



PLANNING COMMITTEE: 17th February 2015
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2014/1209: The erection of a pedestrian footbridge to cross the brook at land adjacent to The Maltings, Westbridge Motors, St James Road

WARD: St James

APPLICANT: Mr Nicholas Brocklehurst

REFERRED BY: Director of Regeneration, Enterprise and Planning
REASON: The application affects Council owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The proposal would assist in improving the parking facilities available for an established business and would not adversely impact on existing flood conditions in accordance with Policy BN7 of the West Northamptonshire Joint Core Strategy and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The application proposes the erection of a timber pedestrian bridge across the brook to the rear of Westbridge Motors extending across to the opposing embankment and existing steps and land owned by the Council. The applicant is in discussion with the Council regarding leasing the adjacent land on a temporary basis to provide additional car parking for employees and the bridge is required to provide access to the land.

3. SITE DESCRIPTION

3.1 Westbridge Motors is located on the edge of the town centre and occupies part of The Maltings, a commercial building occupied by various business uses. To the rear of the site is a brook beyond which is an area of disused land owned by the

Council. The surrounding area is predominantly commercial in character with St James Mill Road industrial park located to the south.

3.2 The site lies within Floodzones 2 & 3.

4. PLANNING HISTORY

4.1 There is no relevant planning history.

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 adopted West Northamptonshire Joint Core Strategy (2014) and the Northampton Local Plan (1997) saved policies.

5.2 National Policies

NPPF – National Planning Policy Framework

The NPPF supports economic growth and seeks to ensure that investment in business is not over-burdened by planning policy expectations. Paragraph 103 advises that in determining planning applications Local Planning Authorities should ensure flood risk is not increased elsewhere.

5.3 West Northamptonshire Joint Core Strategy – Adopted December 2015

The JCS provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. The JCS has been adopted by the West Northamptonshire Joint Strategic Planning Committee. Following adoption the JCS forms part of the development plan and is consistent with Section 38(6) and therefore carries significant weight when considering planning applications.

Policy BN7 – all new development will need to demonstrate that there is no increased risk of flooding.

5.4 Northampton Local Plan 1997 (Saved Policies)

E20 – New development should be in keeping with the character of the surrounding area.

6. CONSULTATIONS/ REPRESENTATIONS

6.1 **NBC Asset Management** – no comment.

6.2 **The Environment Agency** – no objection.

7. APPRAISAL

Principle of development

- 7.1 The proposed footbridge is required in association with an existing established business to improve the provision of facilities for employees and is considered in accordance with the aims of the NPPF.
- 7.2 Due to the siting and scale of the bridge the structure would not be visually prominent within the surrounding and the appearance is considered acceptable.

Flood Risk

- 7.3 The application site and brook is situated within Floodzone 2 & 3 and within a few metres of a controlled sluice gate leading to the main river.
- 7.4 The submitted details advise that the open appearance of the bridge has been designed to allow any surge of water during a flood to pass through the bridge in accordance with the recommendations of the Environment Agency.
- 7.5 The Environment Agency has no objection and the proposal would not lead to any increase flood impact in accordance with policy requirements.

8. CONCLUSION

- 8.1 The proposal would assist in improving facilities for the existing business and would not increase the risk of flooding within the area in accordance with policy requirements and is therefore recommended for approval.

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: Site Location Plan & DRH.91814 Sections and Elevations.

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

10. BACKGROUND PAPERS

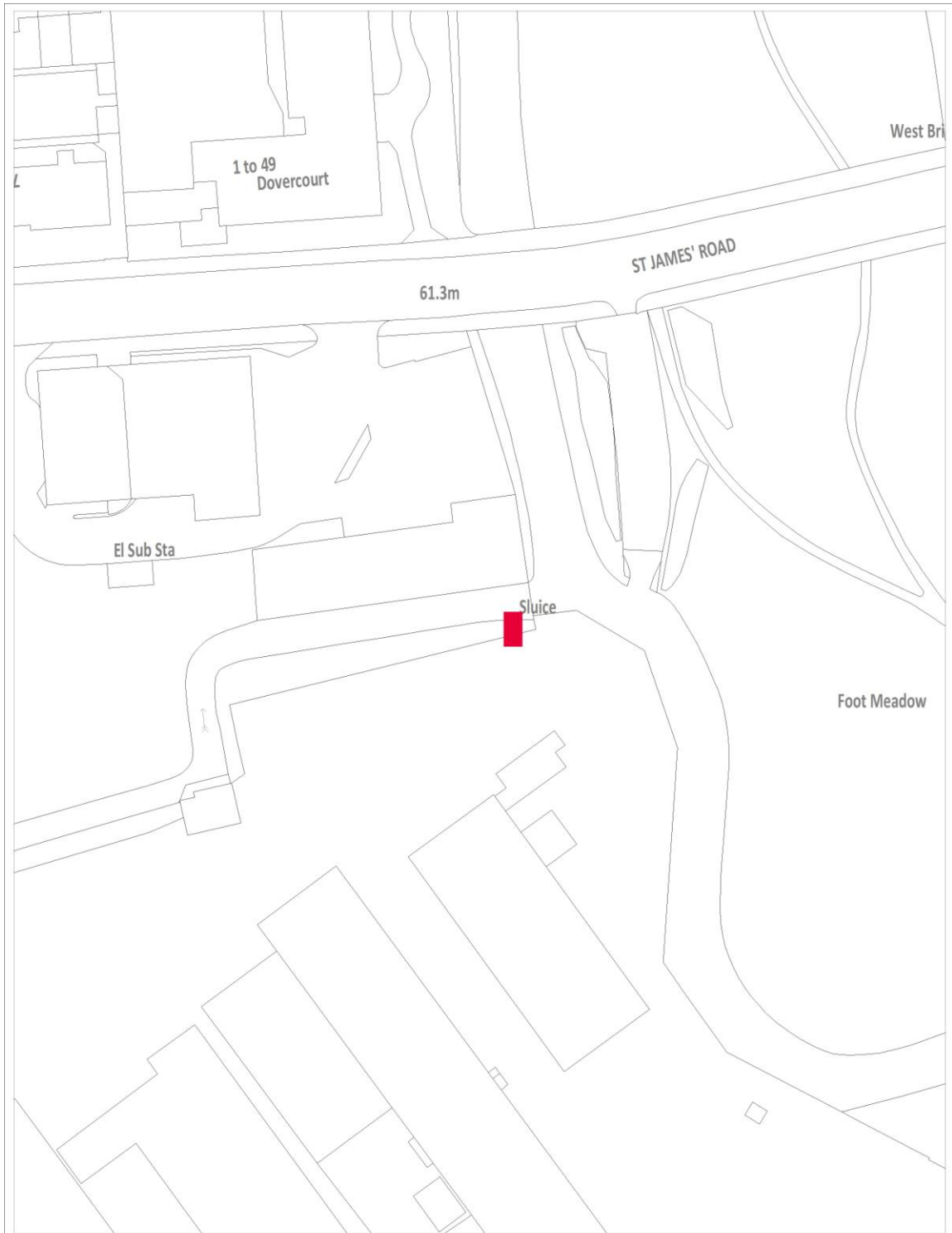
- 10.1 N/2014/1209

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: Loction Plan
Date: 6th February 2015
Scale: 1:750
Dept: Planning
Project: Planning Committee

Title
Pedestrian Footbridge, Land adj The Maltings

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