



PLANNING COMMITTEE: 6th May 2014

DIRECTORATE: Regeneration, Enterprise and Planning

HEAD OF PLANNING: Susan Bridge

REPORT TITLE: Update on matters pertaining to Planning Application N/2013/1263 – Erection of 38 no. new dwellings comprising 12 no. flats and 26 no. houses in addition to a retail unit with associated parking and installation of new access road at land between Booth Rise and Talavera Way

1. RECOMMENDATION

1.1 That the **reasons for refusal** be amended to read:

i) The development would, by reason of its siting and layout, fail to reflect the established character of Booth Rise. The proposal therefore fails to comply with the requirements of the National Planning Policy Framework and Local Plan Policy H7; and

ii) The provision of a convenience store would encourage the congregation of people, which would potentially lead to an increase in anti-social behaviour. The development therefore fails to comply with the requirements of the National Planning Policy Framework.

2. BACKGROUND

2.1 The above application was considered at the Committee meeting held on the 8th April. At the meeting, members resolved to refuse the application for the following reasons:

1. The development would, by reason of its siting and layout, fail to reflect the established character of Booth Rise. The proposal therefore fails to comply with the requirements of Policy E20 of the Northampton Local Plan.

2. The provision of a convenience store would encourage the congregation of people, which would potentially lead to an increase in

anti-social behaviour. The development therefore fails to comply with the requirements of Policy E40 of the Northampton Local Plan

- 2.2 Although these reasons reflect the debate held by members in determining the application; it is considered that alternative policies are likely to be more relevant in fully articulating the concerns expressed by members.

3. UPDATE

- 3.1 It is recommended that members consider amending the reasons for refusal in order to add clarity to the Council's reasons for refusal as there are more appropriate policies that could support the decision taken by members during April's meeting.
- 3.2 Of particular relevance, paragraph 17 of the NPPF requires that new developments take account of the different roles and characters of areas. Furthermore, the NPPF (in paragraph 58) requires that new developments create safe environments, where crime and disorder does not undermine the quality of life.
- 3.3 Local Plan Policy H7 carries some weight due to its general conformity with the NPPF. This policy requires that new residential developments (when outside existing allocated residential areas) should not be piecemeal in character and likely to prejudice the satisfactory development of the wider area and should not be of a scale or density that is likely to be detrimental to the character of the surrounding area. On the other hand, Policy E20 specifically refers to the design criteria of new developments (e.g. ensuring adequate daylight to neighbouring properties). Given the debate at the meeting in April, Policy H7 is the more relevant in this instance.

4. BACKGROUND PAPERS

- 4.1 N/2013/1263 and the Committee Agenda from the meeting of the 8th April.

5. LEGAL IMPLICATIONS

- 5.1 None

6. SUMMARY AND LINKS TO CORPORATE PLAN

- 6.1 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: **12th March 2014**
 Scale: **NTS**
 Dept: **Planning**
 Project: **Committee**

Title

Development land between Talavera Way and Booth Rise

Produced from the 2011 Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence number: 100019655