes A1, A2, A3, A4 & A5), and health and community facilities (Use Class D1), and structural landscaping, ecological habitat creation, hydrological attenuation features and sustainable urban drainage systems. Details of appearance, layout, scale and landscaping would be subject to reserved matters approval.
- 2.3 The full application comprises the demolition of existing site buildings and structures, associated vehicular access points and the delivery of the northern section of the Sandy Lane Relief Road Phase 2 (SLRR). The southern section of the SLRR (Phase 1), with the exception of a small section of road, has already been constructed extending from A4500, Weedon Road, towards the southern boundary of the Norwood Farm site.

- 2.4 The proposal incorporates an element of housing development which would be located outside the N9A allocation on its western extent, amounting to 1.7 hectares and comprising of approximately 40 dwellings, land forming part of a neighbourhood park and a minor element of the proposed school site.
- 2.5 The application is supported by a framework master plan, parameter plans, an Environmental Statement, Design and Access Statement and supporting technical information.

3. SITE DESCRIPTION

- 3.1 The application site comprises of approximately 104.7 hectares of agricultural land on the western edge of Northampton's urban area. The site lies entirely within the administrative boundary of SNC.
- 3.2 The site forms part of a larger allocation for a Sustainable Urban Extension (SUE) under Policy N9A, Norwood Farm/Upton Lodge, of the West Northamptonshire Joint Core Strategy and incorporates part of the adjacent SUE allocation under Policy N4, Northampton West, and an area of land, amounting to 1.7 ha, to the west outside of these allocations.
- 3.3 The application site excludes an area of land to the south owned by the HCA within Northampton Borough; an area of land to the east of the site adjacent to the St Crispin development within Northampton Borough; and an area of land to the south west of Sandy Lane within South Northamptonshire. All these areas of land are allocated for development as part of the SUE under Policy N9A of the JCS.
- 3.4 Sandy Lane broadly runs from north to south dividing the site into two parcels. The northern boundary of the site extends to Roman Road and Berrywood Road beyond which lies New Duston; agricultural land is located to the west beyond which is Harpole village. The western section of the site is bound by Larkhill Lane to the south. An existing residential ribbon development fronting onto the A4500 and extending northwards along Sandy Lane forms the southernmost boundary of the site. The residential development at Berrywood Road is located to the north east and east. A group of uninhabited farm buildings known as Norwood Farm are located in the eastern parcel.
- 3.5 The land slopes significantly to the north towards a ridgeline with a further rise to the east. The site lies within Flood Zone 1 but has a watercourse on the site's western boundary which flows in a southerly direction. Public Right of Way KP16 runs across the centre of the site east to west.
- 3.6 St Crispin Conservation Area is located to the north east of the site beyond an adjoining parcel of land. The nearest listed building to the site, the Grade II Connolly Lodge, is located within the Conservation Area.

4. PLANNING HISTORY

- 4.1 An outline planning application was submitted in 2006 to the West Northamptonshire Development Corporation (WNDC) for land at Upton Lodge including 1,784 dwellings (S/2006/1654/W);
- 4.2 An outline planning application was submitted in 2006 to South Northamptonshire Council for land at Norwood Farm for 781 dwellings (S/2006/1655/PO);
- 4.3 WNDC resolved in November 2010 to grant planning permission subject to completion of a Section 106 agreement (the Upton Lodge element transferred from WNDC to NBC in April 2012);

4.4 SNC resolved in August 2010 to grant planning permission for Norwood Farm subject to the completion of a Section 106 agreement.

5. PLANNING POLICY

5.1 Statutory Duty

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).

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.

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:

The NPPF has an overriding presumption in favour of sustainable development.

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 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 S5: Sustainable Urban Extensions – seeks to focus development outside the urban areas on areas allocated for sustainable urban extensions including Norwood Farm/Upton Lodge.

Policy S9: Distribution of Retail Development – seeks to accommodate retail floorspace firstly within appropriate town centres.

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 and heritage assets and their settings; promotes the creation of green infrastructure networks and enhancement of biodiversity; and minimises pollution from noise, air and run off.

Policy S11: Low Carbon and Renewable Energy – Sustainable urban extensions should contribute to reductions in carbon emissions and adapt to effects of climate change through sustainable development principles.

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

Policy BN5: The Historic Environment and Landscape – designated and non-designated heritage assets and their settings and landscapes will be conserved and enhanced.

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.

Policy N9A: Northampton Norwood Farm/Upton Lodge Sustainable Urban Extension – allocates land for the provision of up to 3,500 dwellings; two primary schools; a local centre; local employment opportunities; Sandy Lane Relief Road Phase 2; integrated transport network; greenspace; open space; archaeological, ecological and ground stability assessment and flood risk management.

Policy N10: Convenience shopping needs outside Northampton Town Centre – provision will be made for local convenience shopping of an appropriate scale at new local centres within the Sustainable Urban Extensions.

5.4 Supplementary Planning Documents

Northamptonshire County Parking Standards SPG 2016
Planning out Crime in Northamptonshire SPG 2004

5.5 Other Material Considerations

The West Northampton Strategic Development Framework

The West Northampton Strategic Development Framework (SDF) is a strategic document which sets out a Strategic Development Framework for the three Sustainable Urban Extensions on the western edge of Northampton incorporating Northampton West, Upton Lodge/Norwood Farm and Northampton Upton Park SUEs. The SDF aims to provide a strategic development framework to inform the spatial planning, development and delivery of circa. 7,000 homes for West Northamptonshire Sustainable Urban Extensions.

Whilst it does not form policy, it is consistent with the West Northamptonshire Joint Core Strategy strategic policy framework and had been prepared in partnership with neighbouring authorities, the HCA and relevant developers and is a material consideration for proposals for development within the relevant SUEs.

6. CONSULTATIONS/ REPRESENTATIONS

6.1 Not applicable as NBC is a consultee.

7. APPRAISAL

Principle of Development

7.1 The majority of the site is allocated under Policies N9A and N4 of the JCS for development as a Sustainable Urban Extension as part of the Northampton Related Development Area, and therefore the principle of the development of the site may be seen as broadly acceptable.

7.2 The submitted Framework Masterplan indicates provision, alongside the proposed residential development, for a primary school, local centre, community facilities, areas of greenspace, children's play and sustainable urban drainage in accordance with policy requirements. The mix is considered appropriate to achieve a sustainable development providing services and facilities to future residents.

7.3 The north western part of the site proposes residential development which extends into the SUE site allocated under Policy N4 and into an area identified as 'indicative structural green space' within the JCS. The application site also incorporates 1.7 ha, to the west outside of the land allocated under the SUE policies, and proposes development of approximately 40 dwellings, part of the neighbourhood park and an element of the proposed school within this land.

- 7.4 The submitted Planning Statement advises that whilst the proposal technically breaches the allocation boundary and built development is proposed west of Sandy Lane, the breach is a minor element of the overall site in the context of the quantum of development proposed. The statement advises that this needs to be considered in the wider context and the need to ensure a viable and deliverable development given the very significant costs associated with delivering the SLRR Phase 2.
- 7.5 The extent of development would extend into the indicative Green Space for the SUE sites as shown in the JCS and would indeed extend beyond the boundary of the allocation. In addition, the proposal differs from the recommendations of the Strategic Development Framework (SDF) in that increased development is proposed to the west of the SLRR. However, whilst the SDF is a material consideration, a significant green buffer would be retained along the western boundary and appropriate green links to the north and south of the site maintained. Therefore, it is not considered this would lead to any significant increased adverse impacts on the character of the area to those arising from the existing allocations under the JCS, or to the detriment of the intentions of the SDF.
- 7.6 The increased site area would assist in providing additional housing and the proposal as a whole would make a considerable and important contribution towards the Council's 5-year housing supply as part of the Northampton Related Development Area.
- 7.7 The principle of the development as proposed is therefore considered acceptable.

Relationship with wider SUE and the existing urban area

- 7.8 As outlined above, the application site forms part of the wider allocation of the Northampton Norwood Farm/Upton Lodge SUE. This incorporates an area of land to the east of the application site within the Northampton Borough boundary, part of which has been developed for residential use with access from South Meadow Road. The remainder of the site is yet to be developed.
- 7.9 Development of the application site as proposed has the potential to restrict the development of this remaining part of the land should the Highway Authority raise concerns regarding any additional vehicular access being permitted from South Meadow Road. This would result in vehicular access being required from the Norwood Farm site. It is considered that this should be raised as an area of concern by the Council to ensure development of the adjacent site, and under the SUE allocation, is not unduly restricted.
- 7.10 The proposal provides appropriate opportunities for pedestrian/cycle and vehicular connectivity and links through to the remainder of the site and a bus service is proposed along the completed SLRR. The proposal also provides opportunities to continue green links from the HCA site to the south, continuing northwards along the Sandy Lane Relief Road towards Harlestone Firs.
- 7.11 With the exception of that part of the site to the east of the application site identified above, it is considered that the development of the site as proposed would not prejudice the development of the remainder of the SUE and that the SUE could be developed in an acceptable and cohesive way.
- 7.12 The proposal relates positively to existing residential development to the north at New Duston, and to the east at St Crispin providing opportunities for connectivity into these adjoining residential areas.

Landscape and Visual Impact

- 7.13 The site currently comprises agricultural land to the west of Northampton and is visually prominent within the surrounding area, particularly from the south, due to its elevated nature and significant rise in land levels from the south and to the east.
- 7.14 It is therefore inevitable that the development of the site will have a visual impact on the existing character of the area. However, this will be viewed in the context of recent and ongoing built development to the north and east of the site within Northampton Borough.
- 7.15 The site has been allocated for development as part of the JCS. The development as proposed would continue the extent of built development from the Northampton Borough boundary to the east whilst providing a significant green buffer to the open countryside to the west. Detailed design and landscaping would be considered at reserved matters stage, the appropriateness of which would assist in assimilating the development into the surrounding landscape.

Design

- 7.16 Density throughout the site would range from 20 dwellings per hectare to 35-40 dwellings per hectare, with an overall average density of 35 dwellings per hectare in line with the requirements of Policy H1 of the JCS. Lower density development would be situated in close proximity to open countryside and proposed open space.
- 7.17 Building heights are proposed to range between 9.5m (2 storeys) up to 12.5m (3 storeys). The precise mix and type of dwellings would be a matter for future discussions and detailing at reserved matters stage.
- 7.18 Detailed design and impact on the amenity of properties within Northampton Borough Boundary adjoining the site to the north east would be considered at reserved matters stage.
- 7.19 The design principles outlined in the Design and Access Statement are considered acceptable and the development of a cohesive Design Code, in negotiation with South Northamptonshire Council, for both this and the adjoining sites would ensure an overall cohesive design approach for the development of the overall SUE site, having regard to the character of existing development within Northampton Borough.

Local Centre

- 7.20 The proposed Local centre would occupy 0.87 hectares (8,700 sq m) and is envisaged to comprise of small-scale local convenience retail, a health care facility, community centre and possible café or public house/restaurant. It is anticipated that the commercial and retail elements of the development have the potential to support around 70 full-time equivalent jobs. The level of retail provision within the local centre is required by policy to be of an appropriate scale to meet the needs of the development.
- 7.21 The location of the Local Centre is relatively central to the application site and is considered acceptable, subject to the scale of retail development proposed being appropriate to meet the needs of the development, such that it would not lead to any adverse impact on the vitality and viability of the town centre. It is envisaged that a further Local Centre, of an appropriate scale, would be required to meet the needs of the remainder of the site to the south within land owned by the HCA.

Education

- 7.22 The application proposes the provision of 2.10 hectares of land to accommodate a two form entry primary school, which has the capacity to extend to a three form entry school and associated

playing fields. The submitted Environmental Statement advises that buildings will be no more than 8m in height, with the majority of the built form to be single storey.

- 7.23 A further primary school for the overall SUE allocation, as required under Policy N9a of the JCS would be required with the development of the remainder of the SUE site.
- 7.24 Contributions towards secondary education provision would be required under the Community Infrastructure Levy (CIL) and form part of South Northamptonshire Council's Regulation 123 list. The County Council has been consulted separately.

Open Space and Recreation

- 7.25 The application proposes the provision of 27.6 hectares of open space, comprising of 21.6 hectares of amenity open space, 3.7 hectares of children's play space and kick about areas and 2.2 hectares of sports ground/playing fields. The Design and Access Statement acknowledges an under provision for Formal Sports Provision due to the site's steep topography.
- 7.26 The open space provision is based on South Northamptonshire Council open space standards. As the application site forms part of the Northampton Related Development Area, open space requirements should accord with Northampton Borough Council open space requirements as set out in the Council's 'Planning Obligations Strategy' Supplementary Planning Document (February 2013). The open space requirement based on Northampton Borough Council standards would be 27.77 hectares and, on this basis, the overall provision of open space is considered appropriate. However, it is noted that the level of outdoor formal space falls below required provision.
- 7.27 Northampton Borough Council are in the process of reviewing the 'Northampton Open Space, Sport and Recreation Study' as part of the Local Plan, Part 2, and therefore, in view of this and the under provision of formal open space further discussion on open space provision will be required with South Northamptonshire Council.

Highways

- 7.28 The application is accompanied by a Transport Assessment which identifies that vehicular access to the site would be via the following:
- To the south via a signalised crossroads with the A4500 and Upton Valley Way North. This junction has been constructed but access to the northern arm (SLRR) is currently restricted.
 - To the north via a 4 arm roundabout – east of the New Sandy Lane / Berrywood Road / Sandy Lane / Roman Road roundabout
 - To the north via a 4 arm roundabout from Roman Road / Weggs Farm Road
 - To the west via the existing Sandy Lane.
- 7.29 The SLRR would be designed as a single carriageway with a maximum speed of 40mph with a combined footway/cycleway alongside. A Pegasus and Toucan crossing are proposed on the SLRR where the existing bridleway crosses its alignment with the further provision of Toucan crossings along the road at key junctions. A further primary vehicular route north to south through the site is indicated with secondary routes extending into the development.
- 7.30 The provision of this part of the SLRR would further assist in the move towards alleviating the traffic pressures within the area and the Borough. It is noted that the submitted Transport

Assessment advises at paragraph 2.3.3 that the detailing of the funding for the SLRR Phase 2 has yet to be agreed. It is considered that clarification on this matter should be sought prior to the determination of the application, as the delivery of this road is a fundamental part of both the delivery of the site and associated mitigation on highway impacts.

- 7.31 The existing Public Right of Way KP16 would be retained and the submitted Access and Movement Parameter plan indicates further opportunities to provide pedestrian/cycle and vehicular routes throughout the site and into the adjoining areas around the perimeter of the site.
- 7.32 It is considered that the application makes reasonable provision for access and for improvements to the road network and the provision of public transport and alternative transport routes. Subject to their being no objection from the Local Highway Authority (LHA) and clarification on the delivery and funding of the SLRR Phase 2 the proposal is considered acceptable in this regard.

Historic Environment

- 7.33 St Crispin Conservation Area is located to the north east of the site within the Northampton Borough boundary. The Conservation Area is in an elevated position within the wider landscape and includes two Grade II listed buildings, St Crispin Hospital Connolly Lodge and The Chapel.
- 7.34 Since the designation of the conservation area there has been residential development to the west. The listed buildings are not widely visible from outside of the conservation when viewed in the context of the proposed site. Furthermore, the site is allocated for development under the JCS. The impacts on the surrounding landscape have been considered above and overall it is considered that the proposed development would not harm the setting and significance of heritage assets. Archaeological interests would be a matter for consideration by the County Archaeologist.

Other Matters

- 7.35 Technical reports in relation to flood risk and drainage, contamination, air quality and noise, ecology have been submitted as part of the Environmental Statement. The relevant statutory bodies and internal consultees have been consulted by SNC, the response of whom will be considered by SNC as the Local Planning Authority.

S106 and Community Infrastructure Levy (CIL)

- 7.36 The development of the site would be CIL liable and subject to the requirements of South Northamptonshire's CIL Regulation 123 List which includes the following:
- Sustainable Transport Measures identified in the Infrastructure Delivery Plan
 - A43 junctions in South Northamptonshire
 - Education (excluding Primary)
 - Strategic leisure infrastructure
 - Fire and Rescue
 - Cemeteries
- 7.37 In addition, a number of Section 106 contributions would be required as part of the application. These include affordable housing; education; healthcare; maintenance of public open space; and SUDS maintenance and management. No further details have been submitted in respect of the developer contributions and it is recommended, particularly in relation to the provision of affordable housing, that SNC fully engage with the Borough Council in S106 negotiations.

8. CONCLUSION

8.1 The policies of the JCS actively encourage the principle of developing the site as part of a Sustainable Urban Extension. The application therefore accords with these policies and, subject to ensuring that development of the land to the east within the N9a allocation is not restricted, the development would allow the remainder of the SUE to be developed acceptably. Therefore, subject to the considerations outlined in Paragraph 1 of this report it is considered that there is no overall objection to the development as proposed.

9. CONDITIONS

9.1 Not applicable.

10. BACKGROUND PAPERS

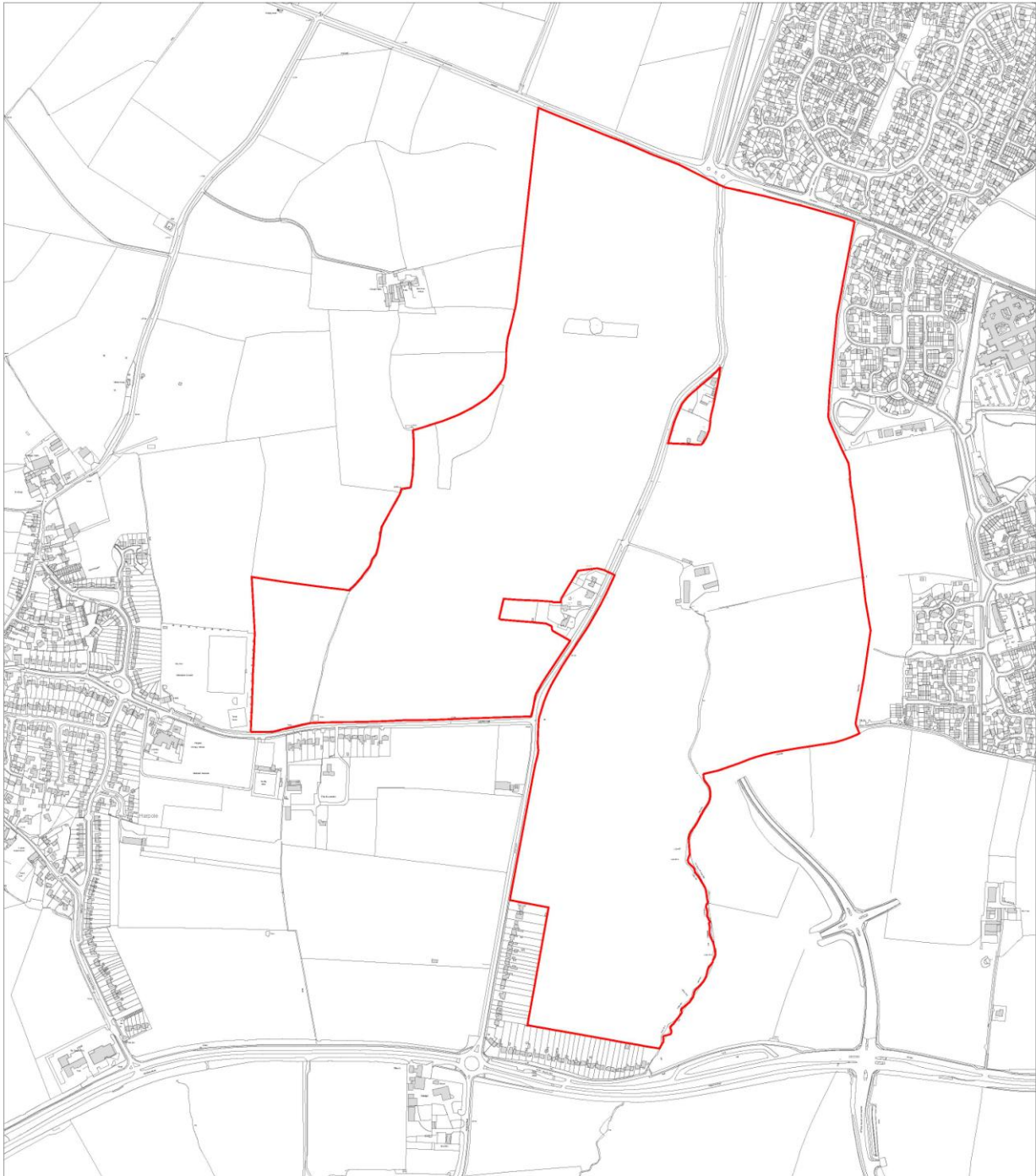
10.1 N/2016/0830


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.



 Site Boundary
 (104.77Ha / 258.90Ac)

Project
**NORWOOD FARM,
 NORTHAMPTON**

Drawing Title
APPLICATION BOUNDARY PLAN



Date	Scale	Drawn by	Check by
13.10.15	1:5000@A2	M.D.	M.A.
Project No	Drawing No	Revision	
24556	RG-M-31	A	



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PLANNING COMMITTEE: 27th September 2016
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

APPLICATION REF: N/2016/1140

LOCATION: Pineham, Style Way, Kislingbury NN7 4BJ

DESCRIPTION: Reserved matters submission pursuant to outline permission S/2015/1798/EIA comprising the erection of a Class B8 distribution unit (18,546sq.m GIA) with ancillary office space and gatehouse, external sprinkler tank and pumphouse, plot access, parking, internal road and landscaping together with strategic landscaping plot boundary and the creation of new access road from Style Way (SNC Consultation)

WARD: Other Authority

APPLICANT: Prologis UK Ltd
AGENT: Turley

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

DEPARTURE: No

APPLICATION FOR CONSULTATION BY SOUTH NORTHAMPTONSHIRE COUNCIL:

- 1. RECOMMENDATION**
 - 1.1 That Northampton Borough Council **RAISE NO OBJECTIONS** to the principle of development.
- 2. THE PROPOSAL**
 - 2.1 The application is a consultation by South Northampton Council (SNC) on a reserved matters application for the erection of a Use Class B8 distribution unit measuring 18,546 sq m (gross internal area) with ancillary office space and gatehouse, external sprinkler tank and pumphouse, access, parking, internal road and landscaping to the northern boundary and the creation of a new access from Style Way.
 - 2.2 The main building would have a maximum ridge height of 18.32m with an internal floor area of 216m x 86.5m. The roof would comprise of three barrel vaults with overhanging eaves. Materials would comprise horizontal profile cladding and composite panels predominantly in grey.
 - 2.3 Vehicular access for both cars and heavy goods vehicles would be via the new access road, an extension to the existing Style Way that links to the existing Prologis park, with separate controlled access for HGVs through dedicated access point and gatehouse.

- 2.4 165 car parking spaces are proposed to the south of the main building, including 17 disabled spaces and 2 electric spaces, with the provision of 60 cycle spaces.
- 2.5 A new bus stop and shelter would be provided to be served by the now established bus service put in place as part of the original permission for Pineham and links to existing combined cycleways and footways.
- 2.6 The development proposals incorporate areas of landscaping to the north and south of the site and within the car parking areas.
- 2.7 The submitted details include dedicated storage and refuse areas and a 2.4m high security fence is proposed around the main yard.

3. SITE DESCRIPTION

- 3.1 The application site measures some 5.2 hectares and comprises of a green field site to the north of the M1 and to the west of the existing Pineham Business Park. Upton Valley Way is situated to the north east of the site. To the west is open countryside beyond which is Kislingbury village.
- 3.2 The site lies entirely within the administrative boundary of SNC.

4. PLANNING HISTORY

- 4.1 S/2014/1603/EIA (N/2014/1057) - Extension of Pineham Business Park comprising the erection of buildings B1(c), B2 and B8 employment purposes with associated parking, highways infrastructure, engineering works, drainage, landscaping and ancillary works, including the partial stopping up and diversion of existing footpath LB12. Outline application with all matters reserved except site access and landscaping to both the northern and western boundaries. (Application accompanied by an Environmental Statement). (SNC Consultation). Approved 10/02/15.
- 4.2 A variation of condition was approved on 8/12/15 by SNC (S/2015/1798/EIA) relating to layout of that part of the outline site to the north of this application.
- 4.3 This is the first reserved matters application relating to the outline consent.

5. PLANNING POLICY

5.1 Statutory Duty

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).

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:

The NPPF has an overriding presumption in favour of sustainable development.

Paragraph 18 advises on the Government's commitment to securing economic growth in order to create jobs and prosperity.

Paragraph 19 advises that the planning system should support sustainable economic growth and places significant weight on the need to support growth through the planning system.

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 SA: Presumption in favour of sustainable development – requires planning authorities to take a positive approach to determining development proposals.

Policy S7: Provision of Jobs – requires provision of a minimum net increase of 28,500 jobs in the period 2008-2029 within the plan area.

Policy C2: New Developments – new development, including employment, will be expected to achieve modal shift targets by maximising travel choice from non-car modes and mitigating its effects on the highway network, supported by a Transport Assessment and Travel Plan.

Policy S10: Sustainable Development Principles – requires, amongst other things, development to achieve the highest standards of sustainable design, incorporating security considerations; to protect, conserve and enhance the natural and built environment.

5.4 **Supplementary Planning Documents**

Northamptonshire County Parking Standards SPG 2003

Planning out Crime in Northamptonshire SPG 2004

6. **CONSULTATIONS/ REPRESENTATIONS**

6.1 N/A.

7. **APPRAISAL**

7.1 The principle of development has already been established through the grant of outline planning consent, including the provision of access. The main issues for consideration in this reserved matters application are, therefore, layout, scale, appearance and landscaping.

7.2 The outline consent established a number of parameters relating to the maximum quantum of development, the provision of structural landscaping to the northern and western boundaries, and building heights. The structural landscaping to the west forms was approved under the outline consent.

7.3 The design, appearance and scale reflect that of existing development within Pineham Business Park and are within the parameters of the building heights set by the outline consent. Whilst the application proposes a smaller building and different orientation of building to that shown on the illustrative details submitted with the outline application allowing provision for an additional building to the east, the plans submitted at outline stage were purely indicative and the quantum of overall floorspace is set and would be controlled by the outline consent.

7.4 The nearest residential development within the Northampton Borough boundary is located beyond existing commercial buildings to the east and north east and it is not considered that there would be any increased impact on residents to that arising from the existing business park.

In addition, noise limitations for fixed plant and machinery are already imposed under Condition 22 of outline consent.

8. CONCLUSION

8.1 The development is in a sustainable location and would contribute towards the provision of economic and employment opportunities within the area in line with national and local policy requirements. The design, appearance and landscaping are considered acceptable and therefore no objections are raised.

9. CONDITIONS

9.1 N/A.

10. BACKGROUND PAPERS

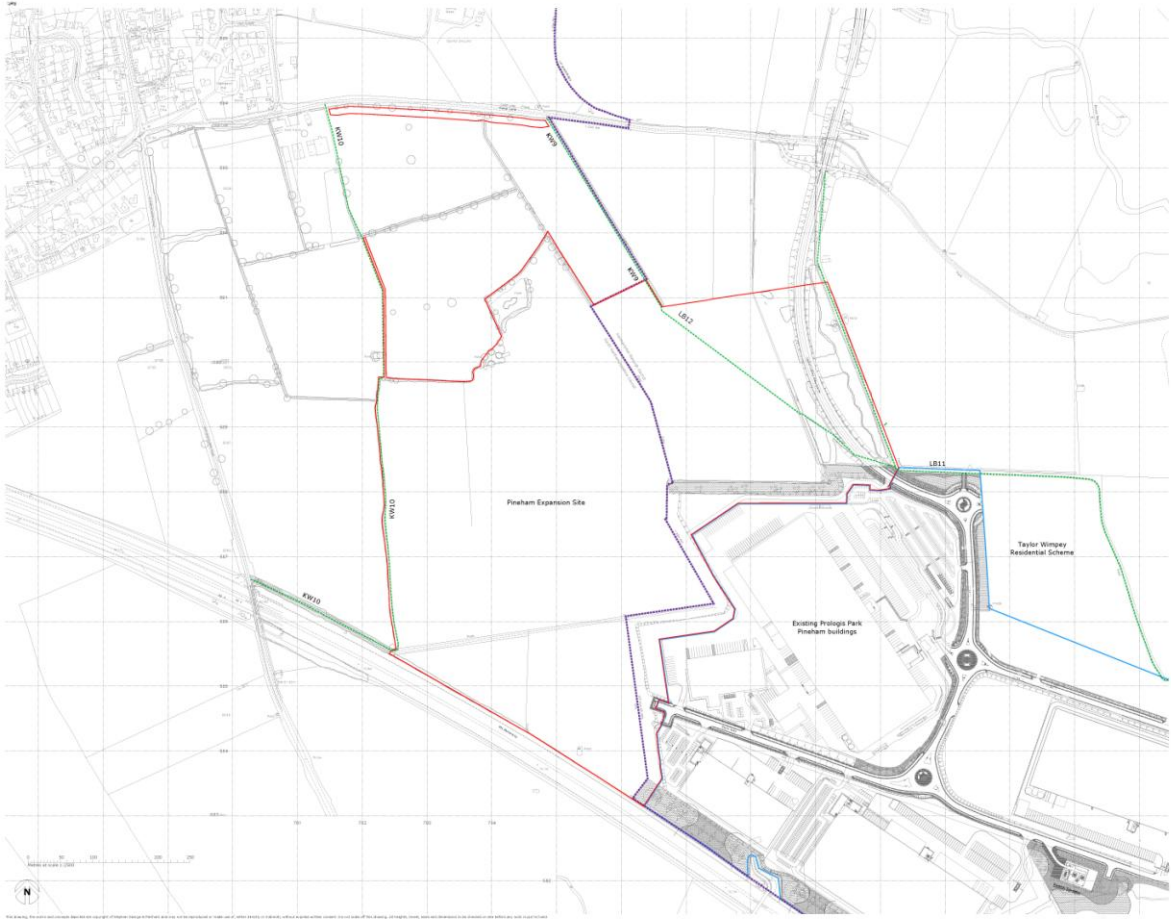
10.1 N/2016/1140

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.



Notes:
 Civil, structural, highways engineering works and surface water management are illustrative only. To be designed and constructed by the employer's design, detail and construction.
 Landscape design is illustrative only, to be designed and constructed to landscape architect's design, detail and specification.
 Ordnance Survey Data:
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 License No: 100026489

Revisions:

Key:
 [Red line] Pinning boundary (Zone H)
 [Blue line] Existing Prologis UK estate edged plan
 [Purple line] Administrative boundary
 [Green line] Public Footpath



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 1, Northampton Hall Street
 Northampton, Northampton NN1 2JF
 www.stephen-george.co.uk

Northampton, Pinham Expansion Land (Zone H) Red Line Boundary

Drawing Status:	Planning
Client/Reference:	PL/14/0022
Drawn:	MS
Team:	JK
Date:	07/08/2014
Scale:	1:1,000 (approx)
Project no:	10022
Dwg no:	PL/14/0022
Rev:	