



**PLANNING COMMITTEE:** 1<sup>st</sup> October 2013  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**HEAD OF PLANNING:** Susan Bridge

**N/2013/0835**                      **Application for a change of use to increase the residential moorings at Marina by 12 plus erection of garage unit at Northampton Marina, Victoria Promenade**

**WARD:**                              **Castle**

**APPLICANT:**                      **Environment Agency**

**REFERRED BY:**                      **Head of Planning**  
**REASON:**                              **Land owned by the Borough Council**

**DEPARTURE:**                      **NO**

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**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

**1.1 APPROVAL** for the following reason:

The impact of the proposed development upon the character of the wider area, residential amenity, visual amenity and flood risk is considered to be acceptable and in compliance with the guidance contained within the National Planning Policy Framework.

**2. THE PROPOSAL**

**2.1** The proposals involve change of use at the marina to provide an additional 12no. residential moorings over and above the 6no. residential moorings approved under the original permission 09/0120/FULWNN. A total of 18no. residential moorings would therefore be provided on site. In addition, the application includes the construction of an additional single garage unit to be used as a storage unit – this would be positioned adjacent to where the marina's Facilities Building and an existing garage unit is already located to the eastern side of the site.

### **3. SITE DESCRIPTION**

- 3.1 The site constitutes Northampton Marina and is located to the southern side of Beckett's Park off the River Nene. It consists of a total of 82no. individual moorings (6no. of which can be occupied for residential purposes and 76no. for recreational purposes). The marina is served by a newly constructed Facilities Building, which houses toilets, showers, laundry and office accommodation. Detached from the Facilities Building and located to its immediate south is a single garage unit. The Facilities Building and garage have been constructed in a complimentary style and from an identical palette of materials. Both buildings exhibit low-level brickwork to their elevations with high-level timber cladding immediately above, both are also afforded steel-constructed mono-pitched roofs.

### **4. PLANNING HISTORY**

- 4.1 *N/2013/0114* Variation of Condition 11 of Planning Permission 10/0077/FULWNN (Construction of Facilities Building) to allow amendment of Finished Floor Levels (Approved March 2013).
- 4.2 *10/0077/FULWNN* Construction of a facilities building housing toilets, showers, laundry and office accommodation (Approved July 2010).
- 4.3 *09/0120/FULWNN* Construction of 82 berth marina (sui generis) for mixed leisure use (76 berths) and residential use (6 berths) and associated works (Approved February 2010).

### **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 the saved policies of the Northampton Local Plan (1997).

#### **5.2 National Policies**

National Planning Policy Framework (NPPF)

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

E1 – Landscape & Open Space  
E9 – Locally Important Landscape Areas  
E18 – Site of Acknowledged Nature Conservation Value  
E20 – New Development  
L16 & L17 – Countryside and Water Recreation  
L29 – Tourism

#### 5.4 **Central Area Action Plan (February 2013)**

Policy 29 – The Waterside: Beckett's Park.

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

6.1 **NBC Public Protection:** No observations.

6.2 **Environment Agency:** The Flood Risk Assessment has been reviewed and the Agency has no objections.

6.3 **Northants Police:** No objection to the application.

6.4 The application was advertised in the local press and a site notice was erected adjacent to the site – no responses were received.

### 7. **APPRAISAL**

#### ***Principle of Increase in number of Residential Berths***

7.1 The additional residential presence that the proposed change of use would bring would support the recreational role of Beckett's Park and its marina in compliance with the visions of the newly adopted Central Area Action Plan (2013). The marina would continue to be predominated by leisure / recreational berths (totalling 64no.). It is considered that the principle of allowing an additional 12no. residential berths at the marina is acceptable.

#### ***Residential Amenity and Crime Prevention***

7.2 It has already been demonstrated through the on-going operation of the marina that residential occupancy can be successfully accommodated within the site. The Council's Public Protection Department has responded with no observations upon this application. The site is afforded a Facilities Building in addition to refuse storage facilities so as to suitably support additional residential occupancy at the marina.

7.3 The applicant has stated within their submission that the activities generated by permanent residential occupancy at the marina has encouraged a marked decrease in occurrences of anti-social behaviour at the site. Northants Police have backed this stance by offering no objections to the proposals.

#### ***Design and Visual Impact***

7.4 The only physical works that are proposed relate to the construction of a standalone single garage unit. This would be sensitively designed, scaled and located within the site so as to have an acceptable visual impact. It would be positioned to the immediate south of an existing single garage unit on site and would be constructed from a

complimentary palette of materials (i.e. high-level timber cladding and low-level brickwork). It would be afforded a mono-pitched roof design and would be of a single-storey in height.

### ***Flood Risk***

- 7.5 A Flood Risk Assessment has been submitted in support of the application, this confirms that there will be no effect upon surface water discharge rates or flood risk. The Environment Agency (as statutory consultee) has offered no objections to the proposals. A planning condition should be attached to ensure consistency with permission N/2013/0114, which secures appropriate finished floor levels in the interests of reducing flood risk.

### ***Highways***

8. The proposals will have no impact upon access and car parking arrangements at the site. The site is not afforded car parking opportunities for residential occupiers. It is considered that - given the site's sustainable central location - it is not essential for car parking opportunities to be provided in this instance. A Travel Plan for the marina has already been produced in the interests of encouraging the use of sustainable forms of transportation to and from the site. Secure cycle storage is provided on-site, the final details of which will be submitted by the applicant.

## **9. CONCLUSION**

- 8.1 The impact of the proposed development upon the character of the wider area, residential amenity, visual amenity and flood risk is considered to be acceptable and in compliance with the guidance contained within the National Planning Policy Framework.

## **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 development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan (IMAN001753/100 Rev A); Site Layout Plan (IMAN001753/900); Proposed Garage Elevations (IMAN001753-902).

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

- (3) The development hereby permitted shall only be carried out in accordance with the approved Northampton Marina Flood Risk

Assessment IMAN0017533 External Final Version 4 October 2009 and addendums (Version 1 June 2010 & Version 2 January 2013) and the following mitigation measures detailed within the FRA; finished floor levels of habitable buildings are set no lower than 58.6m above Ordnance Datum (AOD) and finished floor levels of non-habitable structures are set no lower than 58.3m above Ordnance Datum (AOD).

Reason: To reduce the risk of flooding to the proposed development in accordance with National Planning Policy Framework.

- (4) A maximum of 18no. berths at the marina shall be used to accommodate residential occupiers.

Reason: For the avoidance of doubt and in the interests of safeguarding residential amenity.

## **10. BACKGROUND PAPERS**

- 10.1 09/0120/FULWNN, 10/0077/FULWNN, N/2013/0114 and N/2013/0835

## **11. LEGAL IMPLICATIONS**

- 11.1 None for the Council as Local Planning Authority.

## **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: **16th September 2013**  
 Scale: **1:2000**  
 Dept: **Planning**  
 Project: **Committee**

**Title**  
**Northampton Marina**

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