



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 11 June 2013
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2013/0076: S73 Application to vary Conditions 2 and 35 of Planning Permission 10/0188/FULWNN (erection of 176 dwellings, roads, sewers and associated open space) to allow the amendment of house type design and standards at land off Banbury Lane

WARD: Upton

APPLICANT: Mr A Brown - David Wilson Homes
AGENT: None

REFERRED BY: Head of Planning
REASON: Major application requiring S106

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVED IN PRINCIPLE** subject to the prior finalisation of a S106 agreement to re-secure the planning obligations of the existing S106 of permission 10/0188/FULWNN and planning conditions attached and for the following reason:

The alterations proposed to the dwellings and parking court are considered to be relatively minor and will not unduly impact on the overall design and appearance of the development or neighbouring amenity in accordance with Policies E20 and H8 of the Northampton Local Plan and National Planning Policy Framework.

2. BACKGROUND/PROPOSALS

2.1 Planning permission was approved by WNDC on 31st March 2011 for the erection of 176 dwellings, roads and sewers and associated open space. The application was approved subject to 39 planning conditions and a S106 legal agreement.

- 2.2 The proposal now under consideration is to vary Conditions 2 and 35 of the original planning permission to allow amendments to house type design and standards and to amend slightly the layout of one of the courtyard car parks. The relevant conditions state as follows:

Condition 2: The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule 1 of this permission save as provided in Condition 3.

Condition 35: Notwithstanding the details approved, a scheme for the inclusion of contemporary residential units within plots 101, 107, 108, 44 and 148 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include, but not be limited to details of the contemporary built form to be constructed and elevations and floor plans at a scale 1:100 unless agreed in writing by the Local Planning Authority. The parameters set by the existing plots which the revisions relate, including height, width, depth and setback should be used to regulate submissions through setting maximum parameters. The development shall be carried out in accordance with the approved scheme prior to the occupation of the relevant plot.

3. SITE DESCRIPTION

- 3.1 The site is located to the south west of Northampton in the South West District Urban Expansion Area. It is located to the south of Banbury Lane and bounded by the A43 to the east, Wootton Brook to the south and the Grand Union Canal to the west. It is rectangular in shape and consists of 6.75 hectares of land. Work has started on site with approximately 46 dwellings erected and occupied. The site is allocated for Primary Residential Development in the Northampton Local Plan.

4. PLANNING HISTORY

- 4.1 N/2012/1188 – Non-material amendment to planning permission 10/0188/FULWNN to amend size of windows to front elevation of house type H434 from 915 x 1330 to 915 x1725.
- 4.2 N/2012/0152 - Non-material amendment to planning permission 10/0188/FULWNN (N/2010/1064) for the erection of 176 dwellings, roads, sewers and associated open space - revision to include change in the position of houses.
- 4.3 N/2011/1126 – Non-material amendment to planning permission N/2010/1064 for the erection of 176 dwellings, roads and sewers and associated open space. Revisions to house types, electric gates, paths and parking.

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 for this area comprises the Northampton Local Plan 1997.

5.2 **National Policies**

National Planning Policy Framework (NPPF)

Relevant sections are:

- Achieving sustainable development (paragraphs 6-16)
- Core planning principles (paragraph 17)
- Delivering sustainable development (paragraphs 18-22)
- Delivering a wide choice of high quality homes (paragraphs 47-55)
- Requiring good design (paragraphs 56-68)
- Decision taking (paragraphs 186-206).

5.3 **Northampton Local Plan**

E19 -Implementing Development

E20 -New Development

H8 - Housing Development

5.4 **Supplementary Planning Guidance**

Northamptonshire County Parking Standards SPG 2003

Planning out Crime in Northamptonshire SPG 2004

6. **CONSULTATIONS/ REPRESENTATIONS**

6.1 **NBC Access Officer** – no comments received.

6.2 **NBC Housing Strategy** - no comments received.

6.3 **Banbury Lane Residents Association** - no comments received.

6.4 **Hunsbury Meadows Parish Council** – no objections.

6.5 **Neighbouring Properties** - no comments received.

6.6 **Site Notice/Newspaper advertisement** - no comments received.

7. **APPRAISAL**

7.1 Planning permission 10/0188/FULWNN established the principle of the development.

7.2 The amendments now proposed are as follows:

- Plots revised to Lifetime Home house types: 85, 86, 89, 95-99, 107-113, 127, 128, 144, 145, 147-151, 162 and 163 (This is a requirement of HCA to ensure that the homes meet the needs of disabled and elderly residents in order that they may live in the house for a “lifetime”. The required standards covers such aspects as car parking width, approach gradients, width and level of entrances, wheelchair accessibility, entrance level WC and shower drainage, bathroom layout, window specification, height of sockets and controls, fixtures and fittings, space for stair lifts or through floor

lifts.)

- Plots 87 and 88 repositioned and plot 87 house type changed
- Plot 105 reduced in width
- Plots 102-104 and 106 repositioned
- Parking court 17 setting out revised

7.3 The alterations proposed to the dwellings and one parking court are considered to be relatively minor and will not unduly impact on the overall design and appearance of the development. There will be no detrimental impact on the character of the area or neighbouring amenity and with the change of the majority of dwellings to Lifetime Home standards, will improve the sustainability and standard of development.

8. CONCLUSION

8.1 It is considered that there has been no change in circumstances since the application was determined that would warrant refusal of the current application. It is therefore recommended that the application be approved subject to the imposition of planning conditions and prior finalisation of a S106 legal agreement.

9. CONDITIONS

1. The development hereby permitted shall be begun before 31st March 2014.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out without compliance with Conditions 2 and 35 imposed on planning permission reference 10/0188/FULWNN dated 31/03/2011 but subject to the other conditions imposed therein so far as they are still subsisting or capable of taking effect.

Reason: For the avoidance of doubt and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

3. The development hereby permitted shall be carried out in accordance with the following approved plans: RDC 821-100, S196_100 Rev AA (date stamped 2 May 2013), S196_200 Rev C, S196_203 Rev F, HBC3 4ST5, H434---5, RDC 821/250, HBC4 4ST5, HBC5 5SC5, HBC4 7ST5, HBC4 4ST5, HBC5 7ST5, HBC4 1ST5 and the plans listed in schedule 1 covered under Condition 2 of planning permission 10/0188/FULWNN which have not been superseded by this permission or any other approval granted by the Local Planning Authority.

Reason: For the avoidance of doubt and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

4. A scheme for the inclusion of contemporary residential units within plots 44 and 101 shall be submitted to and approved by the Local Planning Authority. The scheme shall include, but not be limited to details of the contemporary built form to be constructed and elevations and floor plans at a scale of 1:100.

Reason: To secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

10. BACKGROUND PAPERS

- 10.1 10/0188/FULWNN.

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: **24th May 2013**
Scale: **1:3000**
Dept: **Planning**
Project: **Committee**

Title

Land off Banbury Lane

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