



**PLANNING COMMITTEE:** 6<sup>th</sup> May 2014  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**HEAD OF PLANNING:** Susan Bridge

**N/2014/0269:** Change of use of land for use as access for machinery and the storage of grass cuttings in conjunction with the adjacent tennis club on land to the west of Northampton County Lawn Tennis Club, Graspin Lane

**WARD:** Park

**APPLICANT:** Mr. T. Swallow; Northampton County Lawn Tennis Club Ltd

**REFERRED BY:** Head of Planning  
**REASON:** Development affects Council owned land

**DEPARTURE:** No

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**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

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

The proposed development would have a neutral impact upon the character and appearance of the locality, neighbour amenity and highway safety. The proposal is therefore compliant with the requirements of the National Planning Policy Framework.

**2. THE PROPOSAL**

2.1 The applicant seeks planning permission to use the site for storage of grass cutting machinery and waste cuttings in association with the adjacent tennis club. The proposed development does not involve the erection of any additional structures or buildings.

**3. SITE DESCRIPTION**

- 3.1 The application site forms part of a larger site, currently accessed from Graspin Lane, which is in use as a small holding. The adjacent site (to the east) is used as a lawn tennis club that is accessed from Church Way. The tennis club is directly adjacent to the Weston Favell Conservation Area. The surrounding land is used for a variety of residential accommodation.

#### **4. PLANNING HISTORY**

- 4.1 None.

#### **5. PLANNING POLICY**

- 5.1 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 Development Plan for the purposes of this application comprises the Northampton Local Plan 1997 saved policies, and whilst not yet adopted, weight can be attributed to the Submitted West Northamptonshire Joint Core Strategy (as subsequently modified).

##### **5.2 National Policies**

The National Planning Policy Framework (in paragraph 17) requires that new developments be of a satisfactory design and ensure that a good standard of amenity is secured for existing and future residents of land and buildings.

##### **5.3 Northampton Local Plan 1997 (Saved Policies)**

Policy E20 of the Northampton Local Plan is also material and requires that new developments located and used in a manner that ensures adequate standard of privacy, daylight and sunlight. On account of the age of the Local Plan and the lack of an appropriate evidence base to support this policy, the amount of weight that can be given to this policy is significantly limited.

##### **5.4 Other Material Considerations**

Submitted West Northamptonshire Joint Core Strategy (as subsequently modified)

Weight can be given to the West Northamptonshire Joint Core Strategy (JCS), this would be significant where a policy has received few representations and unresolved objections are not considered likely to have a significant bearing on the strategy of the Plan. The JCS provides an up to date evidence base and considers the current Government requirements for plan making, being prepared in full conformity with the NPPF. The plan has been the subject of an examination in public and the findings of the Inspector are awaited.

Policy S10 promotes sustainable development principles and encourages development to achieve high standard of sustainable design.

## **6. CONSULTATIONS/ REPRESENTATIONS**

6.1 **Environmental Health (NBC)** – No objections.

6.2 **Highway Authority (NCC)** – No objections.

## **7. APPRAISAL**

7.1 The application site is currently used as part of a small holding. The proposed use would involve the storage of grass cutting machinery and waste grass cuttings. There are therefore a number of broad similarities between the two uses, such as likely noise levels (notwithstanding the fact that they fall within different uses classes), which when combined with the limited scale of the site would mean that overall impacts upon the occupiers of neighbouring properties would be neutral. As a consequence of this, the overall impact upon the amenities of neighbouring properties would be neutral.

7.2 Access to the application site would be via the existing tennis club, which has an entrance on to Church Way. By reason of the scale of the proposed use, it is likely that traffic levels would be limited and as a consequence the overall impact upon the highway system arising from the proposed development would be minimal.

7.3 The tennis club is adjacent to the Weston Favell conservation area; however, the application site is over 70m away from the conservation area's boundary. Given this distance and combined with the nature of the development, it is considered that the overall impact upon the conservation area would be neutral.

## **8. CONCLUSION**

8.1 It is considered that the proposed development, by reason of its scale, would have neutral impacts on the character and appearance of the locality, highway safety and neighbour amenity.

## **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

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

3. The development hereby permitted shall only be used for the storage of grass cutting machinery and the storage of grass cuttings, ancillary to the adjacent Lawn Tennis Club.

Reason: In the interests of the amenity of neighbouring properties in accordance with the National Planning Policy Framework.

## **10. BACKGROUND PAPERS**

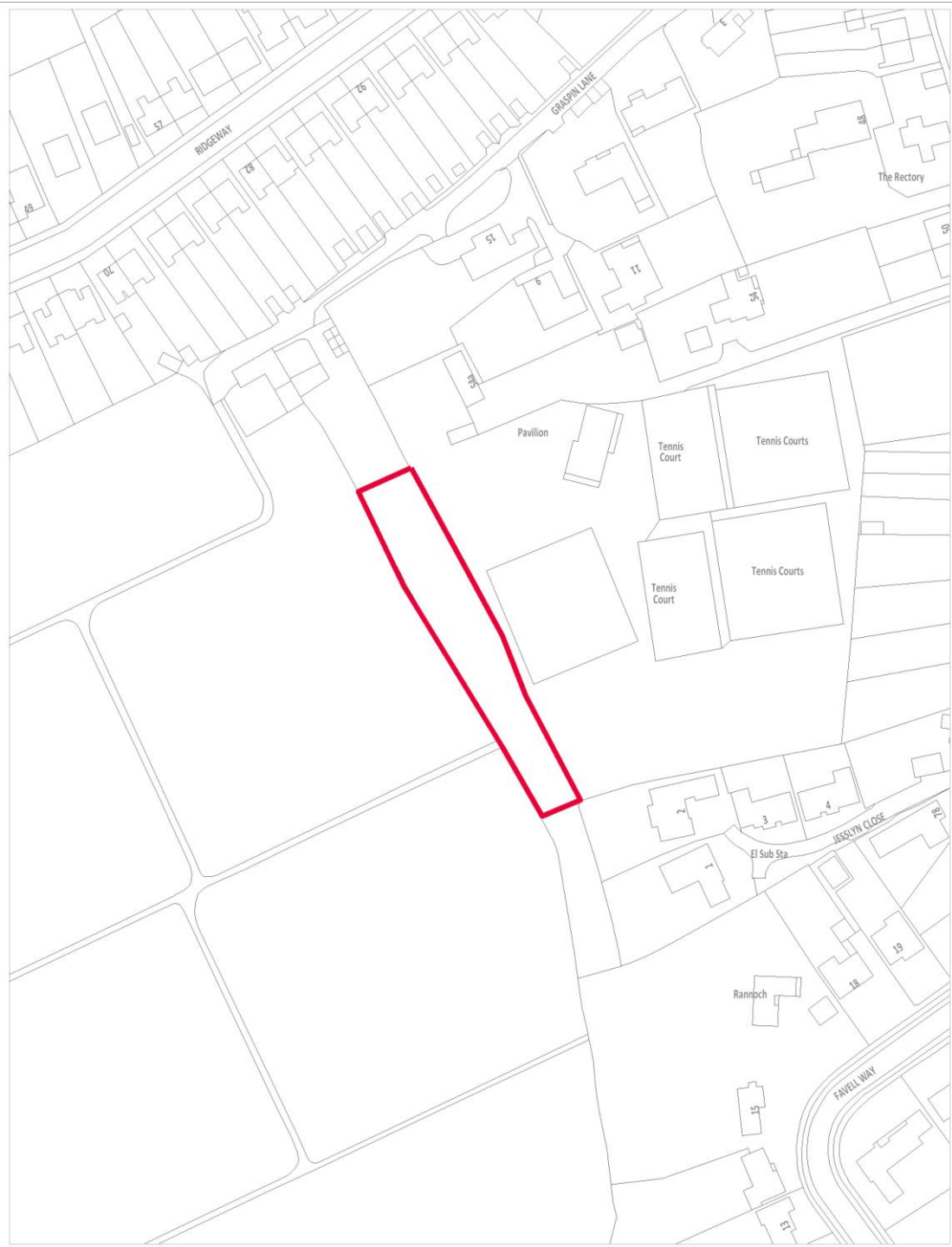
- 10.1 N/2014/0269

## **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: 23rd April 2014  
Scale: 1:1250  
Dept: Planning  
Project: Committee

Title  
**Graspin Lane**

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