



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 7th May 2013
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2013/0153: Variation of condition 3 of planning approval N/2008/0521 to extend hours of use of gates until 21:00 to allow pedestrian access to Delapre Park at Mencap Day Centre, Delapre Park

WARD: Delapre and Briar Hill

APPLICANT: Northampton Mencap
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 proposal would have no undue adverse impact on the character and appearance of the Conservation Area or on the amenities of adjoining occupiers and would provide a suitable level of security for the site. The proposal would thereby comply with Policies E20 and E40 of the Northampton Local Plan and National Planning Policy Framework.

2. THE PROPOSAL

2.1 Variation of condition to allow use of the pedestrian gate providing access into Delapre Abbey grounds until 21:00 hours rather than 18:00 hours.

3. SITE DESCRIPTION

3.1 Recently developed day care centre adjacent to Delapre Abbey.

4. PLANNING HISTORY

N/2004/0157	PROPOSED DAY CENTRE FOR MENCAP NORTHAMPTON.	APPROVED	26-07-2004
WN/2006/0083	NEW HQ AND SOCIAL CENTRE - SINGLE STOREY BUILDING/ ASSOCIATED CAR PARKING AND CROSSOVER	WITHDRAWN	24-03-2006
N/2006/0621	NEW HQ AND SINGLE STOREY SOCIAL CENTRE BUILDING FOR MENCAP WITH ASSOCIATED CAR PARKING AND VEHICULAR ACCESS.	APPROVED	21-02-2007
N/2008/0521	NON COMPLIANCE WITH CONDITION NO. 9 OF PLANNING PERMISSION N/2006/0621 TO ALLOW PEDESTRIAN ACCESS TO DELAPRE PARK FROM THROUGH THE BOUNDARY FENCE.	APPROVED	04-07-2008

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 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

E20 Design
E26 Conservation Areas
E40 Crime and vandalism

5.4 Supplementary Planning Guidance

Planning Out Crime in Northamptonshire SPG 2004

6. CONSULTATIONS/ REPRESENTATIONS

6.1 **Environmental Health** – No observations.

6.2 **Conservation** - It is considered that the extended use of the gate will have a neutral impact on the heritage assets and their setting.

6.3 **Police Crime Prevention Design Adviser** - has no objections to the application in its present form.

6.4 Letters were sent to neighbouring residents and a site notice was posted, no representations were received.

7. APPRAISAL

- 7.1 The main issues to consider are the impact on adjoining occupiers and on the character and appearance of the listed building and the wider conservation area.
- 7.2 The gate was approved by means of a variation of condition application in 2008, which allowed for it to be inserted into what was previously to be a fence. The reason for this was to allow access to the Abbey grounds for users of the centre.
- 7.3 In providing this access the main issue was the potential for noise and disturbance to the occupiers of the few houses within the Abbey grounds.
- 7.4 Discussions with the applicants indicate that the centre is used by Mencap members including social clubs and a youth club on one night per week. At weekends the centre is used during the day.
- 7.5 The use of the centre is defined by the 2006 permission as a “Day Centre” and therefore any use outside this definition would be unauthorised. The gate would therefore only lawfully be used by day centre users.
- 7.6 The number of users of the centre is not defined by the permission, however in practice this is limited by the size of the building and it is considered that whilst a large number of people may on occasion pass through the gate in quick succession, the duration and frequency of this would be limited and not such as to cause a significant impact.
- 7.7 The gate would not provide access to the general public between Ransome Road and the Abbey grounds, this is provided elsewhere and casual access is prevented by the gates to the Mencap centre on the Ransome Road frontage.
- 7.8 In terms of the impact on the listed building, the gate already exists as a physical feature and the hours of its use have no impact on this or the wider conservation area.
- 7.9 Previously a condition was imposed requiring details of the security of the gate, including a requirement for a self-closing, self-locking mechanism. This has not been installed, however comments from the Police Crime Prevention indicate that this is not now seen as necessary. This condition has not, therefore, been repeated.

8. CONCLUSION

- 8.1 It is considered that the proposed extended hours for the use of the gate would not have any significant adverse impact on the occupiers of adjacent premises.

9. CONDITIONS

(1) The access gate hereby approved shall at no time be used to accept deliveries to the building.

Reason: In the interests of security and the amenities of the adjoining occupiers, to comply with policies E20 and E40 of the Northampton Local Plan.

(2) The access gate hereby approved shall only be used between the hours of 0900 to 2100 and shall be kept locked and not used at any other time.

Reason: In the interests of security and the amenities of the adjoining occupiers, to comply with policies E20 and E40 of the Northampton Local Plan.

10. BACKGROUND PAPERS

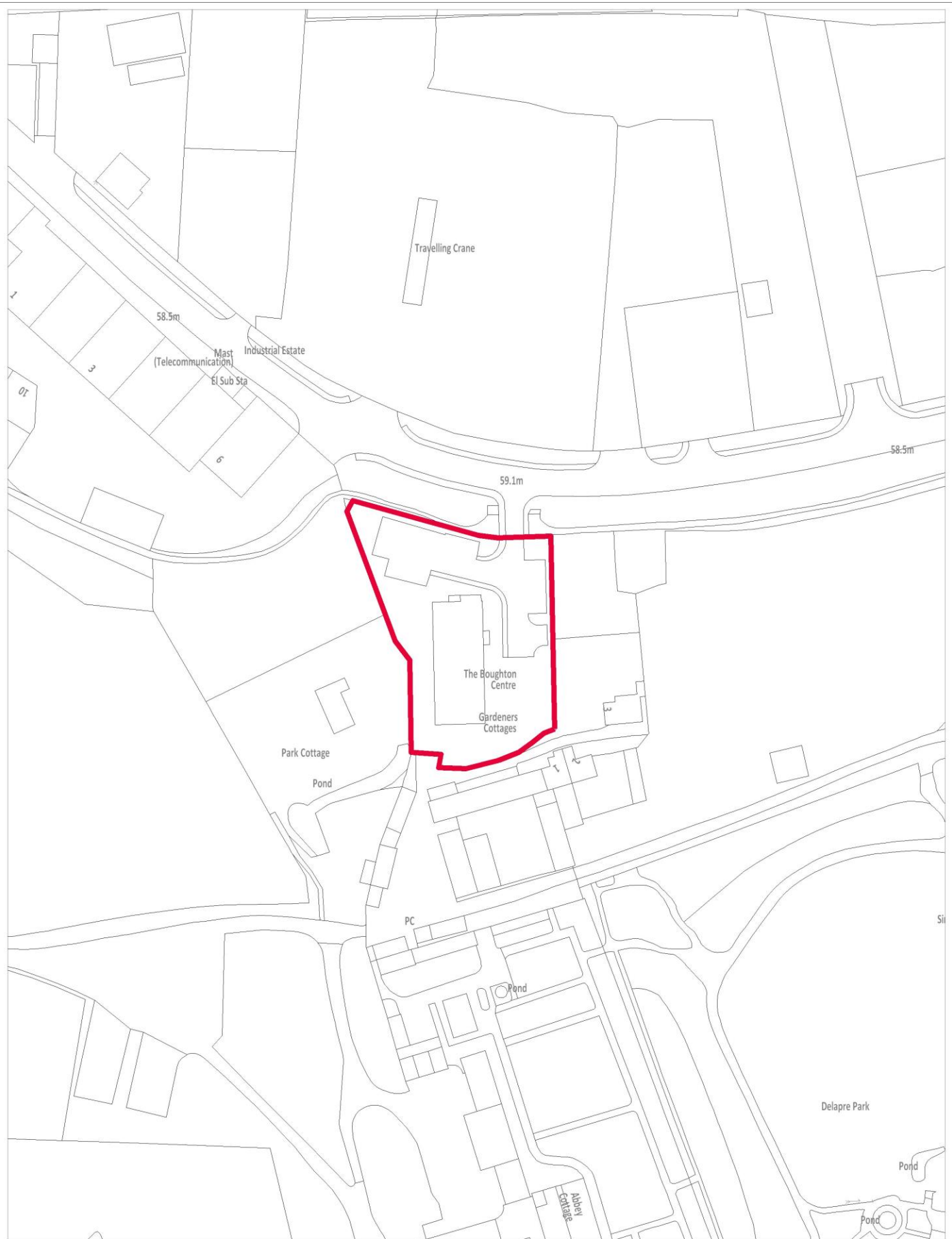
10.1 N/2006/0621, N/2008/0521, N/2013/0153.

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: **Planning**
 Date: **18th April 2013**
 Scale: **1:1250**
 Dept: **Planning**
 Project: **Committee**

Title

Delapre Park, Mencap Day Centre

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