



PLANNING COMMITTEE: 30th September 2014
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2014/0891: Installation of a freestanding, self-contained automatic public convenience installed within car park at The Mounts NBC car park, Upper Mounts

WARD: Castle

APPLICANT: J.C. Decaux LTD
AGENT: None

REFERRED BY: Scheme of Delegation
REASON: Council Owned Land

DEPARTURE: NO

APPLICATION FOR DETERMINATION

1. RECOMMENDATION

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

1.2 The proposal would have no adverse impact on the street scene or on the amenities of adjoining commercial occupiers and would provide an important public facility for the users of the car park and adjacent bus stops. The proposal therefore complies with Policies 3 and 17 of the Central Area Action Plan, Policies SA and RC2 of the Submitted West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The proposal is for the erection of a freestanding fully automatic public convenience. The structure will be 3m in height, 4.1m in length and 2.47m in width. It will be located on the western side of the car park fronting Victoria Street. The installation will help to serve the needs of passengers using the National Express services.

3. SITE DESCRIPTION

- 3.1 The site comprises a part of the existing Upper Mounts Car Park and adjacent to Victoria Street. There is no other structure in the vicinity apart from the existing ticketing machine and the nearby bus shelters.

4. PLANNING HISTORY

- 4.1 There is no specific planning history relating to the site or the current proposal.

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 the defined central area of Northampton, comprises the saved policies of the Northampton Local Plan, the policies of the Northampton Central Area Action Plan 2013 and, whilst not yet adopted, weight can be attributed to the Submitted West Northamptonshire Joint Core Strategy (as subsequently modified).

5.2 National Policies

A number of areas of the National Planning Policy Framework (NPPF) are pertinent to this scheme. In particular, paragraph 14 states that on matters where there are no up to date development plan policies, the presumption in favour of sustainable development takes precedence. Paragraph 17 requires that new developments be of a good standard of design and secure a satisfactory standard of amenity.

5.3 Northampton Central Area Action Plan (CAAP) (2013)

Policy 1: 'Promoting Design Excellence' requires that new development positively contributes to the character of an area and preserves and enhances the character, appearance and setting of the central area's heritage assets.

Policy 3: 'Priority Public Realm Improvement' relates to this site and states that within the central area changes to the public realm should be consistent with the Public Realm Implementation Framework. This in turn states that "Street furniture within a public realm should strengthen and add to the identity of the public realm".

Policy 17: 'Grosvenor Centre Redevelopment' also relates to this site and sets out detailed criteria for this redevelopment.

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 SA – ‘Presumption in favour of Sustainable Development’ requires local planning authorities to take a positive approach to determining development proposals.

Policy RC2 – ‘Community Needs’ states that new residential and commercial development will be required to make provision for community facilities.

6. CONSULTATIONS/ REPRESENTATIONS

6.1 At the time of writing this report consultation responses are awaited, as are any representations which may be received from the public. Any representations received will be reported to Committee by means of the Addendum.

7. APPRAISAL

7.1 The issues to consider are the impact on the street scene and on the amenities of adjoining and nearby commercial occupiers. There are no residential properties in the immediate area.

7.2 The proposal is for a public convenience of a type already installed within the town centre and which represents a common feature in towns and cities throughout the country. It is not considered that this would be detrimental to the character of the street scene when viewed in the context of the existing surface car park or the adjacent bus shelters within the street.

7.3 Opposite the car park are office premises. It is not considered that the users of these would be adversely affected by the proposal.

7.4 In terms of planning policy context for the site, it is considered that as the proposed facility would be of a style seen elsewhere in the town, that this would be consistent with the aims of Policy 3 of the CAAP.

7.5 Furthermore, it is considered that given the small scale of the development, and the ease with which the facility could be relocated in

the future should this be necessary, that this would not conflict with the aims of Policy 17 for the Grosvenor Centre redevelopment.

- 7.6 It is considered also that the proposal is consistent with the overall aims of JCS Policy RCS in that it would provide a necessary public facility, for the users of the car park and adjacent National Express bus stops.

8. CONCLUSION

- 8.1 The proposal would have no adverse impact on the street scene or on the amenities of adjoining commercial occupiers and would provide an important public facility for the users of the car park and adjacent bus stops in line with Development Plan Policy.

9. CONDITION

- (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 Plans, Layout Plan, Pillar Model Technical Details.

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

10. BACKGROUND PAPERS

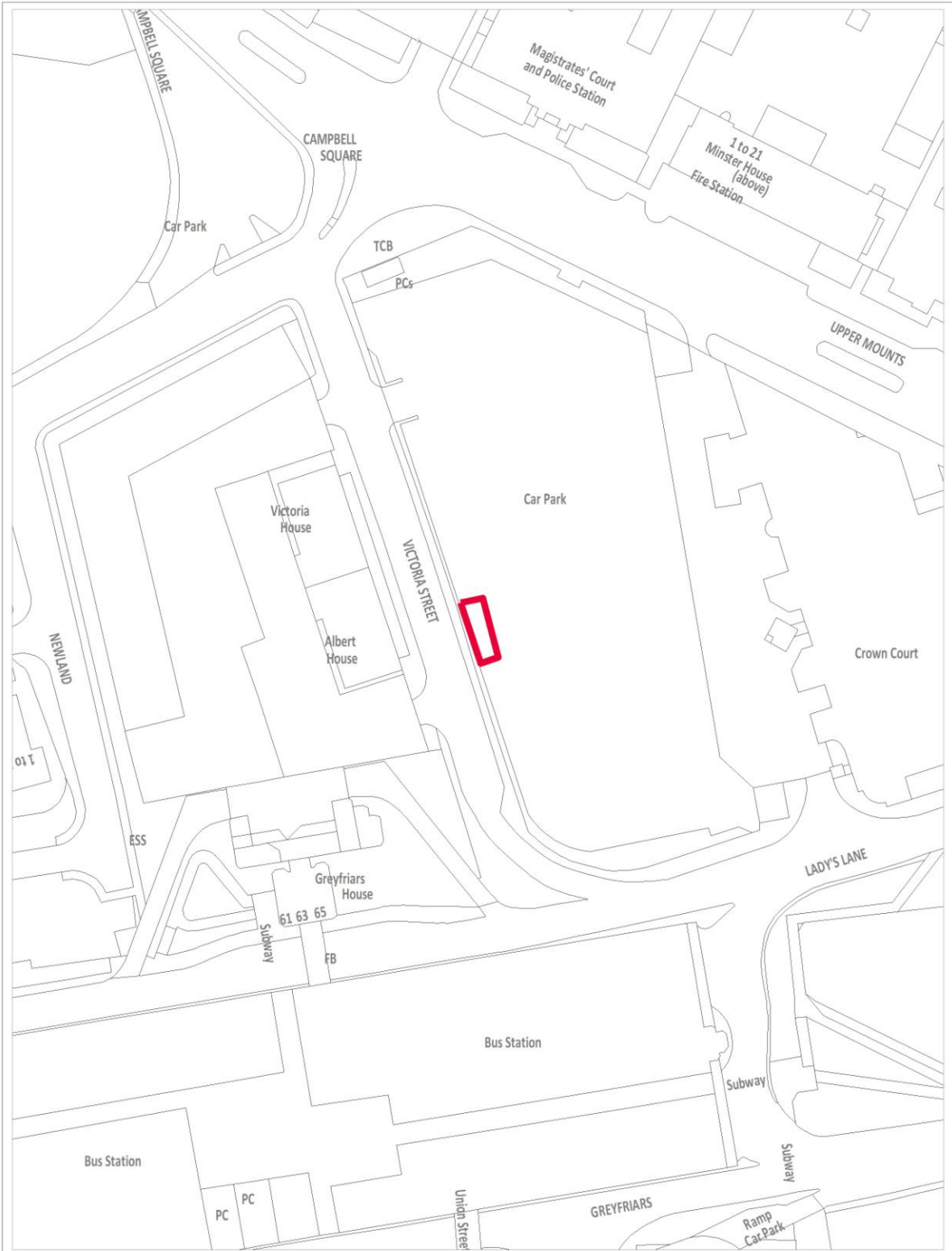
- 10.1 Application file N/2014/0891.

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: Location Plan
 Date: 16th September 2014
 Scale: 1:1000
 Dept: Planning
 Project: Planning Committee

Title
The Mounts Car park, Upper Mounts

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