



PLANNING COMMITTEE: 4 September 2012
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2012/0752 **Change of use from information
centre/crèche (class D1) to retail (A1) at 134
St James Road**

WARD: St James

APPLICANT: Mrs Helen Percival Smith
AGENT: None

REFERRED BY: Scheme of delegation
REASON: Council owned property

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 APPROVAL subject to conditions and for the following reason:

The proposed development is considered to be acceptable in principle for a local centre and would be located in a sustainable location causing no significant undue harm to the amenity of neighbouring properties to accord with the intentions and aims of the NPPF.

2. THE PROPOSAL

2.1 Full planning permission is sought to change the use of the property from an information centre and crèche (use class D1) to a shop (use class A1). No external alterations are proposed as part of this application.

3. SITE DESCRIPTION

3.1 The application site forms the end unit in a parade of 5 commercial properties including a convenience store, gun shop, library and baby ware shop. It lies within a Local Centre as defined by the Northampton

Local Plan Proposals Map. The site is within walking distance of Castle Railway Station and close to bus routes on the St James and Weedon Road. The unit is currently vacant.

4. PLANNING HISTORY

- 4.1 Planning permission was granted in 2002 under Local Planning reference N/2002/0478 to change the use of the property into an information centre and prior to this it was used as a shop to display artwork.

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:

National Planning Policy Framework (NPPF).

5.3 Northampton Borough Local Plan

No relevant policies.

5.4 Supplementary Planning Guidance

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

6. CONSULTATIONS/ REPRESENTATIONS

- 6.1 **Highway Authority** (NCC) - no objection.

7. APPRAISAL

Main issues

- 7.1 The main consideration is whether the proposed development is considered acceptable in principle within the local shopping centre and whether the proposal would have a satisfactory impact on parking and amenity of neighbours.

Principle of development and impact on shopping character

- 7.2 The site is located within a local shopping centre where the parade consists of a mix of commercial uses. The change of use to A1 retail would complement the character of the shopping centre and add vitality to an existing parade of shops which provide a range of services to the

surrounding residential area. Given that the proposed shop would be open during daytime hours it is considered that it would contribute to footfall during the day and would also bring a currently vacant unit back into use.

- 7.3 The NPPF stresses the importance of promoting retail development and ensuring an appropriate provision of shops outside of town centres to meet local needs.

Impact on amenity of neighbours

- 7.4 As the proposed use would be open between the hours of 9am and 5pm with no evening opening, it is considered that it would unlikely result in a significant impact on the living conditions of the flats above or on the blocks to the south in terms of noise and general disturbance. These hours opening can be secured and controlled by condition. Compared to the authorised use, officers consider that the effect of a retail operation is unlikely to be significantly more intense as the previous use had opening to 8pm Mondays to Saturdays which are longer than those proposed by the current application.

Parking and Transport

- 7.5 The site has a service yard and parking area to the rear which serves the existing units for parking and associated deliveries. Given that the site is in a sustainable location close to bus routes on Weedon Road, train station and within walking distance of a large number of residential properties it is considered that no objection could be raised on highway terms. The Highway Authority also raises no objections to the proposal.

8. CONCLUSION

- 8.1 For the forgoing reasons the proposed development is considered acceptable for this local centre and would not have an undue detrimental impact on amenity of adjoining properties or on highway safety. The application 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) The premises shall remain open to customers only between the hours of 9am to 5pm on Mondays to Saturdays with no Sunday opening.

Reason - In the interests of residential amenity to comply with the NPPF.

10. BACKGROUND PAPERS

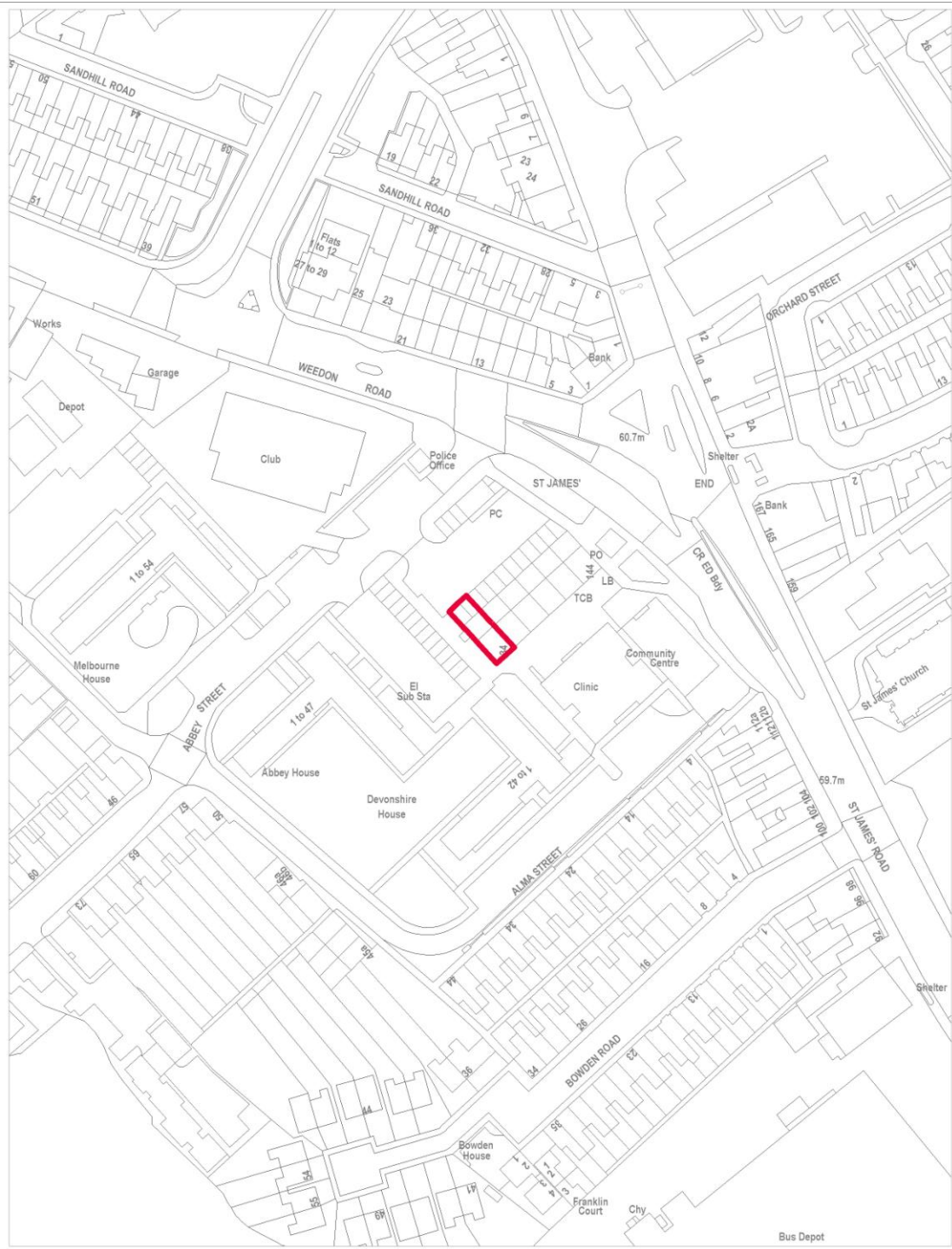
10.1 N/2002/0478 and N/2012/0752.

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.



Name: BG
 Date: 23rd August 2012
 Scale: 1:1250
 Dept: Planning
 Project: Location Plan

Title

134 St James Road

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