



PLANNING AGENDA

Tuesday, 17 January 2017

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), Mary Markham, Jamie Lane, Graham Walker, Arthur McCutcheon, Brian Markham, Samuel Kirby-Shaw, Andrew Kilbride and Elizabeth Gowen.

Chief Executive David Kennedy

If you have any enquiries about this agenda please contact
democraticservices@northampton.gov.uk or 01604 837722

PLANNING COMMITTEE

AGENDA

Meetings of the Planning Committee will take place at 6.00pm on 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, 17 January 2017
at 6:00 pm.

D Kennedy
Chief Executive

AGENDA

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

6. LIST OF CURRENT APPEALS AND INQUIRIES

Report of Head of Planning (copy herewith)

7. OTHER REPORTS

None.

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

None.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

None.

10. ITEMS FOR DETERMINATION

(ADDENDUM ATTACHED)

(A) N/2016/1448 SINGLE STOREY REAR & FRONT EXTENSION, INTERNAL ALTERATIONS & NEW FIRST FLOOR EXTENSION OVER EXISTING GARAGE TO SIDE 49 ACRE LANE

(Copy Herewith)

(B) N/2016/1502 CHANGE OF USE FROM DWELLING (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION FOR 3 PERSONS (USE CLASS C4) 14 WHITWORTH ROAD

(Copy Herewith)

(C) N/2016/1511 ERECTION OF MARQUEE AT NORTH STAND CAR PARK SIXFIELDS STADIUM, WALTER TULL WAY ST JAMES

(Copy Herewith)

(D) N/2016/1513 PRIOR NOTIFICATION FOR DEMOLITION OF 2 BLOCKS OF 5 GARAGES LOCK UP GARAGES, CHURCHILL AVENUE

(Copy Herewith)

(E) N/2016/1696 PRIOR NOTIFICATION FOR DEMOLITION OF 1 BLOCK OF 2 GARAGES GARAGES, WOODSTOCK, CLIFTONVILLE ROAD

(Copy Herewith)

11. ENFORCEMENT MATTERS

None.

12. ITEMS FOR CONSULTATION

(A) N/2016/1616 RESERVED MATTERS SUBMISSION PURSUANT TO OUTLINE PERMISSION - ERECTION OF B8 DISTRIBUTION UNIT WITH ANCILLARY OFFICE SPACE, ENERGY CENTRE AND ROOF PLANT, TWO GATEHOUSES, ACCESS, PARKING BAYS, INTERNAL ROAD, HARD SURFACING AND LANDSCAPING. ROTHERSTHORPE ROAD AND STYLE WAY, KISLINGBURY

(Copy Herewith)

(B) N/2016/1637 OUTLINE PLANNING APPLICATION FOR UP TO 75 RESIDENTIAL DWELLINGS (INCLUDING 35% AFFORDABLE HOUSING), DEMOLITION OF EXISTING OUTBUILDINGS, INTRODUCTION OF STRUCTURAL PLANTING AND LANDSCAPING, INFORMAL PUBLIC OPEN SPACE AND CHILDREN'S PLAY AREA, SURFACE WATER ATTENUATION WITH ASSOCIATED ANCILLARY WORKS LAND OFF HOLLY LODGE DRIVE, BOUGHTON

(Copy Herewith)

13. EXCLUSION OF PUBLIC AND PRESS

THE CHAIR TO MOVE:

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

SUPPLEMENTARY AGENDA

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

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.

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 20 December 2016

PRESENT: Councillor Oldham (Chair); Councillor Golby (Deputy Chair);
Councillors Birch, Davenport, Haque, Kilbride, Lane, B Markham,
McCutcheon, Shaw and Walker

OFFICERS: Peter Baguley (Head of Planning), Rita Bovey (Development
Manager), Nicky Toon (Development Management Team Leader),
Ben Clarke (Principal Planning Officer), Sunita Makh (Solicitor), Dan
Kalley (Democratic Services Officer)

1. APOLOGIES

Apologies for absence were received from Councillor Mary Markham and Councillor Elizabeth Gowen.

2. MINUTES

The minutes of the meeting held on 22 November 2016 were agreed and signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

RESOLVED: That under the following items, the members of the public and ward councillors listed below were granted leave to address the Committee:

N/2016/1007

Matthew Moore

N/2016/1073

Mike Hallam
Paul Toone
Geoff Armstrong

N/2016/1091

Daniel Keane

N/2016/1111

Anita Harvey
Sophie Griffiths
Cllr Anna King
Peter Kaye
Tad Dobraszczuk

N/2016/1136

Geoff Pollard

Cllr Ian Simons
Cllr Phil Larratt

N/2016/1292
Cllr Zoe Smith

N/2016/1348
Cllr Zoe Smith

4. DECLARATIONS OF INTEREST/PREDETERMINATION

Councillor Kilbride declared a personal non-pecuniary interest in item 10i by virtue of being a Ward Councillor and having been asked to sit as a Governor of the school.

Councillor Birch declared a personal non-pecuniary interest in item 9a by virtue of being a trustee of Community Spaces in Northampton. In addition she declared a personal non-pecuniary interest in item 10e by virtue of being a Ward Councillor.

Councillor Lane declared a personal non-pecuniary interest in item 10d by virtue of being a Ward Councillor.

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

There were none.

6. LIST OF CURRENT APPEALS AND INQUIRIES

The Development Manager submitted a List of Current Appeals and Inquiries and elaborated thereon. The applications at 1 Thornton Road and 754 Obelisk Rise had both been dismissed, the Inspector had agreed with Council's decisions in both instances.

The outcome from the Milton Ham Public Inquiry was still pending.

RESOLVED: That the report be noted.

7. OTHER REPORTS

There were none.

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

There were none.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

(A) N/2016/1566 - CERTIFICATE OF LAWFULNESS APPLICATION TO USE PREVIOUSLY APPROVED NURSERY SCHOOL FOR GENERAL EDUCATIONAL PURPOSE WITHIN THE NEW COMMUNITY CENTRE BUILDING, ST CRISPIN COMMUNITY CENTRE, ST CRISPIN DRIVE

The Development Manager submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee were advised that planning permission for a 'New Community Centre, incorporating changing room facilities and Nursery School', had been approved in March 2016. Members of the Committee were informed that building works were now under way and that the building was to be ready in the New Year.

This proposal sought to issue a certificate of lawfulness to change the description from a Nursery School to general education purposes, confirming that this change did not need planning permission. Members were informed that this only came in front of the Committee as it related to land owned by the Council.

RESOLVED:

That the application be **APPROVED** for the following reason:

The Council is satisfied that the proposed use of part of the building for general educational purposes would not be materially different from the previously approved use of this part of the building as a nursery, as both uses fall within the same Use Class D1 in the Town and Country Planning (Use Classes) Order 1987 (as amended). Planning permission is therefore not required for the proposed use.

10. ITEMS FOR DETERMINATION

(F) N/2016/1111 - NEW HOUSE WITH DETACHED GARAGE INCLUDING DEMOLITION OF SINGLE STOREY SIDE BAY TO EXISTING HOUSE ON ADJACENT SITE LAND ADJACENT TO 41 PARK AVENUE NORTH

The Development Manager submitted a report on behalf of the Head of Planning and elaborated thereon. The proposal being sought was for the erection of an infill dwelling, providing a four bedroom house over three storeys. Part of the proposal included a rear detached garage and two off road parking spaces on site. Access to the off-street parking was to be via a service road to the rear of the property. The exterior to the property was to be in keeping with the local houses, including similar pebble dash rendering on the ground floor level. In addition the development was to be staggered back slightly from 43 Park Avenue North and slightly in front of 41 Park Avenue North. In terms of the impact on the property across the road, this development was 25m away. Members were directed to photos provided by local residents outlining the space for the development and the properties in close proximity.

Anita Harvey, resident at 43 Park North Avenue, addressed the Committee and stated that the report provided was inconsistent with proposals and conflicted with JSC policy section H1, whereby the development was going to impede on the enjoyment and use of her property. This development was to protrude 3m from the back of her property, causing overshadowing. In addition the property would make the kitchen area even darker than it currently was and make rooms on that side of

the house uninhabitable. Furthermore the development would not meet policy E20 of the Northampton Local Plan, as it would not reflect the character and design work of the surrounding houses.

In response to questions from Members, Anita Harvey commented that the development would overshadow her property. .

Sophie Griffiths, resident at 60 Park Avenue North, addressed the Committee and stated that there would be extra pressure created on parking and road safety with this development. Residents were already vying for car parking spaces, furthermore, almost none of the residents used their garages located on the service road. The Police were already being called on a regular basis to come and move illegally parked cars. In terms of the service road, there was already high levels of crime and anti-social behaviour and went against West Northamptonshire's policy to reduce crime and would contravene paragraph 58 of the National Planning Policy Framework.

In response to questions, the Committee were informed that the new build would not be in keeping with the character of the buildings on Park North Avenue.

Councillor Anna King, as Ward Councillor, addressed the Committee and commented that the impact on 43 Park Avenue North would be extremely detrimental to their everyday use of the property. In addition there were major issues with crime in the area, furthermore residents had been unsuccessful in getting a gate installed on the service road entrances, to try and prevent crime.

Peter Kaye, owner of the site, addressed the Committee and informed Members that they had moved into the neighbouring property 30 years ago and were now in a position to develop the land adjoining. The property was to provide a home for a family and contribute to the lack of housing in Northampton. In addition, a neighbour from across the road supported the application and stated that they used their garage to park cars.

Tad Dobraszcyk, on behalf of the applicant, addressed the Committee and stated that this project was to fill a gap at the end of a row of terrace houses. The plot was 6m wide and the development would be the same width as neighbouring houses. The design of the property was going to be in keeping with the local area. Even though parking was an issue in the area, this development included two additional off street parking spaces to the rear of the property.

In response to questions from the Committee, Tad Dobraszcyk stated:

- Although the property being developed would finish behind the neighbouring property there would be no significant change in the amount of light getting into that property.
- Officers had stated that they had no objections to the amount of parking being provided by the development.

In response to questions from the Committee, the Development Manager stated that the Police had not been consulted on the development, there was no requirement to do so on single dwelling developments. Furthermore, Members of the Committee

were drawn to paragraph 7.9 of the report, stating that although the Highway Authority recommended three off-site parking spaces, it would be difficult to defend on appeal if the application was refused.

Members of the Committee welcomed the comments made and the report from officers. In addition they raised a number of comments including:

- Although there was to be an impact on the neighbouring properties, it was felt that this was not going to be any more detrimental than the current position.
- The design was felt to be in keeping with the local area and would mirror the properties on the other side of the road.
- Parking was a concern with the development, however it was unlikely that this would be upheld on appeal.

RESOLVED:

That the application be **APPROVED** subject to the conditions as set out in the report and for the following reason:

The proposed development is considered acceptable in principle being within an established residential area. Due to its siting, scale and design, it would not have an undue detrimental impact on the appearance and character of the street scene, amenity of adjoining occupiers, trees or highway safety and would contribute towards the Council's 5 Year Housing Land Supply. The proposal therefore accords with Policies E20 of the Northampton Local Plan, H1, BN3 and S10 of the West Northamptonshire Joint Core Strategy and aims of the National Planning Policy Framework.

(G) N/2016/1136 - FIRST FLOOR EXTENSION TO BUNGALOW TO BECOME A TWO-STOREY DWELLING AND GROUND FLOOR EXTENSION TO SIDE/REAR 16 SWALLOW CLOSE

The Development Management Team Leader submitted a report on behalf of the Head of Planning and elaborated thereon. She reported that additional comments received from the resident of no. 11 Swallow Close. The Committee were informed that the property was a four bedroom bungalow at the end of a close. The properties in the cul-de-sac were primarily bungalows, however there were a number of two storey dwellings in Swallow Close and in the immediate vicinity of the site. The application sought to extend the existing bungalow into a two storey dwelling with three bedrooms. To the side of the property the bathroom window would be glazed to ensure privacy to the neighbouring property. In view of the site's location in a corner plot and the varied surrounding character, it was not considered that the design would be unacceptable.

Geoff Pollard, resident at 15 Swallow Close, addressed the Committee and stated that the new dwelling would overlook his garden. The report failed to take into account the Government's policy on trying to keep and maintain bungalow properties for the elderly population. He commented that if this application was granted, then it might set a precedent for other bungalow owners to follow suit. The population of those over 65 was due to increase by 12% in the period 2015-2020, these people would need accommodation that could meet their needs.

Councillor Ian Simons, Parish Councillor, addressed the Committee and commented that this development would be out of character with Swallow Close, primarily because this bungalow was at the hammerhead of a set of bungalows. In addition there was an issue of a shared driveway that would need to be used during construction. It was felt that due to the interference of this construction the Police would need to be called to remove vehicles potentially blocking the driveway.

Councillor Phil Larratt, as Ward Councillor, addressed the Committee and agreed that the area had a vast range of different sized properties, however, there was a short supply of bungalows in the vicinity and there was an increase in the ageing population. Furthermore, this property would be out of character for the area.

The Development Management Team Leader informed Members that the first floor would be set away from the neighbouring boundary with No. 15 and, therefore, would not cause any unacceptable issues with overlooking of neighbouring properties. In addition Condition 6 of the report clearly stated that no additional windows were to be installed in the north-east elevation of the extension, safeguarding the privacy of adjoining properties. With regards to concerns regarding impacts during construction on the shared driveway, this was not a planning matter, and if there was any damage this would be a civil matter.

Members of the Committee welcomed the comments made and agreed that it was a shame to lose bungalows in the area, however this development seemed to be in keeping with the character of the local area and would not impact neighbours to a detrimental point.

RESOLVED:

That the application be **APPROVED** subject to the conditions as set out in the report and for the following reason:

The proposed development due to its siting and design would not have any adverse impact upon the character of the area and the residential amenity of the adjoining neighbouring properties. The proposal would accord with saved Policies E20 and H18 of the Northampton Local Plan, Policy S10 and H1 of the West Northamptonshire Joint Core Strategy, the Council's Residential Extensions and Alterations Design Guide Supplementary Planning Document and advice given within National Planning Policy Framework.

(D) N/2016/1073 - OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED EXCEPT ACCESS FOR RESIDENTIAL DEVELOPMENT OF UP TO 30 RESIDENTIAL DWELLINGS WITH ASSOCIATED OPEN SPACE, CAR PARKING AND VEHICULAR ACCESS FROM BOOTH RISE AND DEMOLITION OF 58 AND 62 BOOTH RISE LAND REAR OF 62 BOOTH RISE

The Principal Planning Officer submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee were informed that the application sought outline consent for up to 30 dwellings, with access for approval, which would be fixed. The access point would be created with the demolition of 58 Booth Rise and

would run to the side of 60 Booth Rise. The layout of dwellings as part of the development at this stage was indicative only.

The Highway Authority had not raised any objections to this development. In addition the development featured some in variations in terms of level, ranging from a high point adjacent to Booth Rise to a lower point next to Lumbertubs way. The indicative parameters stated that the development would comprise a combination of bungalows, two storey houses and two and half storey houses. A condition could be imposed to limit building heights of the final development. As per the report this application was subject to S106 agreements. Furthermore, the Principal Planning Officer made reference to additional comments received and attached as part of the Addendum to the meeting.

Mike Hallam, in his capacity as County Councillor for the area, addressed the Committee. He stated that three other applications in this area had been previously refused, including Booth Park, which had only been overturned on appeal. It was his opinion that this was a case of garden grabbing, irrespective of the size of gardens available to 58 and 62 Booth Rise. The owner of 60 Booth Rise refused to sell his property to the developer and was not in support of this application. The area was notoriously busy with traffic and had registered high levels of air pollution, especially around peak time traffic. In addition traffic regularly exceeded the speed limits in place.

In response to questions from Members of the Committee, Mike Hallam commented on a number of issues including:

- Air emissions were high in this area due large numbers of stationary vehicles. In addition this area suffered from high levels of air pollution irrespective of it being an area of congestion.
- The high gradient levels adjacent to the development would make this development stick out.
- The Council originally raised objections to the Booth Park application due to traffic concerns and overdevelopment of the site, but the application was approved by WNDC

Paul Toone, resident at 50 Booth Rise, addressed the Committee and stated that a recent Police survey showed 75% of all vehicles passing the site were going in excess of the 30 mph speed limit. The pavements by the site were far too narrow to accommodate people walking past the development and were also used by cyclists. The access points were in a dangerous position and would cause a number of traffic accidents. The development did not make provision for enough car parking spaces and was short of the requirement as laid out in the 2016 Northamptonshire Policy. Furthermore this was an example of garden grabbing to try and create more housing.

In response to a question from Members, Paul Toone confirmed that there was a right filter lane in place to Booth Park development.

Geoff Armstrong, on behalf of the agent, addressed the Committee and stated that this development would fit in with the local area. In relation to impacts on Nos. 56 and 60, a six foot high wall would be erected with additional landscaping to ensure no disturbance was made to local residents and to keep out noise pollution. In a recent

traffic assessment there would be 14 two way movements from the site, therefore only one movement every four minutes. The visibility by the access point far exceeded the minimum requirement and were over 90m. Furthermore there had been no objections raised by Environmental Health or ecologists.

In response to questions from Members, Geoff Armstrong responded as follows:

- The layout plans were only indicative, therefore there was scope to move open space areas and dwelling positions.
- There were no issues raised by ecology reports and the development has been mindful of the local wildlife.

The Principal Planning Officer confirmed that the gradient levels would be considered when dealing with the reserved matters. This application merely sought to deal with the principal of the development and fixing the access point.

In response to further questions from Members of the Committee, the Principal Planning Officer stated:

- The Section 106 Agreement would run with the land and as a consequence, any future landowner would be bound, in perpetuity, to maintain the open space for public use.
- Only part of the site was garden space, the remainder was overgrown.

Members of the Committee made a number of comments including:

- Air pollution was a major concern in this area, the inclusion of this development would only further erode this.
- It was unsatisfactory to keep one bungalow in the middle of the access roads, this would not be in keeping with the local area.
- The traffic on the main road up to the site was already congested and this development would only increase this.
- There was a high risk to public safety with this development, primarily with the increased traffic coming out of a new development.
- The development was not in keeping with policy E20 of the Northampton Local Plan, as these dwellings would be different in character from surrounding buildings.
- There were concerns around the green space areas.
- This development was eroding natural green space to the rear of existing properties.
- Noted that, that as the site was not identified in the current housing land supply, it would contribute towards the needed five year supply.

RESOLVED:

A proposal was made to approve the application in line with the officer's recommendation. Upon taking a vote, this motion failed.

A further proposal was made to refuse the application, as the fixed access point would have a detrimental impact on Nos. 56 and 60 Booth Rise and would be contrary to National Planning Policy H1.

On a vote this motion to REFUSE the application was passed for the following reason:

By reason of the scale and layout of the proposal, the development would lead to an increase in vehicle and pedestrian movements in close proximity to 56 and 60 Booth Rise. The development would therefore result in an increase in noise and disturbance creating a significant adverse impact upon residential amenity that would be contrary to the requirements of the National Planning Policy Framework and Policy H1 of the West Northamptonshire Joint Core Strategy.

8.25pm Councillor Davenport left the room at this point.

(H) N/2016/1292 - CHANGE OF USE OF EXISTING DWELLING TO 3NO. FLATS AND DEMOLITION OF EXISTING REAR OUTBUILDING AND ERECTION OF REAR STORE - PART RETROSPECTIVE 2 ELIZABETH WALK

The Development Management Team Leader submitted a report on behalf of the Head of Planning and elaborated thereon. She also clarified that the height of the existing rear structure should be 2.8m as stated in paragraph 2.1 of the report. The Committee were informed that this application had been deferred from the previous meeting on 22 November 2016. The report had been updated to make reference to the National Planning Policy and space standards following concerns raised by Members regarding the internal sizes of the flats.

With regards to the National Space Standards, Members were advised that these standards had not been adopted by the Council as Planning Policy and, therefore, the application could not be considered against these standards. Members were advised that whilst the floor area of the flats fell below the requirement of Policy H23 of the Local Plan, the policy is dated and more recent changes in planning regulations could effectively allow smaller dwellings and levels of accommodation. The application still sought the demolition of the out-building and re-building to provide an ancillary store. Furthermore, the Committee were advised that there were additional comments attached to the addendum.

Councillor Zoe Smith, as Ward Councillor, addressed the Committee and commented that as an authority more need to be done to protect people who lived in Northampton. It was unacceptable to have such a development passed and allow people to live there. In addition, it was unacceptable to still have the outbuilding in place and for it to even be considered to be re-built. This was an example of losing a family home.

The Development Manager clarified that the National Space Standards only applied to new build properties and were not planning policy.

In response to questions from Members, the Development Management Team Leader stated that in respect of the outbuilding, a condition was proposed to agree details of materials to be used prior to re-building, . In addition Members were informed that the outbuilding height would be reduced by 50cm and not 10cm as stated in the report.

RESOLVED:

A proposal was made to approve the application in line with the officer recommendation. Upon taking a vote, this motion failed.

A further proposal was made to refuse the application, under policy H23 as the first and second floor flats failed to meet the minimum floor space requirement.

On a vote the application was **REFUSED** for the following reason:

The proposed combined floor space of the ground and first floor flat measured internally would be considerably less than 100 square metres, which combined with the limited size of the third floor flat would fail to provide a sufficient level and quality of accommodation and residential amenity for the occupiers contrary to Policy H23 of the Northampton Local Plan, Policy H1(f) of the West Northamptonshire Joint Core Strategy and the aims and objectives of the National Planning Policy Framework.

8.45pm Councillor Davenport returned to the meeting.

(A) N/2016/0856 - CONVERSION AND EXTENSION OF FORMER COUNCIL OFFICE BUILDING TO RESTAURANT AND HOT FOOD TAKEAWAY, RETAIL UNIT AND 24 NEW STUDENT UNITS AND THREE SELF-CONTAINED LIVING ACCOMMODATION UNITS, REMOVAL OF EXTERNAL STAIRCASE; ERECTION OF ENTRANCE CANOPY AND AWNING; CHANGE OF USE OF FOOTWAY TO INTRODUCE OUTDOOR SEATING AREA ON FISH STREET 14 FISH STREET

This item was withdrawn from the Agenda.

(B) N/2016/1007 - FULL PLANNING APPLICATION FOR 82 RESIDENTIAL DWELLINGS INCLUDING PARKING AND OPEN SPACE WITH ACCESS FROM BECTIVE ROAD FORMER GREEN OAKS PRIMARY SCHOOL , BECTIVE ROAD

The Principal Planning Officer submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee were informed that outline planning permission had been granted for the erection of up to 170 dwellings. Subsequent to granting planning permission, a new application was submitted to develop a new school on the north eastern portion of the site. This was approved in principle by the Committee in September 2016, subject to the completion of the S106 Legal Agreement.

The Principal Planning Officer stated that this application was seeking full planning permission for the erection of 82 dwellings, comprising 4 two bedroom flats, 47 two bedroom houses and 31 three bedroom houses. In addition the proposal made

provision for 146 parking spaces and a central open space area. As per the report this application was subject to the completion of a S106 agreement.

Matthew Moore, on behalf of the applicant, addressed the Committee in support of the application. He stated that extensive consultation had taken place with local residents and other consultees. Planning application had already been approved in 2014 for 170 dwellings, which was far more than the current application. This development was aimed at local residents and a number of houses were to be a part of the Government's Help To Buy scheme for first time buyers. In addition the proposal contained lots of open spaces and took account of national and local planning policies.

In response to questions from Members Matthew Moore made a number of comments including:

- All properties were to be built from timber frame, making them more energy efficient. At the current time there were no plans to look at solar panels.
- There were no plans to include electric car charging points within the development.
- In addition to aiming the development at first time buyers, 35% of the properties would be affordable housing.
- With regards to the access roads to the site, as this was to come off a residential road, there was not much the developers could do to widen the road.

Members of the Committee welcomed the application and commented that it was good to see affordable housing being provided and that there was a lot of open space.

RESOLVED:

That the **APPLICATION** be approved in principle subject to the S106 Agreement to secure:

- i) 35% on-site affordable housing;
- ii) Primary School Education payment;
- iii) A payment towards improvements in highway capacity;
- iv) A payment towards bus stop provision;
- v) That the on-site Public Open Space is maintained and made available for public access in perpetuity;
- vi) A payment towards health care provision;
- vii) A payment towards the provision and/or enhancement and/or maintenance of off-site open space; and
- viii) The Council's monitoring fee, subject to the Head of Planning being satisfied the monitoring fee is necessary and of an appropriate scale.

and the conditions as set out in the report and for the following reason:

The proposed development, subject to conditions, represents an acceptable land use which would contribute towards the Council's five year housing supply and would have a neutral impact upon the character and appearance of the surrounding area, visual and neighbour amenity and the highway system. The development is therefore

in conformity with the requirements of the National Planning Policy Framework, Policies S1, S3, S10, H1, H2 and BN7 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.

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

(C) N/2016/1009 - PRIOR NOTIFICATION TO CHANGE OF USE OF EXISTING RETAIL SHOP (USE CLASS A1) TO RESTAURANT/CAFÉ (USE CLASS A3) 44 ST GILES STREET

The Principal Planning Officer submitted a report on behalf of the Head of Planning and elaborated thereon. The proposal sought to change the use of the property from a shop to a restaurant, to operate in conjunction with the restaurant that already occupied part of the ground floor. Members were informed that Planning Officers proposed refusing this application as it would exacerbate the level of non-retail uses within the area.

The Principal Planning Officer confirmed that there had been a previous refusal for the change of use and the applicant was aware of the issues.

RESOLVED:

That the application be **REFUSED** for the following reason:

The proposed development would exacerbate the level of non-retail uses within an allocated secondary frontage to the detriment of the viability and vitality of the town centre. The proposal therefore fails to comply with the requirements of the National Planning Policy Framework and Policies 12 and 13 of the Northampton Central Area Action Plan.

(E) N/2016/1091 - ERECTION OF THREE RESIDENTIAL BUILDINGS COMPRISING A TOTAL OF 80 SPECIALISED SUPPORTED LIVING APARTMENTS (USE CLASS C3), TOGETHER WITH ASSOCIATED ACCESS, PARKING, OPEN SPACE, BINS AND SCOOTER STORES UNITED TRADES CLUB, BALMORAL ROAD

The Principal Planning Officer submitted a report on behalf of the Head of Planning and elaborated thereon. The surrounding land uses are varied comprising of a mixture of houses and flats, in addition to a number of contrasting commercial uses. The application sought to erect three buildings, which would form 80 units of accommodation for use as a specialist supported living. Furthermore there would now be ample parking spaces as part of the development.

Daniel Keane, on behalf of the applicant, commented that this application had been endorsed and would benefit those needing supported living accommodation.

Members welcomed the report and commented that the development was much needed.

RESOLVED:

That the application be **APPROVED IN PRINCIPLE** subject to the prior completion of a S106 legal agreement to secure:

- i) That the development be used solely for specialist supported living;
- ii) A payment towards provision and/or enhancement of open space within the vicinity of the Application Site; and
- iii) The Council's monitoring fee, subject to the Head of Planning being satisfied the monitoring fee is necessary and of an appropriate scale.

and the conditions set out in the report and for the following reasons:

The proposed development represents an appropriate land use and would have a neutral impact upon the character and appearance of the area, neighbour amenity and the highway system. The development is therefore in conformity with the requirements of the National Planning Policy Framework, Policies S1, S10 and H1 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.

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

**(I) N/2016/1264 & 1387 - VARIATION OF CONDITION 1 OF PLANNING PERMISSION N/2000/0981 TO ALLOW USE OF BUILDING AS A FREE SCHOOL
INSTALLATION OF NEW DOORS, WINDOWS, INFILL CLADDING PANELS, GATES AND RAMPS WITH HANDRAILS NBC DEPOT, STATION ROAD**

The Development Management Team Leader submitted a report on behalf of the Head of Planning and elaborated thereon. Members of the Committee were informed that application number N/2016/1264 had been deferred to a meeting in the New Year. With regards to application N/2016/1387, this related to minor external alterations to the building.

RESOLVED:

That the application is **APPROVED** subject to the conditions as set out in the report and for the following reason:

The proposed external alterations would have a neutral impact on the appearance of the existing building and surrounding area and are in accordance with Policy E20 of the Northampton Local Plan, Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

(J) N/2016/1348 - CHANGE OF USE FROM DWELLING (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 5 RESIDENTS 100 BOSTOCK AVENUE

The Development Manager submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee were informed that this was a retrospective application for a change of use from a residential dwelling to a house in multiple occupation (HIMO). The Highway Authority had raised an objection due to the lack of parking in the area.

Councillor Zoe Smith, as Ward Councillor, addressed the Committee and stated that this was another example of the Highway Authority objecting to a change of use, when there was a lack of parking in the local vicinity. This would have been a perfect family home, however it was an example of the changing of homes to now accommodate single people. She commented that the Council should be looking at creating more single purpose built accommodation units to stop homes being used as HIMO's. The current parking issues had caused members of the public to park illegally on the edge of street corners, which in turn had risked the safety of those people using the pavements.

Members of the Committee commented that this was one of the better HIMO application's that had been presented. Although it was a shame to lose family homes there were no planning grounds to refuse the application.

RESOLVED:

That the application be **APPROVED** subject to the conditions as set out in the report and for the following reasons:

The proposed development for a change of use from a dwelling to a house in multiple occupation (HIMO) would not lead to an unacceptable concentration of HIMOs within the locality that would adversely impact upon the character of the street scene, nor would the development have significant adverse impacts on neighbouring amenity or parking provision. The property is of sufficient size to accommodate the level of accommodation as proposed, in accordance with the requirements of Policies H1, H5, and S10 of the West Northamptonshire Joint Core Strategy, saved Policies E20 and H30 of the Northampton Local Plan, the Council's Houses in Multiple Occupation Interim Planning Policy Statement and the aims and objectives of the National Planning Policy Framework.

11. ENFORCEMENT MATTERS

There were none.

12. ITEMS FOR CONSULTATION

There were none.

13. EXCLUSION OF PUBLIC AND PRESS

None required.

The meeting concluded at 9.30pm

Directorate: Regeneration, Enterprise and Planning

Head of Planning: Peter Baguley



List of Appeals and Determinations – 17th January 2017

Written Reps Procedure

Application No.	DEL/PC	Description	Decision
N/2015/1370 APP/V2825/W/16/3160711	DEL	Variation of Condition 2 of Planning Permission N/2013/1024 to extend deliveries and collections hours to 7.00am to 8.00pm on Mondays to Saturdays and Bank Holidays and Public Holidays and 9.00am to 4.00pm on Sundays at Aldi Foodstore Ltd, Wellingborough Road	AWAITED
N/2015/1393 APP/V2825/W/16/3160378	DEL	Variation of Condition 1 of Planning Permission N/2012/0282 (Extension of opening hours) to amend the opening hours to Monday to Saturday 8am to 10pm and Sundays 10am to 4pm at Aldi Foodstore Ltd, Wellingborough Road	AWAITED
N/2016/0050 APP/V2825/W/16/3162068	DEL	Reserved matters application in relation to outline planning permission N/2013/0442 (Outline application for a new 89 bed hotel) for appearance, landscaping and scale for 56 serviced apartments at Plough Hotel, Bridge Street	AWAITED
N/2016/0251 APP/V2825/W/16/3157902	DEL	Variation of condition 5 of application N/2010/532 (Change of use to restaurant and takeaway on ground floor and residential on first floor) to extend opening hours to Sunday to Thursday 10.00 - 01.00 and Friday & Saturday 10.00 – 0200 at Freddie's Chicken, 99 Weedon Road	DISMISSED
N/2016/0281 APP/V2825/W/16/3165006	DEL	Change of use from shop (Use Class A1) to hot food takeaway (Use Class A5) and install extraction flue at 43 Oulton Rise	AWAITED
N/2016/0380 APP/V2825/W/16/3164220	DEL	Retain Change of Use from a Dwelling (Use Class C3) to House in Multiple Occupation (Use Class C4) at 96 Hood Street	AWAITED
N/2016/0635 APP/V2825/W/16/3162023	DEL	Demolition of existing printing works and construction of 2 new houses (re-submission of planning application N/2015/0276) at 1a Junction Road	AWAITED
N/2016/0786 APP/V2825/D/16/3163085	DEL	Two storey side extension at 26 Thornton Road	AWAITED
N/2016/0876 APP/V2825/W/16/3165110	DEL	Change of use of property from Dwellinghouse (Use Class C3) to a House in Multiple Occupation (Use Class C4) for use by 5 persons. Replacement of existing single storey lean to extension at 89 Adams Avenue	AWAITED
N/2016/0885 APP/V2825/W/16/3159915	DEL	Detached single storey dwelling to rear of 28 Semilong Road	AWAITED
N/2016/1029 APP/V2825/D/16/3162696	DEL	First floor side extension (Resubmission of N/2016/0668) at 21 Ravenscroft	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 took place between 29 November to 2 December 2016 at the Guildhall, St Giles Square. The Inquiry has now closed and decision pending.	AWAITED
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Hearings

		None	
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Enforcement Appeals

		None	
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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



Addendum to Agenda Items Tuesday 17th January 2017

10. ITEMS FOR DETERMINATION

10a

N/2016/1448

Single storey rear & front extension, internal alterations & new first floor extension over existing garage to side

49 Acre Lane

Michael Ellis MP - in support of his constituent Mrs Brown at 51 Acre Lane on loss of sunlight. Considers that the application is unsuitable development.

10b

N/2016/1502

Change of use from dwelling (Use Class C3) to house in multiple occupation for 3 persons (Use Class C4)

14 Whitworth Road

No update.

10c

N/2016/1511

Erection of marquee at north stand car park

Sixfields Stadium, Walter Tull Way

No update.

10d

N/2016/1513

Prior Notification for demolition of 2 blocks of 5 garages

Lock Up Garages, Churchill Avenue

County Ecologist - concerns raised regarding the possibility of bats nesting in the building.

Officer's response - it has been confirmed by the applicants that a survey of bats will be carried out prior to the demolition and appropriate action will be taken if necessary.

10e

N/2016/1696

Prior Notification for demolition of 1 block of 2 garages

Garages, Woodstock, Cliftonville Road

No update.

12. ITEMS FOR CONSULTATION

12a

N/2016/1616

Reserved matters submission pursuant to outline permission – erection of B8 distribution

**unit with ancillary office space, energy centre and roof plant, two gatehouses, access, parking bays, internal road, hard surfacing and landscaping
Rothersthorpe Road and Style Way, Kislingbury**

No update.

12b

N/2016/1637

Outline planning application for up to 75 residential dwellings(Including 35% affordable housing) , demolition of existing outbuildings, introduction of structural planting and landscaping, informal public open space and children's play area, surface water attenuation with associated ancillary works

Land off Holly Lodge Drive, Boughton

No update.



PLANNING COMMITTEE: 17th January 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2016/1448

LOCATION: 49 Acre Lane

DESCRIPTION: Single storey rear and front extension, internal alterations and new first floor extension over existing garage to side

WARD: Spring Park Ward

APPLICANT: Mr & Mrs Darren Newbold
AGENT: Leaf Architecture & Design Ltd

REFERRED BY: Councillor Aziz Rahman
REASON: Impact on no.51 Acre Lane

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 due to its siting, scale and design not have an undue detrimental impact on the appearance and character of the host building, wider area and amenity of adjoining occupiers to comply with Policies E20 and H18 of the Northampton Local Plan, S10 of the West Northamptonshire Joint Core Strategy, the Council's Supplementary Planning Document on Residential Extensions and aims of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 Permission is sought for a first floor side extension above the existing attached garage and a single storey rear extension with a projection of 3 metres. There would also be a single storey front extension. The proposed brickwork to the side wall of the first floor extension would match the existing house. Following concerns from officers on the original submission, the applicant has reduced the first floor rear projection by 0.8 metre to 2.2 metres.

3. SITE DESCRIPTION

3.1 The application site consists of a two storey modern detached dwelling with a flat roof attached garage to the side and parking on an existing hardstanding in front. The property has a private rear garden enclosed on 3 sides. The adjacent property at no.51 Acre Lane has no side windows

in its gable facing the site. There is an existing shed at the end of the back garden. The site is not in a conservation area.

4. PLANNING HISTORY

4.1 No recent applications.

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 relates to design and protecting amenity of other properties.

Paragraphs 56 and 57 promote good design in new development.

5.3 West Northamptonshire Joint Core Strategy (2014)

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

S10 Sustainable Development Principles - promotes high quality design in determination of planning applications.

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 Design of new development - encourages good design and consideration given the amenity of adjoining occupiers in terms of light, outlook and privacy.

H18 Residential Extensions - relates to domestic extensions. Consideration to be given to design and effect on neighbouring occupiers.

5.5 Supplementary Planning Documents

Residential Extensions and Alterations Design Guide SPD (2011).

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **Councillor Aziz Rahman** - loss of light to first floor rear window and called in application to be determined by the Planning Committee.
- 6.2 **51 Acre Lane** - object to application; loss of light to rear garden, back living room, kitchen and bedroom. Have no objection to an upper floor extension as long as it is only in line with the house and not projecting and overshadowing with loss of light to habitable rooms.

7. APPRAISAL

Main issues

- 7.1 The main issues to consider are the impact on the appearance and character of the host building, wider area and amenity of adjoining occupiers.

Impact on appearance and character of host building and area

- 7.2 Although the proposed side/front extensions would be visible from Acre Lane, it is considered that the effect on the street scene would be reasonably limited given the property is set back from the public highway and the proposed development would not appear unduly prominent. The proposed design, appearance and scale are considered in keeping with the host building and any approval would be subject to a matching materials condition for the walls/roof to ensure a satisfactory external appearance. Although the single storey rear extension would be constructed in render which does not match the existing house, this is considered acceptable as it is out of public view. The proposed gable roof over the front extension would also be of similar design to that at no.51 Acre Lane.

Impact on amenity of neighbours

- 7.3 The proposed single storey rear extension would only project 3 metres off the original rear wall of the applicant's property. Due to the level of projection and relationship to existing rear facing windows, it is considered that the effect on no.47 Acre Lane would be reasonably limited.
- 7.4 The most impact would be on no.51 Acre Lane, which has a ground floor rear facing living room close to the boundary with a bedroom above. Given that the proposed side extension would be located to the south of no.51 Acre Lane, it would result in some overshadowing to the rear ground floor living room window. However, the proposal does accord with the 45 degree guide as set down in the Council's Extensions Design Document for assessing loss of light. As the proposed extension would only project 2.2 metres at first floor level beyond the rear wall of the objector's house, it is not considered that the impact on no.51 in terms of overshadowing and overbearing would be significant enough to warrant refusal of the application.
- 7.5 As the proposed extension would have no side facing windows, it is considered that there would be minimal overlooking to the rear of both nos.47 and 51 Acre Lane. A condition removing permitted development rights for side windows would be imposed to prevent potential overlooking to the rear of the two adjoining occupiers.
- 7.6 Due to the existing separation of over 30 metres to the properties opposite the front of the site on Acre Lane, there would be limited impact on their amenity. The same can be said regarding properties at the rear on Cornfield Close which are 25 metres away. As the proposed front extension is of a reasonably modest scale, it is not considered that it would have any undue impact on nos.47 and 51 Acre Lane.

Other issues

- 7.7 There are some existing trees within the applicant's rear garden that will require removal. However none of the trees are protected by a Tree Preservation Order and are considered to have low amenity value. There is no objection to their removal.

8. CONCLUSION

- 8.1 While it is acknowledged that the proposed development would have some impact on the amenity of the adjoining occupier at no.51 Acre Lane, it is not considered that the effect would be significant enough to justify refusal of planning permission. On balance, the proposal is being recommended for approval subject to the following conditions.

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: L.10B, 16-021-TOPO and 16-021- MBS.

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

- 3) The external walls and roof of the side and front extensions shall be constructed with materials of the same type, texture and colour as the external walls and roof 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 E20 of the Northampton Local Plan.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed in the side facing elevations of the proposed extensions.

Reason: To safeguard the privacy of adjoining properties in accordance with Policy H18 of the Northampton Local Plan.

10. BACKGROUND PAPERS

- 10.1 N/2016/1448.


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: 49 Acre Lane</p>	<p>Date: 04-01-2017</p>
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PLANNING COMMITTEE: 17th January 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2016/1502

LOCATION: 14 Whitworth Road

DESCRIPTION: Change of use from dwelling (Use Class C3) to house in multiple occupation for 3 persons (Use Class C4)

WARD: Abington Ward

APPLICANT: Mr Kooner
AGENT: Archi-tec Architectural Design

REFERRED BY: Councillor D Stone
REASON: Loss of a family home and pressure on parking

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The proposed development for a change of use from a dwelling to a house in multiple occupation (HIMO) would not lead to an unacceptable concentration of HIMOs within the locality nor would the development have significant adverse impacts on neighbouring amenity or parking provision. The property is of sufficient size to accommodate the level of accommodation as proposed, in accordance with the requirements of the National Planning Policy Framework, Policies H1, H5, and S10 of the West Northamptonshire Joint Core Strategy, saved Policies E20 and H30 of the Northampton Local Plan and the Houses in Multiple Occupation Interim Planning Policy Statement

2. THE PROPOSAL

2.1 The applicant seeks planning permission to change the use of the property from a single dwelling to a house in multiple occupation for a maximum of three people. No external changes are proposed to the building.

3. SITE DESCRIPTION

3.1 The application site consists of a terraced house located in a predominantly residential area, with the majority of properties being used as domestic dwellings. There is a general reliance upon on-street provision of car parking spaces.

3.2 Whitworth Road is in close proximity to Wellingborough Road, which is an allocated centre and contains a number of commercial and leisure facilities. Furthermore, a number of public transport routes, including those into the town centre, operate through this centre.

4. PLANNING HISTORY

4.1 None.

5. PLANNING POLICY

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:

5.3 Paragraph 17 seeks to secure high quality design and good standard of amenity for existing and proposed occupiers.

5.4 Paragraph 49 requires that housing applications are considered with presumption in favour of sustainable development.

5.5 Paragraph 50 states that planning should deliver a wide choice of high quality homes; widen opportunities for home ownership and create sustainable, inclusive, and mixed communities; should plan for a mix of housing based on current and future demographic trends, market trends, and the needs of different groups in the community.

5.6 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:

5.7 Policy H1 - Housing Density & Mix & Type of Dwellings - States that development should provide for a mix of house types, sizes and tenures to cater for different accommodation needs. Housing developments will be expected to make the most efficient use of land having regard to the location and setting of the site, the existing character and density of the local area, accessibility to services and facilities, proximity to public transport routes, the implications of density for affordability and viability, the living conditions provided for future residents, and the impact on the amenities of occupiers of neighbouring properties.

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

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

5.10 **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:

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

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

5.13 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)

Planning out Crime in Northamptonshire SPG 2004

5.14 **Other Material Considerations**

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

Proposals for HIMOs should:

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

6. **CONSULTATIONS/ REPRESENTATIONS**

6.1 **Highway Authority (NCC)** – No objections.

6.2 **Private Sector Housing (NBC)** – No objections.

6.3 **Councillor D. Stone** – Objecting as the development would result in the loss of building that could be used for family housing and the development will put pressure on car parking.

7. **APPRAISAL**

7.1 The conversion of an existing dwelling to a HIMO is considered to be in accordance with national policy requirements to deliver a wide choice of homes to create sustainable and mixed communities. Policy H5 of the Joint Core Strategy allows for HIMOs where they would not adversely affect the character and residential amenity of an area. In principle, HIMOs are considered to be acceptable in a residential area.

7.2 Whilst it is appreciated that the development would result in the loss of a dwelling that could potentially be occupied by a family, it should be recognised that if this development proceeds only 4.4% of buildings within a 50m radius of the application site would be used as HIMOs. This is an increase from the current situation of 3.3%. Given that this provision is significantly lower than the maximum threshold established within the Council's Interim Policy Statement, it is considered that if the proposed development were to proceed, there would still be a reasonable mixture of house types within the vicinity in order to meet the differing needs of residents.

- 7.3 The layout of the development consists of a living room, a dining room, a kitchen and bathroom on the ground floor and three bedrooms and a shower room on the first floor. There is also room within the rear garden for refuse and cycle storage. Given this and the fact that the maximum number of residents could be secured through a condition, it is considered that the property is of a sufficient size to accommodate the proposed development.
- 7.4 Parking within the vicinity of the site is on-street, and the nearest bus routes are within 160m of the property on Wellingborough Road. A condition is also recommended that would ensure the provision and retention of cycle storage at the property. Given these factors, combined with the sustainable location of the development in close proximity to an allocated centre and the lack of objections from the Highway Authority, it is considered that the development would not create an undue adverse impact upon the highway system.
- 7.5 Given the lack of external alterations and the scale of the development, it is considered that there would be a neutral impact upon the occupiers of neighbouring properties in terms of considerations such as light, outlook, privacy and noise. In addition, a condition is recommended that would secure the provision and retention of refuse storage.

8. CONCLUSION

- 8.1 It is considered that the proposed development would result in an acceptable form of development, which would have a neutral impact upon the surrounding properties, the character of the area and the highway system. Given that there is a need to ensure the provision of a mixture of house types, it is considered that the proposed development would be in conformity with the requirements of national and local planning policies.

9. CONDITIONS

- 9.1 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: Location and Block Plans; and K17-1.

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

- 3. The development hereby permitted shall be occupied by a maximum of three residents only.

Reason: In the interest's amenity of the proposed occupiers and the surrounding area in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy.

- 4. Notwithstanding the details submitted, full details of cycle storage and refuse storage shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.

Reason: In the interests of creating a sustainable form of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

10. BACKGROUND PAPERS

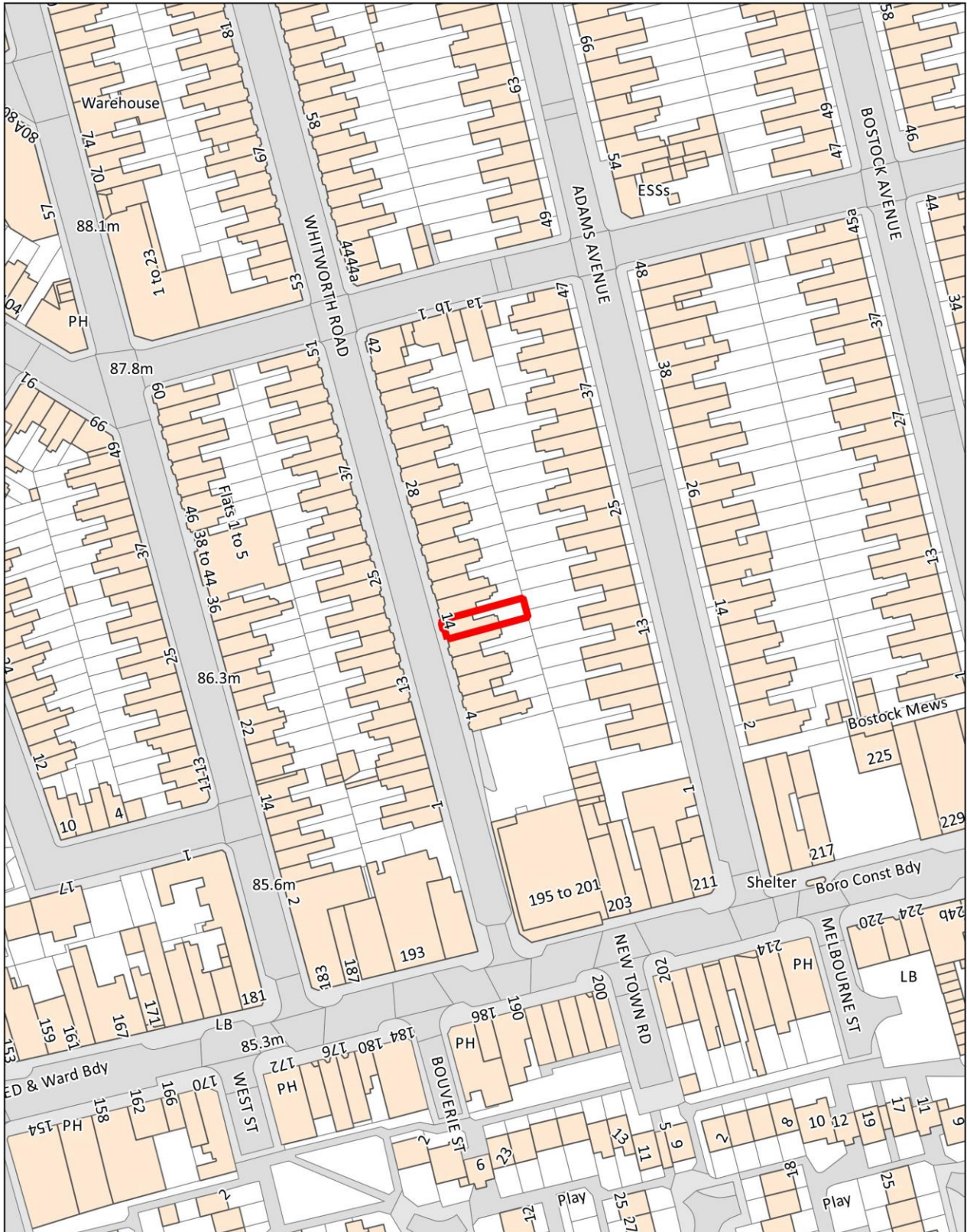
- 10.1 None

11. LEGAL IMPLICATIONS

11.1 None

12. SUMMARY AND LINKS TO CORPORATE PLAN

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



Title: **14 Whitworth Road**

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Date: 04-01-2017

Scale: 1:1,200

Drawn by: -----



PLANNING COMMITTEE: 17th January 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2016/1511

LOCATION: Sixfields Stadium , Walter Tull Way

DESCRIPTION: Erection of marquee at north stand car park

WARD: St James Ward

APPLICANT: Northampton Town Football Club
AGENT: CC Town Planning Ltd

REFERRED BY: Head of 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, subject to conditions, would have a neutral impact upon the character and appearance of the locality, neighbour amenity and the highway system. The proposal is therefore in conformity with the requirements of the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.

2. THE PROPOSAL

- 2.1 The applicant seeks planning permission to install a marquee to the north of the stadium as part of the existing supporters' area. The proposal is intended to provide an area for supporters during periods of adverse weather so that they may continue to use the existing external catering facilities.
- 2.2 The proposed marquee would measure some 24m in length, 7m in width and would have a maximum height of 3.7m.

3. SITE DESCRIPTION

3.1 The application site forms part of the confines of the football ground, which is surrounded by areas of hard standing. The surrounding land uses are a combination of commercial and leisure activities and are sited on varying land levels.

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:

5.3 Paragraph 17 requires that planning seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

5.4 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:

5.5 Policy S10 states that new developments should achieve the highest standards of sustainable design incorporating safety and security considerations.

5.6 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:

5.7 Policy E20 requires that new developments be of an acceptable standard of design and do not impinge upon the amenities of surrounding properties.

5.8 Supplementary Planning Documents

Northamptonshire Parking Standards 2016

6. CONSULTATIONS/ REPRESENTATIONS

6.1 **Highway Authority (NCC)** – No objections.

6.2 **Northamptonshire Police Crime Prevention Design Advisor** – No objections.

6.3 **Environmental Health (NBC)** – no objections.

7. APPRAISAL

7.1 The proposed marquee has a limited scale and as a consequence would not have a significant adverse impact upon the ³⁴amenities of the surrounding properties in terms of

considerations such as light, outlook and privacy. In addition, the relatively small scale means that the structure would not impact upon the highway system. Whilst it is appreciated that a small number of car parking spaces (six) would be removed in order to facilitate the development, this represents a comparatively small portion of the overall provision at the site and no objections have been received from the Highway Authority.

- 7.2 It is noted that the proposed marquee is intended to house fan facilities on match days. As a result, it is likely that some noise would be generated associated with patrons arriving and congregating, however, this is unlikely to significantly adversely impact upon the amenities of surrounding properties due to the separation distances between the various sites and the predominance of leisure/commercial uses in the vicinity.
- 7.3 The proposed marquee would be of a somewhat unembellished design but the structure would not be unduly prominent due to the positioning of the development and the differences in land levels. The primary area of concern is that, as a temporary structure, the materials are likely to decline over time, which would not be conducive to a good standard of development. In order to overcome this, a condition is recommended that would require that the structure to be removed and the land restored to its original condition within three years from the date of any forthcoming permission. The temporary consent would also mean that development would not prejudice any potential development that may take place in the future at the site.

8. CONCLUSION

- 8.1 It is considered that the proposed development, as a temporary measure, would have a neutral impact upon the character and appearance of the surrounding area, neighbouring properties and the highway system.

9. CONDITIONS

- 9.1 1. The development hereby approved shall be removed and the land restored to its original condition within three years from the date of this permission.

Reason: In the interests of visual amenity as the development is considered acceptable only as a temporary expedient in accordance with the requirements of Policy E20 of the Northampton Local Plan.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan and P7.

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

10. BACKGROUND PAPERS

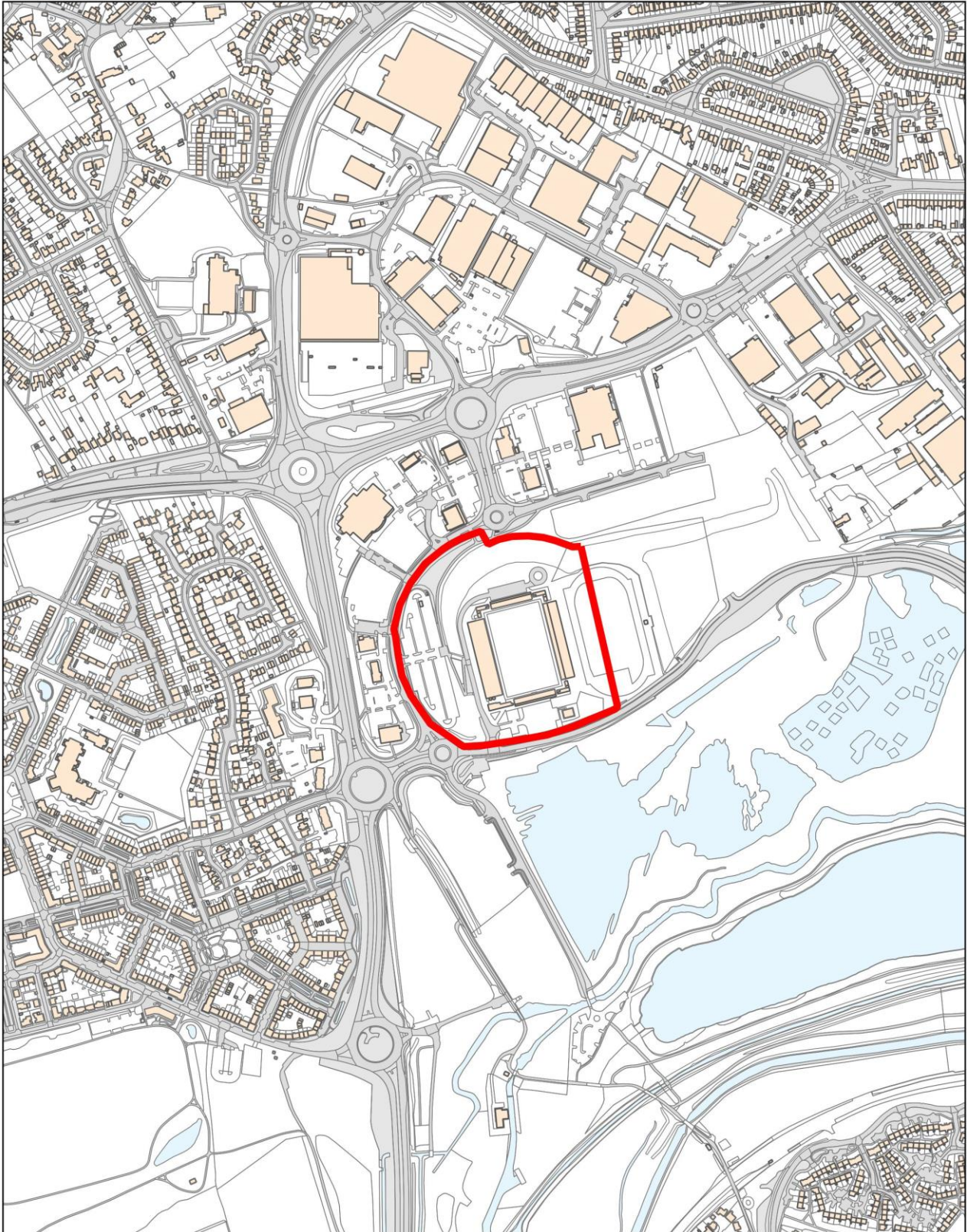
- 10.1 N/2016/1511.

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: **Sixfields Stadium, Walter Tull Way**

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Date: 04-01-2017

Scale: 1:6,500

Drawn by: -----



PLANNING COMMITTEE: 17th January 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2016/1513

LOCATION: Lock Up Garages, Churchill Avenue

DESCRIPTION: Prior Notification for demolition of 2 blocks of 5 garages
WARD: Eastfield Ward

APPLICANT: Northampton Partnership Homes
AGENT: Mr Chris Parr

REFERRED BY: Head of Planning
REASON: Council owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 That the Authority's **PRIOR APPROVAL WILL NOT BE REQUIRED** for the method of demolition and proposed restoration of the site for the following reason:

The means of demolition and the proposed restoration of the site are considered to be acceptable and would be consistent with the aims and objectives of policies of the West Northamptonshire Joint Core Strategy and National Planning Policy Framework.

2. THE PROPOSAL

2.1 The application is for the proposed demolition of two blocks of five garages.

3. SITE DESCRIPTION

3.1 The site consists of two blocks of flat roofed garages which it is proposed to demolish. These are located within a residential area and accessed from a cul-de-sac off Churchill Court, which also serves the rear of houses and bungalows.

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 an application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and Northampton Local Plan (1997) saved policies.

5.2 National Policies

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

Section 8 – Promoting healthy communities.

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.

BN9 – Planning for Pollution Control

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. There are no policies material to this application.

6. CONSULTATIONS/ REPRESENTATIONS

6.1 **Building Control** – Confirm the method of demolition is acceptable.

6.2 **Environmental Health** – Confirm the method of demolition is acceptable.

7. APPRAISAL

7.1 For a Prior Notification for demolition, the only considerations are the matters in relation to the means of demolition and the proposed restoration of the site. The principle of demolition is not a consideration.

7.2 The proposed method of demolition includes the use of site fencing with lockable gates, the display of safety signs, checking for asbestos then carrying out a soft strip of the building, demolition using a mechanical excavator and associated use of a dust suppression system, due care to protect adjoining dwellings, sorting and salvage of demolished materials, ensuring the site is left safe overnight and full compliance with Health and Safety Executive directives.

7.3 The method of demolition has been examined by Building Control who confirms that the details as submitted are acceptable, subject to drainage being capped off or made good. In this respect it has been confirmed that surface drainage would be retained to be used to drain the cleared site.

7.4 Environmental Health has confirmed that the method of demolition is acceptable, subject to the hours of operation being 8am to 5pm on normal working days only.

7.5 The site will be left as a cleared site ready for redevelopment, with a proposed interim use for car parking. It is considered that the appearance of the site would not affect the amenities of the area due to the short time the site is likely to be in this condition.

8. CONCLUSION

8.1 The means of demolition and the proposed restoration of the site are considered to be acceptable and would be consistent with the aims and objectives of policies of the Northampton Central Area Action Plan, the West Northamptonshire Joint core Strategy and the National Planning Policy Framework.

9. CONDITIONS

9.1 It is not necessary to attach conditions as Schedule 2, Part 11 of The Town and Country Planning (General Permitted Development) Order 2015 stipulates that where prior approval is not required, the development shall be carried out “in accordance with the details submitted with the application”. In this case these details would also include the supplementary information submitted, regarding hours of operation and retention of the surface water drainage system.

10. BACKGROUND PAPERS

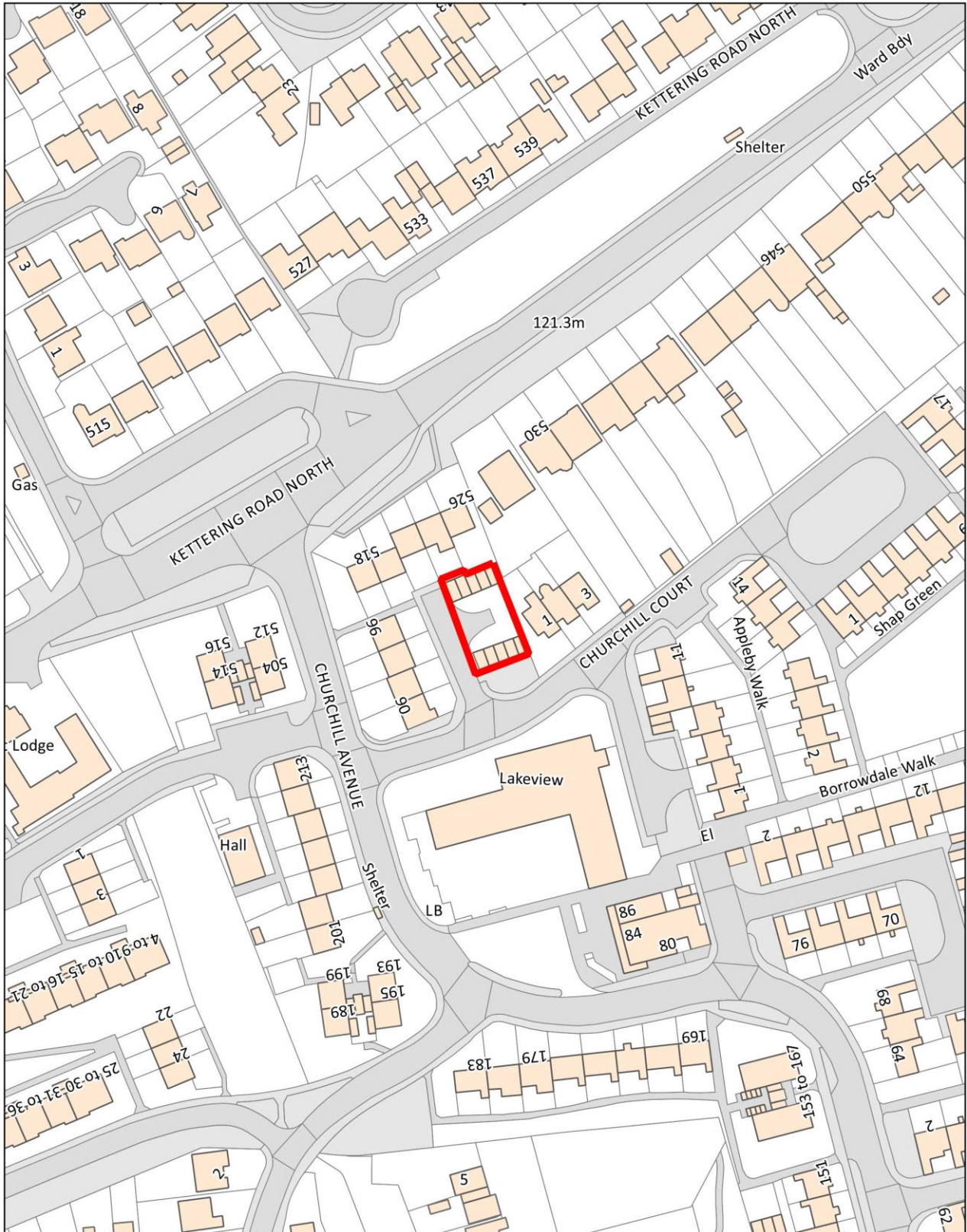
10.1 Application N/2016/1513.

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, Churchill Avenue**

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Date: 04-01-2017

Scale: 1:1,250

Drawn by: -----



NORTHAMPTON
BOROUGH COUNCIL
 Planning Committee

PLANNING COMMITTEE: 17th January 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2016/1696

LOCATION: Garages, Woodstock, Cliftonville Road

DESCRIPTION: Prior Notification for demolition of 1 block of 2 garages

WARD: Rushmills Ward

APPLICANT: Northampton Partnership Homes
AGENT: Kelly Nicholls

REFERRED BY: Head of Planning
REASON: Council Owned Land

DEPARTURE: No

1. RECOMMENDATION

1.1 That the Authority's **PRIOR APPROVAL WILL NOT BE REQUIRED** for the method of demolition and proposed restoration of the site for the following reason:

The means of demolition and the proposed restoration of the site are considered to be acceptable and would be consistent with the aims and objectives of policies of the West Northamptonshire Joint Core Strategy and National Planning Policy Framework.

2. THE PROPOSAL

2.1 The application is for the proposed demolition of a block of two garages.

3. SITE DESCRIPTION

3.1 The site consists of a pair of two flat roofed garages which it is proposed to demolish. These are located to the rear of a block of flats named Woodstock off Cliftonville Road, within a generally residential area.

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 an 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), The Central Area Action Plan and Northampton Local Plan (1997) saved policies.

5.2 National Policies

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

Section 8 – Promoting healthy communities.

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.

BN9 – Planning for Pollution Control

5.4 Northampton Central Area Action Plan 2013

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

Policy 1 – Promoting Design Excellence

5.5 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. There is no policy material to this application.

6. CONSULTATIONS/ REPRESENTATIONS

6.1 **Building Control** – Confirm the method of demolition is acceptable.

6.2 **Environmental Health** – Confirm the method of demolition is acceptable.

7. APPRAISAL

7.1 For a Prior Notification for demolition, the only considerations are the matters in relation to the means of demolition and the proposed restoration of the site. The principle of demolition is not a consideration.

- 7.2 The proposed method of demolition includes the use of site fencing with lockable gates, the display of safety signs, checking for asbestos then carrying out a soft strip of the building, demolition using a mechanical excavator and associated use of a dust suppression system, due care to protect adjoining dwellings, sorting and salvage of demolished materials, ensuring the site is left safe overnight and full compliance with Health and Safety Executive directives.
- 7.3 The method of demolition has been examined by Building Control who confirms that the details as submitted are acceptable.
- 7.4 Environmental Health has confirmed that this method of demolition is acceptable, subject to the hours of operation being 8am to 5pm on normal working days only.
- 7.5 The site will be cleared and resurfaced then used for additional car parking in association with the flats.

8. CONCLUSION

- 8.1 The means of demolition and the proposed restoration of the site are considered to be acceptable and would be consistent with the aims and objectives of policies of the Northampton Central Area Action Plan, the West Northamptonshire Joint core Strategy and the National Planning Policy Framework.

9. CONDITIONS

- 9.1 It is not necessary to attach conditions as Schedule 2, Part 11 of The Town and Country Planning (General Permitted Development) Order 2015 stipulates that where prior approval is not required, the development shall be carried out "in accordance with the details submitted with the application". In this case these details would also include the supplementary information submitted, regarding hours of operation and resurfacing.

10. BACKGROUND PAPERS

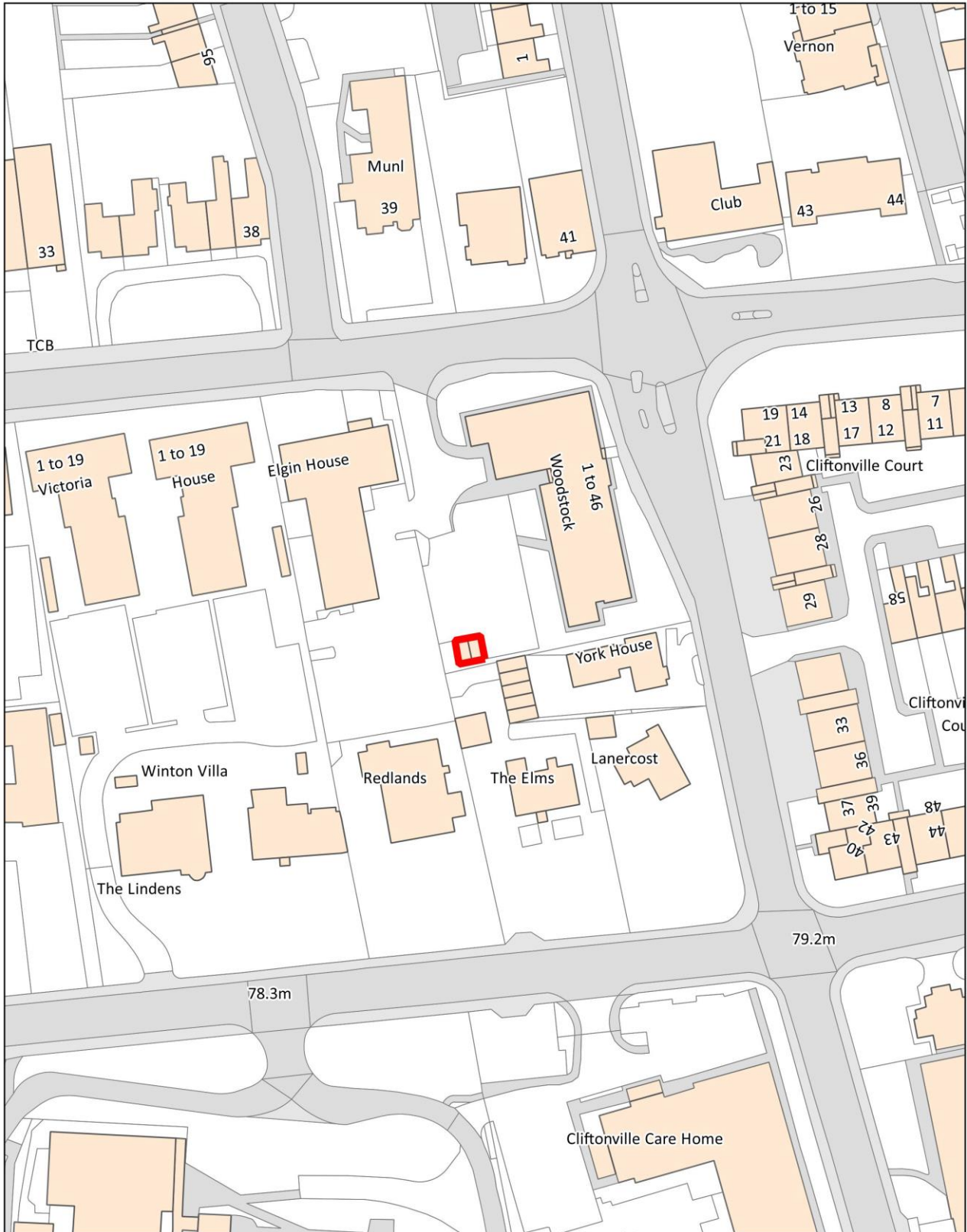
- 10.1 Application N/2016/1696.

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: **Garages, Woodstock, Cliftonville Road**

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Date: 04-01-2017

Scale: 1:1,000

Drawn by: -----



PLANNING COMMITTEE: 17th January 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2016/1616

LOCATION: Rothersthorpe Road and Style Way, Kislingbury

DESCRIPTION: Reserved matters submission pursuant to outline permission S/2016/2592/EIA (Extension of Pineham Business Park Application accompanied by an Environmental Statement) comprising the erection of a B8 distribution unit (24,250 sqm GIA) with ancillary office space, energy centre and roof plant, two gatehouses, together with plot access, parking bays, internal road, hard surfacing and site landscaping and also strategic landscaping to the northern and southern plot boundaries

WARD: N/A

APPLICANT: Prologis UK Ltd
AGENT: Turley

REFERRED BY: Head of Planning
REASON: Major Fringe Application

DEPARTURE: No

APPLICATION FOR CONSULTATION BY SOUTH NORTHAMPTONSHIRE COUNCIL:

1. RECOMMENDATION

1.1 That Northampton Borough Council **RAISE NO OBJECTIONS** to the reserved matters application as proposed.

2. THE PROPOSAL

2.1 This is a consultation by South Northamptonshire Council (SNC) on a reserved matters application relating to an outline consent for the extension of Pineham Business Park comprising of the erection of B1(c), B2 and B8 employment units and associated parking, landscaping and drainage, originally approved in February 2015.

2.2 The reserved matters application seeks approval of details of layout, scale, appearance and landscaping in relation to Plot 2A (as referred to in the outline consent) for the erection of a storage and distribution unit (Use Class B8) with a gross internal floor area of 24,250 sq. m, with ancillary office space, an energy centre and roof plant, two gatehouses, together with access, parking bays, internal road, hard surfacing and landscaping. The overall site area for the reserved matters application is 13.05 hectares.

- 2.3 The main building would incorporate a warehouse at ground floor level, with the main ancillary offices at first floor level at the southern end of the building fronting on to Style Way, a goods-in office at ground floor and a dispatch office split over two storeys. The building would have an eaves height of 19.6m with an overall height of 20.5m. An energy centre would be located on the southwestern corner of the building. A dedicated palette and refuse storage area is proposed in the main yard. The main yard itself would be enclosed by 2.4m high security galvanised steel palisade fencing.
- 2.4 Vehicular access for both cars and heavy goods vehicles would be via the new access road that links to the existing Prologis Park, with a combined pedestrian/cycle path running along the northern boundary of the road. A separate controlled access arrangement for incoming and outgoing HGVs is proposed through two dedicated access points and gatehouses. The access arrangement from Style Way is predicated on Style Way remaining in the private ownership of Prologis, and not intended for adoption.
- 2.5 The proposal includes a dedicated parking area to the south of the main building for staff and visitors comprising a total of 457 car parking spaces, including 403 standard spaces, 24 accessible spaces, 6 electric spaces, and 24 car share spaces with additional space for cycles and motorcycles. A dedicated pedestrian access point is proposed from the car park to the building's main entrance to the north, which will be via a lift/stair tower, with an associated bridge at first floor level providing access to the first floor offices. A bus stop is proposed to the front of the building. 153 HGV parking spaces are proposed around the main unit within the main yard.
- 2.6 Strategic landscaping is proposed to the north and south of the main building with a 37m wide bund and planting between the car park to the south and the M1 motorway.

3. SITE DESCRIPTION

- 3.1 The application site is located to the west of the existing Prologis Park, Pineham, and comprises 39.9 ha of farmland, of which 13.05 hectares forms site area for this reserved matters application. The site slopes in a north easterly direction to a low point along the northern boundary and is bound to the south by the M1 with open countryside to the north and west. Existing buildings on Prologis Park are located to the east.
- 3.2 The site lies predominantly within the boundary of South Northamptonshire but straddles the boundary with Northampton Borough along its eastern boundary.

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 the layout of part of the outline site to the north of this reserved matters site.
- 4.3 A variation of conditions application (S/2016/2592) relating to this part of the site, which sought to vary conditions in relation to the approved plans, development height, landscaping and access, was approved by SNC in December 2016.

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 relevant South Northamptonshire planning policy.

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 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 Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG 2004

6. CONSULTATIONS/ REPRESENTATIONS

6.1 N/a

7. APPRAISAL

Principle of Development

- 7.1 The principle of the erection of a unit for storage and distribution (Use Class B8) in this location was established under the outline consent in February 2015, with a further amendment recently approved in December 2016.
- 7.2 The issues for consideration as part of this reserved matters application are therefore layout, scale, appearance and landscaping.

Design and Appearance

- 7.3 The main building has been designed as a series of barrel vaulted elements with an overall height of 20.5m. A muted palette of materials, comprising predominantly cladding with glazed areas, is proposed to assist in assimilating the building into the surroundings. The building would be viewed in the context of existing commercial buildings within Pineham Business Park, and would reflect the scale and appearance of the existing surrounding buildings. As such the design and appearance are considered appropriate and acceptable.

Landscaping

- 7.4 An area of landscaping is proposed to the north and south of the building with a larger expanse of landscaping surrounding the car park to the south of the site.
- 7.5 The submitted details indicate that the intention is for the landscaping to tie in with the existing landscaping along Style Way, with a row of tree planting within proposed hedging and a grass verge to the footway. Behind this roadside frontage would be a 13m strip of woodland planting to the front of the main building. A further strip of woodland planting would be situated to the north of the main building.
- 7.6 Further landscaping is proposed to screen the car park to the south from Style Way, with a 37m wide earth bund and planting along the boundary of the car park with the M1, continuing the same planting layout already established along this corridor by the existing adjacent unit.
- 7.7 The landscaping as proposed is considered acceptable and would assist in assimilating the building into the surrounding context providing adequate screening where possible.

Other Matters

- 7.8 The outline consent required the funding of a new bus services for the overall site. A new bus layby is proposed on the adjoining site to the east, with a bus stop proposed outside the new unit considered under this reserved matters proposal.
- 7.9 In relation to issues of drainage, ecology, archaeology, highway matters, including construction traffic, the requirements of the conditions on the outline consent remain in place.

8. CONCLUSION

- 8.1 The design and appearance of the proposed unit are in keeping with the surrounding context and the landscaping as proposed is considered appropriate.

9. CONDITIONS

- 9.1 N/a

10. BACKGROUND PAPERS

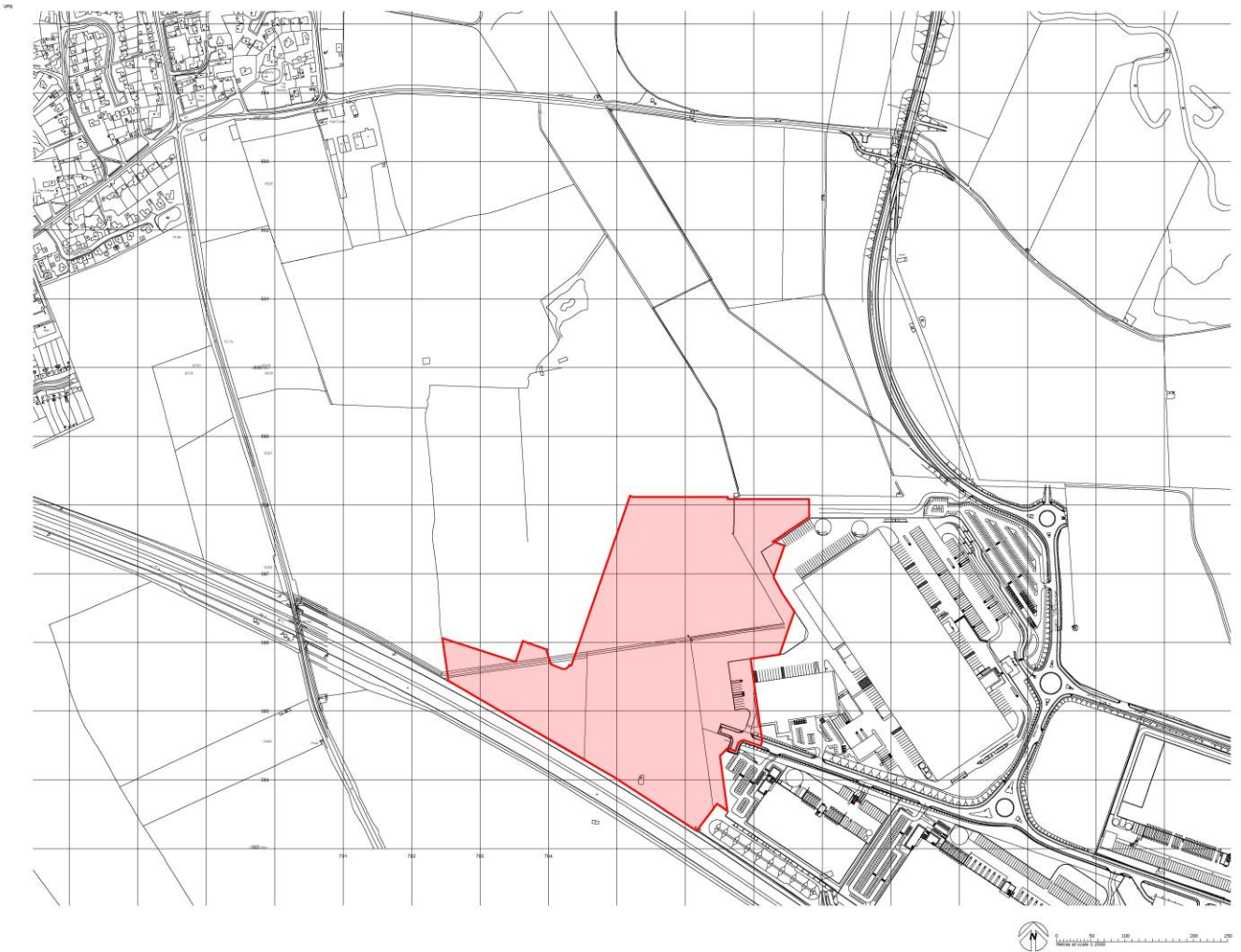
- 10.1 N/2016/1616.

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.



The drawings, to which all copyright and other rights are reserved, are the property of the client and shall not be used for any other purpose without the written consent of the client.



PLANNING COMMITTEE: 17th January 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2016/1637

LOCATION: Land off Holly Lodge Drive, Boughton

DESCRIPTION: Outline planning application for up to 75 residential dwellings (Including 35% affordable housing), demolition of existing outbuildings, introduction of structural planting and landscaping, informal public open space and children’s play area, surface water attenuation with associated ancillary works

WARD: N/A

APPLICANT: Gladman Developments Ltd
AGENT: N/A

REFERRED BY: Head of Planning
REASON: Major Fringe Application

DEPARTURE: No

APPLICATION FOR CONSULTATION BY DAVENTRY DISTRICT COUNCIL:

1. RECOMMENDATION

1.1 That Northampton Borough Council **OBJECTS** to the application for the following reason:

The development would result in the piecemeal incursion of the built area into the countryside in an area designated as Green Wedge which would be contrary to the relevant policies of the Daventry Local Plan, as well as failing to demonstrate that there would be an acceptable impact upon the local road network in accordance with the National Planning Policy Framework. These issues would outweigh the contribution which the development would make to the five year housing land supply within the Northampton Related Development Area.

2. THE PROPOSAL

2.1 Outline planning permission has been applied for to Daventry District Council for up to 75 dwellings (including 35% affordable housing), demolition of existing outbuildings, introduction of structural planting and landscaping, informal play space and children’s play area, surface water attenuation with associated ancillary works.

2.2 All matters are reserved for future consideration with the exception of access, which is indicated to be taken from Holly Lodge Drive.

3. SITE DESCRIPTION

- 3.1 The site is located immediately to the west of the Borough boundary at the junction of Holly Lodge Drive and Boughton Green Road and appears to be used as a paddock. In total the site is 2.89 hectares in size.

4. PLANNING HISTORY

- 4.1 A previous application for outline planning permission was made for up to 110 residential dwellings (including up to 35% affordable housing), convenience store with 200sq.m of retail space (Use Class A1) associated uses and parking, demolition of existing buildings, structural planting and landscaping, informal public open space and play area, surface water mitigation and attenuation and associated ancillary works (all matters reserved). The reference for this application was N/2016/0051.

- 4.2 The consultation was reported to this Council's Planning Committee on 16th February 2016 and it was resolved to object to the application on the following grounds;

"The development would result in the piecemeal incursion of the built area into the countryside in an area designated as Green Wedge which would be contrary to the relevant policies of the Daventry Local Plan as well as failing to demonstrate that there would be an acceptable impact upon the local road network in accordance with the National Planning Policy Framework. These issues would outweigh the contribution which the development would make to the five year housing land supply within the Northampton Related Development Area."

- 4.3 The Committee also resolved to strongly advise that should Daventry District Council be minded to grant permission, a financial contribution should be sought towards the provision of new road infrastructure around the north and west of Northampton.

- 4.4 This application was withdrawn by the applicant before determination by Daventry District Council.

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 Daventry 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 14 identifies the development plan as the starting point for decision making and enables development proposals that accord with an up-to-date Local Plan to be approved without delay.

Paragraphs 47-49 indicate the need for Local Planning Authorities to identify the ability to deliver a 5 year housing land supply, where this cannot be shown, the policies in Plans related to housing are considered out of date and there is a presumption in favour of sustainable development.

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 local planning authorities to take a positive approach to determining development proposals.

Policy S1 “The Distribution of Development” requires that development be concentrated primarily in and adjoining the principal urban areas of Northampton.

Policy S4 makes provisions for 28,470 net additional dwellings within the NRDA and that Northampton’s housing needs will be met primarily within Northampton’s existing urban area and at the Sustainable Urban Extensions within the NRDA, whilst additional development would be supported if it meets the vision and objectives of the JCS.

Policy BN5 provides guidance for enhancing heritage assets, and development in areas of landscape sensitivity.

5.4 **Daventry 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:

The site is located within an area identified as a “green wedge” by saved policy EN10. Saved policy HS24 identifies the site as located outside a settlement and within open countryside”. In respect of the site’s function as a green wedge and its location within open countryside, the policy context is one of seeking to provide a buffer around Northampton to prevent the coalescence of settlements, whilst maintaining landscape features and public access to the countryside.

5.5 **Supplementary Planning Documents**

Planning Obligations SPD (February 2013)

Affordable Housing Interim Statement (February 2013)

6. **CONSULTATIONS/ REPRESENTATIONS**

6.1 N/A

7. **APPRAISAL**

Planning Policy

7.1 At the initial Joint Core Strategy examination hearings, the Inspector questioned the appropriateness of the Northampton Related Development Area (NRDA) boundary and its potential to be inflexible in relation to changing circumstances – particularly its potential to act as a straitjacket in restricting the ability to meet Northampton’s objectively assessed housing needs. Consequently Policy S4 now includes the modification to allow for (in exceptional circumstances)

additional development outside the NRDA boundary, only if it meets the vision, objectives and policies of this plan.

- 7.2 The NPPF (para. 47) requires local authorities to identify and maintain a five year supply of housing land. An assessment of objectively assessed need of both market and affordable housing was undertaken to inform the WNJCS. At present, Daventry District Council has a five year supply of housing land. However Northampton Borough Council does not currently have a five year supply of housing land.
- 7.3 Although situated in Daventry District, the development would form part of Northampton both in form and function, and in any reasonable assessment should be considered to contribute to meeting Northampton's housing needs. In relation to the provisions of paragraph 49 of the NPPF, Northampton's lack of supply is a significant factor. Unlike other uses, the importance of increasing the supply of housing is given additional weight by a further reiteration of the need to consider housing applications in the context of the presumption in favour of sustainable development. As such this site has the potential to contribute to the supply of new homes within the NRDA over the next five years through the provision of 75 dwellings consistent with the provisions of modified Policy S4.
- 7.4 A similar conclusion was reached by the Inspector in a recent appeal decision in relation to a similarly located site at Welford Road, i.e. directly adjoining the NRDA boundary.
- 7.5 In terms of the Daventry Local Plan, the site is located within an area identified as a "green wedge" by saved Policy EN10. Saved Policy HS24 identifies the site as located outside a settlement and within open countryside. In respect of the site's function as a green wedge and its location within open countryside, the policy context is one of seeking to provide a buffer around Northampton to prevent the coalescence of settlements, whilst maintaining landscape features and public access to the countryside.

Landscape/Visual

- 7.6 The scheme would breach the defined settlement edge of Northampton and would result in the development of land located within a designated "green wedge". It is considered that in this location the settlement edge is quite strongly defined with Boughton Green Road and Holly Lodge Drive providing physical buffers. The development does not continue any existing pattern of development and it is consequently considered that there are concerns regarding this incursion into the countryside from a landscape and visual perspective.

Highways

- 7.7 Details of access are included within the application indicate access to the development from Holly Lodge Drive. Although this is a reduced scheme to that previously considered, concerns are still expressed that the potential exists for the scale of development proposed to adversely impact upon the local road network as well as upon the wider road network in the vicinity and in particular the Kingsthorpe corridor and that the application does not satisfactorily demonstrate the scale of this impact or whether mitigation is necessary.

8. CONCLUSION

- 8.1 While the development should contribute to the five year housing land supply within the NRDA, there are significant concerns regarding the incursion into the countryside and the impact on the local road network.

9. BACKGROUND PAPERS

9.1 N/2016/1637.

10. LEGAL IMPLICATIONS

10.1 None.

11. SUMMARY AND LINKS TO CORPORATE PLAN

11.1 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.

