

PLANNING COMMITTEE: 10 January 2012
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2011/1156 **The siting of a container used for the storage of machinery for the maintenance of the Pocket Park.
Land situated between 78 and 80 Valley Road**

WARD: **Billing**

APPLICANT: **Little Billing Pocket Park Volunteer Group**
AGENT: **N/A**

REFERRED BY: **Head of Planning**
REASON: **Land owned by the Borough Council**

DEPARTURE: **No**

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL** subject to the appended conditions and for the following reason:

Due its limited scale combined with its siting and appearance, the container will not be detrimental to visual or residential amenity in accordance with Policies E20 and L1 of the Northampton Local Plan and PPG17.

2. THE PROPOSAL

2.1 A metal storage container 3m long and 2.4m and 2.6m high wide to be sited on open land owned by the Borough Council at the entrance to the playground and pocket park in Little Billing as accessed off Valley Road.

2.2 The container is to be situated adjacent to an existing electricity sub-station and to the rear of no. 78 Valley Road.

3. SITE DESCRIPTION

- 3.1 Grassed entrance to the playground and pocket park situated between Nos. 78 and 80 Valley Road, Little Billing. The park and entrance are identified as Existing Recreational Land in the Local Plan.

4. PLANNING HISTORY

- 4.1 None relevant.

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 National Policies:

PPS1 – Delivering Sustainable Development
PPG17 - Planning for Open Space, Sport and Recreation

5.3 Northampton Borough Local Plan

E20 – New Development
L1 – Existing Recreational Land

6. CONSULTATIONS / REPRESENTATIONS

- 6.1 No comments received.

7. APPRAISAL

- 7.1 The proposed container is to be located on grassland adjacent to an electricity sub-station with the boundary of no 78 Valley Road to the rear. This location is considered acceptable as it is screened by the hedge and trees on this boundary and sited in a corner, the furthest distance from the footpath to the pocket park. The proposed container is to be metal and painted green, and whilst this is not similar in appearance to the adjoining brick built electricity sub-station, the siting will ensure it does not appear as an intrusive feature in the entrance to the pocket park. The container will be used to store material and equipment to support the upkeep and maintenance of the pocket park in accordance with the aims and objectives of Local Plan Policy L1 and PPG17.

- 7.2 Due to the temporary nature of the container, the permission should be conditioned for a three period only to ensure the proposed container does not start to become dilapidated and in a poor state of repair.

8. CONCLUSION

- 8.1 The proposed container is required for the storage of machinery for the maintenance of the nearby Pocket Park and due to its small size and siting away from the footpath, is considered acceptable.

9. CONDITIONS

- 9.1 The container hereby approved shall be removed and the land restored to its former condition on or before 31 January 2015.

10. BACKGROUND PAPERS

- 10.1 N/2011/1156

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.

Position:	Name/Signature:	Date:
Author:	Geoff Wyatt	19/12/2011
Development Control Manager Agreed:	Gareth Jones	21/12/2011



Name: **Chris Holder**
 Date: **28th December 2011**
 Scale: **1:1250**
 Dept: **Planning**
 Project: **Site Location Plan**

Title
Land between 78 & 80 Valley Road

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