



**PLANNING COMMITTEE:** 18<sup>th</sup> October 2011  
**DIRECTORATE:** Planning and Regeneration  
**HEAD OF PLANNING:** Susan Bridge

**N/2011/0591:** Retention of parking area (with new surfacing) and creation of lay-by and pedestrian walkways

**WARD:** Upton

**APPLICANT:** Cognita Schools Limited  
**AGENT:** MacDonald Planning Consultancy

**REFERRED BY:** Head of Planning  
**REASON:** Council owned property

**DEPARTURE:** No

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**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

**1.1 APPROVAL** for the following reason:

The proposals would preserve and enhance the special historic character of the site without harm to other interests of acknowledge importance in accordance with Policies E1, E9, E11, E12 and E18 of the Northampton Local Plan and the advice contained in PPS5 (Planning for the Historic Environment).

**2. THE PROPOSAL**

**2.1** The application proposes the retention of an existing parking area on the north side of the entrance drive and the formation of a lay-by as an alternative to an unauthorised car park on the south side of the drive. The proposal incorporates details of the proposed surfacing and landscaping details and includes the provision of a footpath.

### **3. SITE DESCRIPTION**

- 3.1 Quinton House is a large Grade 1 Listed Building designed as a country house and set in landscaped grounds. The site is now used as a private school. Within the Northampton Local Plan the site is designated as a school site, a locally important landscape area and a site of acknowledged Nature Conservation Value.
- 3.2 The property is approached via a long, wide driveway offering a principle view of the former country house on approach. The building dates from the Mid 18<sup>th</sup> Century with some earlier parts dating from 15<sup>th</sup> and 16<sup>th</sup> Century. The house has been remodelled and extended circa 1809 and in the late 19<sup>th</sup> Century. More recently it was restored in 1985.
- 3.3 There are a number of outbuildings within the grounds including a former stable, a coach house building, which is used as a Junior and Infants School and a sports hall.

### **4. PLANNING HISTORY**

- 4.1 **N/2007/1531** – Replacement signage – Approved with conditions
- 4.2 **WN/2006/0027** – Construction of new sports hall, relocation of sports pitch, demolition of porch and construction of single storey extension to north elevation, single storey extension to Linden building and hardstandings.
- 4.3 **N/2005/1284** - Demolition of existing porch and construction of a lightweight glazed dining hall structure to northern elevation.

### **5. PLANNING POLICY**

#### **5.1 Development Plan**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The current Development Plan comprises of the East Midlands Regional Plan, the saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

#### **5.2.1 National Policies:**

PPS1 – Delivering Sustainable Development  
PPS5 - Planning for the Historic Environment  
PPS9 – Nature Conservation

#### **5.3 Northampton Borough Local Plan**

E1 – Landscape and open space  
E9 – Locally Important Landscape Area  
E11 – Hedgerows, trees and woodland

E12 - Hedgerows, trees and woodland  
E18 – Site of acknowledged Nature Conservation Value  
L2 – School Site

5.4 **Supplementary Planning Guidance**

Northamptonshire County Parking Standards SPG 2003

6. **CONSULTATIONS/ REPRESENTATIONS**

6.1 **Environment Agency** – assessed proposal as low environmental risk therefore no further comments.

6.2 **Upton Parish Council** - No comments received.

6.3 **Northamptonshire County Council: (Growth Management and Planning Policy)** – No comments received.

6.4 **NCC Archaeology** – A condition would be appropriate.

6.5 **English Heritage** – Support comments made by NBC Conservation Officer and reiterate the need to:

- 1) Request further details of the in/out signage for the retained car park
- 2) Delete the proposed road humps from the proposal
- 3) Seek advice from the County Archaeologist

6.6 **NBC Estates Section** – No comments received

6.7 **NBC Conservation**–

- Objected to the footpath link on the original plan. *This has been subsequently amended and as a consequence the objection withdrawn.*
- Considers speed humps should be removed.
- Concerned that there will be a proliferation of signage for the car park and that this will have a detrimental impact on the setting of the listed building. Recommends that further details of the signs be requested.
- States that the site is sensitive from an archaeological point of view, and whilst the existing unauthorised works may have impacted on this it is essential to ensure that the current works are appropriately informed and managed. Suggests the advice of the County Archaeologist should be sought to inform the proposal.

6.8 **NBC Arboricultural Officer** – Initial objection re the proposed surfacing causing compaction of underlying soil and concrete edging materials affecting tree roots. Objection withdrawn in light of the use of the 'ACO Ground Guard' system and removal of the use of concrete edging.

6.9 **NBC Nature Conservation** - It is considered that the proposal would have no serious detrimental impact on the nature conservation value of Upton Park, subject to the advice of the Arboricultural Officer. This is on the basis that identified sites of particular conservation value within the Park are outside of the area of works.

6.10 **Neighbouring properties, newspaper advertisement and site notice** – No comments received.

## 7. APPRAISAL

7.1 Quinton House has been subject to recent development and whilst construction works were being undertaken two temporary areas were installed for construction traffic parking/compound area. These unauthorised areas have continued to be used for car parking. The proposal now is to rectify the situation and at the same time provide required parking facilities for the school.

7.2 It is proposed to remove 'parking area 1' which is on the south side of the driveway and relay the land as grass. On the roadside edge of area 1 a 131 square metre lay-by will be provided. The lay-by will consist of the 'ACO Ground Guard' system, which provides a natural looking surface with grass growing through a polyethylene sub-base.

7.3 It is proposed to retain 'parking area 2' which is currently hardcore surfaced and to replace with the 'ACO Ground Guard' treatment. The area of this car park will be as existing (974 square metres) and provide 21 parking spaces. A pedestrian access path will lead from the car park to an existing gravel footpath.

7.4 The main issues to be considered are the impact of the proposed development on the setting and special character of this Grade 1 Listed Building and the effect on trees.

7.5 Both of the existing car parks, which are surfaced with compressed hardcore, are unauthorised and due to their location and construction have a negative impact on the setting of the listed building.

7.6 The car park on the south side of the drive, which is closer to the listed building, currently has a significant detrimental impact on the setting of the listed building due to its siting and appearance. Both the car park and the parked vehicles, visually dominate the view of the building on approach along the open driveway. The proposal to restore this area to lawn is considered essential. The proposal is to form a lay-by in this area adjacent to the existing drive. This will enable 'waiting' without blocking the drive during peak periods. The lay-by is to be surfaced in a visually softer treatment and it is considered that it will have a neutral impact on the listed building.

- 7.7 The second parking area on the north side of the drive is at a further distance from the listed building. The visual impact the car park has on the listed building is lessened due to the increased distance from the property, however the current hardcore surface treatment is crude and visually intrusive. The proposal to resurface this area with a visually softer treatment is considered acceptable. Furthermore a landscaping strip between the existing driveway and the proposed car park will further soften its visual impact further.
- 7.8 The Arboricultural Officer originally objected to the application as he considered the proposed surfacing would not prevent compaction of underlying soil and concrete edging materials would be toxic to tree roots. This objection was withdrawn when it was clarified that the existing car park surface would be reinstated with the 'ACO Ground Guard' system and the use of concrete edging to the car park was removed.
- 7.9 The Conservation Officer and English Heritage have raised various concerns:

**Speed Humps** – these have now been removed from the proposal.

**Signage** – concerns have been expressed about signage and it has been recommended that further details be submitted. The proposals do not show any proposals for signage but regardless of this the Advertisement Regulations control the type of sign that is permissible should they be erected.

**Archaeology** – suggests the advice of the County Archaeologist should be sought. Since submitting the application the applicants have engaged the County Archaeologist to prepare a brief for investigation and publication during the reinstatement works and this brief has now been submitted. The County Archaeological Advisor still considers a condition would be appropriate.

## 8. CONCLUSION

- 8.1 It is considered that due to their siting and surface treatment the proposed car park, lay-by and pedestrian walkway would have no adverse impact on the setting of the Listed Building or the Nature Conservation Value of Upton Park.

## 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) No development shall take place until details of the landscaping scheme proposed to be inserted between the driveway and car park has been submitted to and approved in writing by the Local Planning Authority.

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

- (3) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

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

Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with Planning Policy Statement 5 (Planning for the Historic Environment).

## **10. BACKGROUND PAPERS**

- 10.1 Application files WN/2006/0027 & N/2005/1284.

## **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.

<b>Position:</b>	<b>Name/Signature:</b>	<b>Date:</b>
<b>Author:</b>	R Simpson	26/9/2011
<b>Development Control Manager Agreed:</b>	G Jones	28/9/2011



Map: CH  
Date: 08 October 2011  
Scale: 1:2000  
Dept: Planning  
Project: Upton Hall Upton Lane

**Site Location Plan**

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