



**NORTHAMPTON**  
**BOROUGH COUNCIL**  
Planning Committee

**PLANNING COMMITTEE:** 17<sup>th</sup> July 2014  
**DIRECTORATE:** Planning and Regeneration  
**HEAD OF PLANNING:** Susan Bridge

**N/2014/0482:** Temporary use of land for car parking to serve 56-60 St Michael's Road

**WARD:** Castle

**APPLICANT:** Mr Nick Barltrop  
**AGENT:** Mr Shaun Collins

**REFERRED BY:** Head of Planning  
**REASON:** Application on Council owned land

**DEPARTURE:** NO

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**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

- 1.1 The application be **APPROVED** subject to conditions for the following reason:
- 1.2 The proposed temporary use of the site for car parking would not prejudice the long term regeneration potential of the site and would preserve the character and appearance of the Boot and Shoe Quarter Conservation Area in compliance with the guidance contained within the National Planning Policy Framework and Policy 1 of the Northampton Central Area Action Plan.

**2. THE PROPOSAL**

- 2.1 The proposal is to permit the continued use of the site for car parking on a temporary basis for a period of three years. Planning permission was last granted for a temporary car parking use in March 2011 (11/0023/S73WNN), this consent expired on 31<sup>st</sup> March 2014. The site first accrued planning permission to be used in this capacity in 1998.

### **3. SITE DESCRIPTION**

- 3.1 The application site is located in an edge of centre position and constitutes undeveloped land surrounded by palisade fencing, walling and the back of factories on St Michaels Road. The car park is approached along Chapel Place which is only wide enough for a single vehicle as it runs north off of Abington Square. To the west are properties fronting Abington Square and to the north is St Michaels multi-storey car park. The space makes up one of a number of similar car parks in the surrounding area that largely serve local companies.

### **4. PLANNING HISTORY**

- 4.1 *11/0023/S73WNN* Application to vary condition 1 of permission *07/0117/VOCWNN* dated 22/06/2007 for renewal of temporary planning permission for a further three years (Approved subject to conditions)
- 4.2 *07/0117/VOCWNN* Renewal of temporary permission for use of land as car park (Approved subject to conditions)
- 4.3 *N/2004/1510* Renewal of temporary planning permission *N/2002/1206* for change of use from car sales to car parking (Approved subject to conditions)
- 4.4 *N/2002/1206* Renewal of temporary planning permission 990824 for change of use from car sales to car parking (Approved subject to conditions)
- 4.5 *99/0824* Renewal of temporary planning permission 98/0642 (Approved subject to conditions)
- 4.6 *98/0642* Change of use from car sales to car parking at land at Chapel Place (Approved subject to conditions)

### **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 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 Northampton Central Area Action Plan**

Policy 1: Promoting Design Excellence requires all development within the Central Area to demonstrate a high design standard and to

preserve and enhance the character, appearance and setting of heritage assets, including designated conservation areas.

## **6. CONSULTATIONS/ REPRESENTATIONS**

- 6.1 **NBC Conservation** - No objections to the temporary use of the land as car parking, this would have a neutral impact upon the character and appearance of the Boot and Shoe Conservation Area.
- 6.2 **NBC Public Protection** - No observations.
- 6.3 **Local Highway Authority** - No observations.
- 6.4 Notification letters were sent out to occupiers at adjacent premises, a site notice was displayed at the site and an advert was placed in the local press – no responses were received.

## **7. APPRAISAL**

- 7.1 The land in question has not been allocated for any specific purpose within the Northampton Central Area Action Plan (2013). However, the site, owing to its central location, holds the potential to be redeveloped to add vitality and viability to this particular area of the town centre. At present there are no specific plans for redevelopment in place and it is unlikely that there will be comprehensive development in the short term.
- 7.2 The renewal of temporary planning permission for the use of the site as car parking for a further three years would not prejudice any possible opportunities for redevelopment of the site in the future. Furthermore, the car parking supports an important local business (Trickers) that links to the last vestiges of Northampton's boot and shoe manufacturing heritage.
- 7.3 The site is located within the town's Boot & Shoe Quarter Conservation Area. The Council's Conservation Section has confirmed that the continued temporary use of the site for car parking would have an acceptable neutral impact. The Local Highway Authority has sounded no observations.

## **8. CONCLUSION**

- 8.1 The proposed temporary use of the site for car parking would not prejudice the long term regeneration potential of the site and would preserve the character and appearance of the Boot and Shoe Quarter Conservation Area in compliance with the guidance contained within the National Planning Policy Framework and Policy 1 of the Northampton Central Area Action Plan.

## **9. CONDITIONS**

- (1) The use hereby permitted shall be discontinued on or before 1<sup>st</sup> July 2017.

Reason: In the interests of amenity as the Local Planning Authority consider the use is only acceptable as a temporary expedient.

- (2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan (BS168/01); Site Plan (BS1680/02); Parking Allocation Plan (BS1680/03).

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

## **10. BACKGROUND PAPERS**

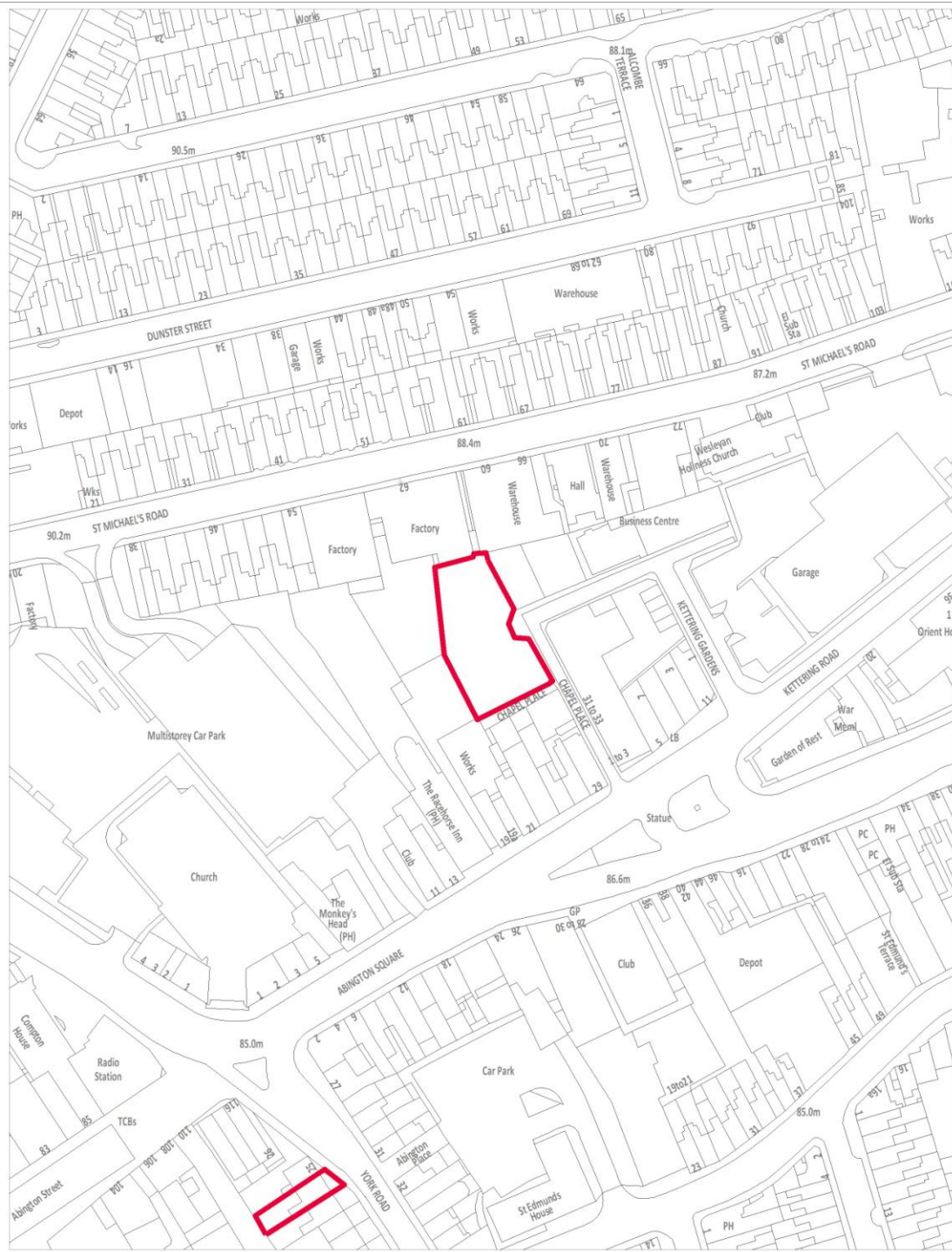
- 10.1 N/2014/0482

## **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: SW  
 Date: 9th July 2014  
 Scale: 1:1250  
 Dept: Planning  
 Project: Site Location Plan (Committee Report)

Title  
**Land at Chapel Place**

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