



**NORTHAMPTON**  
**BOROUGH COUNCIL**  
Planning Committee

**PLANNING COMMITTEE:** 6 March 2012  
**DIRECTORATE:** Planning and Regeneration  
**HEAD OF PLANNING:** Susan Bridge

**N/2012/0051:** **Erection of single storey structure to be used as ticket office at Lower Delapre Park, London Road**

**WARD:** Delapre

**APPLICANT:** Northampton Society of Model Engineers  
**AGENT:** Mr John Tomlinson

**REFERRED BY:** Head of Planning  
**REASON:** Borough Council own land

**DEPARTURE:** No

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**APPLICATION FOR DETERMINATION BY:**

**1. RECOMMENDATION**

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

The proposed development due to its siting, design and scale would not have an undue detrimental impact on the appearance and character of the area, amenity of neighbour, flood risk or on the Conservation Area and complies with Policies E9, E18, E20 and E26 of the Northampton Local Plan and aims of PPS1, PPS5 and PPS25.

**2. THE PROPOSAL**

2.1 Full planning permission is sought for erection of a single storey building to provide ticket office for the existing Society of Model Engineers miniature railway. It would be located to the north portion of the existing Model Engineers' site and would measure some 2.7m high and 2.7m x 2.5m foot print with a canopy projecting some 2.5m.

### **3. SITE DESCRIPTION**

- 3.1 The site is located in the grounds of Delapre Park, an attractive parkland to the south of the town centre of Northampton.

### **4. PLANNING HISTORY**

- 4.1 A number of planning permissions have been granted over the years associated with the Northampton Society of Model Engines including the erection of club premises in 1979. Following this, the organisation was granted permission in 1980 for a workshop and toilets facilities, replacement railway track in 1997 and workshop in 1999.

### **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  
PPS5 - Planning for the Historic Environment  
PPS25 - Development and Flood Risk  
PPG24 - Noise

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

E9 - Locally Important Landscape Area  
E18 - Sites of Acknowledged Nature Conservation Value  
E20 – New Development  
E26 - Conservation Areas

### **6. CONSULTATIONS / REPRESENTATIONS**

- 6.1 **Built Conservation (NBC)** - No objection, this minor development is unlikely to have any harm on the conservation area or listed building.

- 6.2 **Public Protection (NBC)** - No comments

- 6.3 **Environment Agency** - Comments awaited

### **7. APPRAISAL**

- 7.1 The principal considerations are the impact on the appearance and character of the area, impact on neighbouring amenity, flood risk and effect on the Conservation Area / Listed Building.

***Impact on appearance and character of the area***

- 7.2 The proposed building is of modest scale measuring metres 2.7 metres long by 2.5 metres wide to a height of 2.7 metres and would have limited impact on the appearance of the area for this reason. Given that it would be a small building within the context of extensive parkland it would form a very minor form of development clearly not out of character with the nearby buildings associated with the railway of similar character. Due to its position, it would not have any adverse impact on the streetscene, as it would not be readily visible from London Road.

***Impact on amenity and living conditions of neighbours***

- 7.3 Due to the separation of 47 metres from the rear of the closest neighbours on Southfield Road to the proposed building and screening behind an existing 2 metre high fencing, it is considered that the impact on residential amenity would be minimal in terms of overbearing, overlooking and overshadowing. In terms of noise, the proposed building is unlikely to result in any significant impact over and above the existing use due to the nature of the proposed use combined with its siting some distance from the nearest residences. The Council's Environmental Health Section has been consulted and raises no concerns.

***Flood Risk***

- 7.4 The site is located within a high-risk flood zone given the proximity to the River Nene. The applicant has submitted a Flood Risk Assessment with the application and the Environment Agency (EA) has been consulted. At the time of drafting this report The EA's comments are awaited and these will be reported via the Committee Addendum. The recommendation to approve the application could be revised in light of comments received from the EA.

***Impact on appearance and character of Conservation Area / Listed Building / Historic Battlefield***

- 7.5 Given the modest scale of development, the Borough Conservation Officer raises no objections to the proposal in terms of the effect on the character and appearance of the Conservation Area, listed building or the registered battlefield.

***Nature Conservation***

- 7.6 Due to the very small scale of development proposed, it is considered that there would not be any significant detrimental impact on the area in terms of the effect on the setting of the park as part of the wider area and would reinforce the use of the site as an existing leisure facility.

## **8. CONCLUSION**

- 8.1 For the reasons cited the proposed development is considered acceptable and compliant with local and national planning policy and is therefore recommended for approval subject to the conditions below.

## **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) Details and /or samples of all proposed external facing materials shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details prior to commencement of construction work on site

Reason - In the interests of visual amenity to comply with Policy E20 of the Northampton Local Plan and aims of PPS1 and PPS5.

## **10. BACKGROUND PAPERS**

- 10.1 N/2012/0051

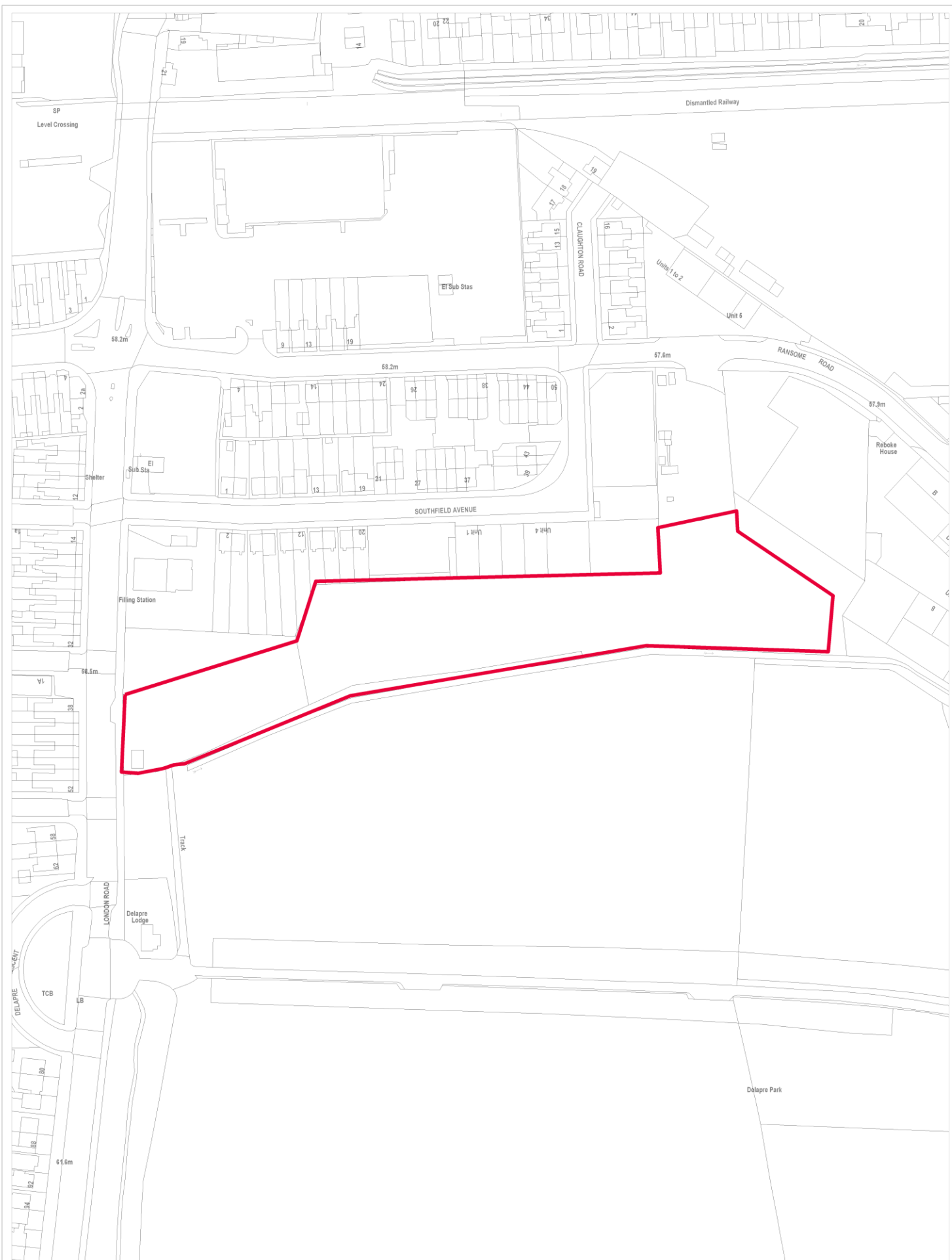
## **11. LEGAL IMPLICATIONS**

- 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>	Jonathan Moore	13/02/12
<b>Development Control Manager Agreed:</b>	Gareth Jones	21/02/12



Name: Registration  
 Date: 23rd February 2012  
 Scale: 1:2000  
 Dept: Planning  
 Project: Location Plan

Title

# Northampton Society Of Model Engines, Delapre Park

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