



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 27 November 2012
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2012/0993: Proposed erection of single span polythene covered canopy to cover an existing outside sales area at Cramden Nursery, Harborough Road North

WARD: Spring Park

APPLICANT: Mr Nicholas Palmer
AGENT: None

REFERRED BY: Scheme of delegation
REASON: Council owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION

1. RECOMMENDATION

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

The proposed structure is considered to be in keeping with the character of the site as a nursery and is acceptable in terms of highway safety without undue impact on amenity of nearby residents in accordance with Policies E6 and E20 of the Northampton Local Plan and the National Planning Policy Framework.

2. THE PROPOSAL

2.1 Planning permission is sought for the erection of a single span polythene covered canopy at the Cramden Nursery to cover an existing outside sales area.

2.2 The proposed canopy will be constructed in galvanised rectangular posts with roof covering using ultra violet inhibited white polythene. The proposed structure measures 15m x 10m with a roof height of 2.8m from the gutter level rising to 4.65m at its highest point.

3. SITE DESCRIPTION

- 3.1 The application site has been used as a plant nursery for many years and the land is owned by the Borough Council. It is located immediately to the north of Kingsthorpe Cemetery and access is via a private road off Harborough Road North.
- 3.2 The nursery site consists of a single storey office building, machine sheds, car park and a series of growing buildings mainly greenhouses and polytunnels.

4. PLANNING HISTORY

- 4.1 **N/2009/722** - Erection of 12m x 10m double span polytunnel approved October 2009.
- 4.2 **N/2008/0163** - Marquee for staff training/ demonstration and widening site entrance to main road (A508) – approved April 2008.
- 4.3 **N/2003/1251** - 4 no. growing area polythene roof canopies – approved October 2003.
- 4.4 Various consents relating to the nursery dating back to the 1950s.

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

5.3 Northampton Borough Local Plan

E6 - Greenspace

E20 - New Development

5.4 Supplementary Planning Guidance

Northamptonshire County Parking Standards SPG 2003

6. CONSULTATIONS/ REPRESENTATIONS

- 6.1 **NCC Highways** – no observation.

7. APPRAISAL

- 7.1 The main consideration relates to the principle of development within a greenspace, and whether it would have undue impact on amenity of neighbouring properties and impact on highway safety.

Principle of development

- 7.2 The proposal relates to land that is identified as Greenspace in saved Policy E6 of the Local Plan which states that development will only be permitted where it would not prejudice the function of the land specified in the Plan. In Cramden Nursery's case, the Greenspace allocation covers the entire nursery site including longstanding nursery buildings. The proposed canopy structure will be located amongst other greenhouses and polytunnels/canopies and is almost entirely out of public view. It is well within the established nursery curtilage and wholly in keeping with the character of the site. It is considered therefore that the proposal would not harm the function and character of the Greenspace as identified in the Local Plan.

Impact on amenity of neighbouring properties

- 7.3 The proposed structure would be located over 80 metres away from the nearest residential properties on Harborough Road North and would not be readily visible from any public roads as it would be shielded by existing nursery buildings.
- 7.4 The proposed canopy is designed to be used to shelter existing floor level growing area from the elements. The applicant has confirmed that plants have suffered damage from the past two years high rain fall and the canopy would enable them to better control their crop and thus reduce waste. It is considered that the proposed structure would not have undue visual impact affecting amenity of neighbouring properties.

Impact on highway safety

- 7.5 The proposed canopy is to be used to cover an existing planting area and would not result in the intensification of activities on site. The proposal would not impact on the access and parking requirement and the Local Highway Authority has no objection to the proposal.

8. CONCLUSION

- 8.1 The proposal would not impact on the function of Greenspace as identified in the Local Plan. It is considered acceptable and would not have undue impact on amenity of nearby residential properties and highway safety. The application is therefore recommended for approval subject to the condition 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.

10. BACKGROUND PAPERS

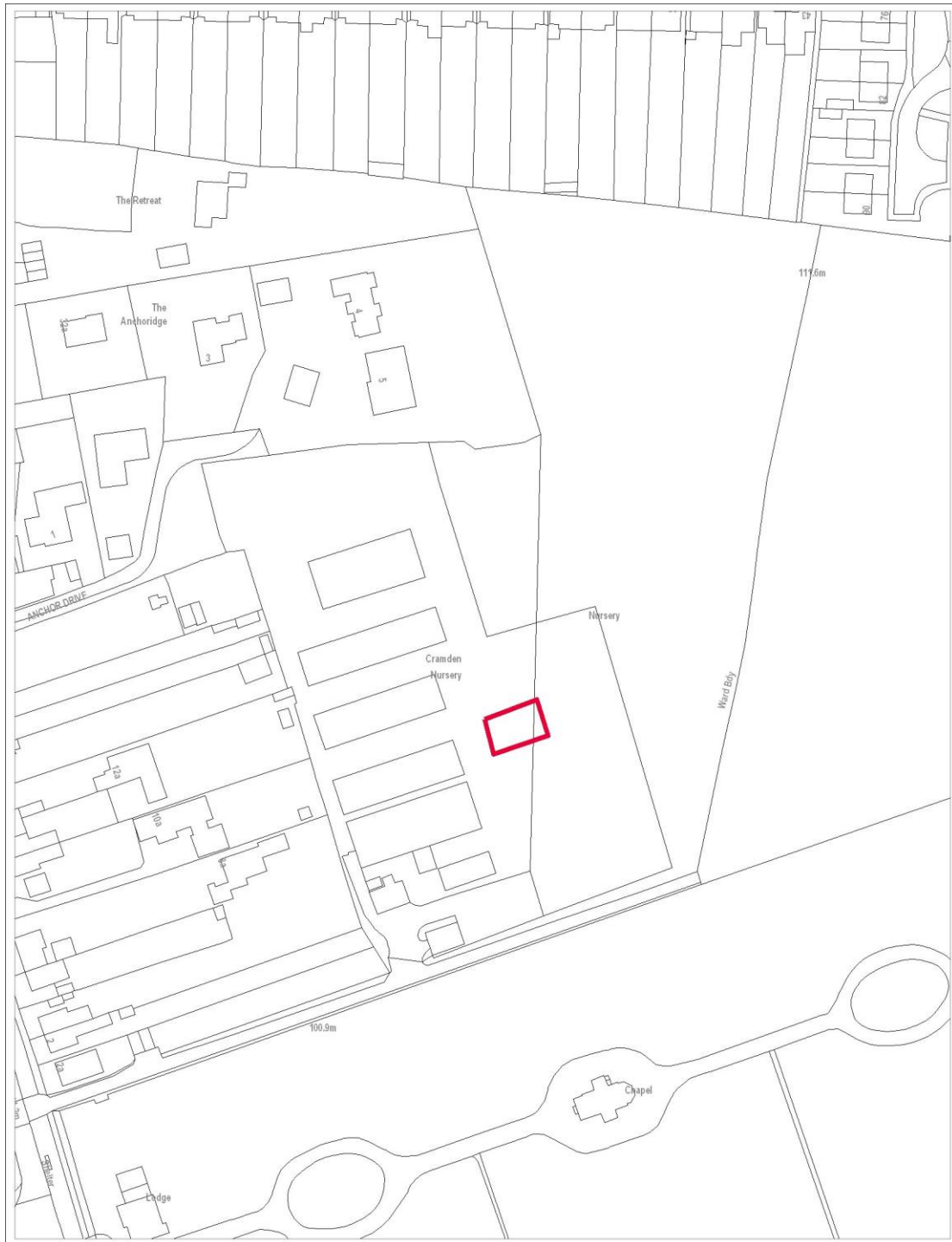
10.1 N/2012/0993; N/2009/0722; N/2008/0163; N/2003/1251

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.



Drawn: **Becky Gittins**
 Date: **15th November 2012**
 Scale: **1:1250**
 Dept: **Registration Team**
 Project: **Location Plan**

Title
Cramden Nurseries, Harborough Road North

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