



**PLANNING COMMITTEE:** 24<sup>th</sup> March 2015  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**DIRECTOR:** Steven Boyes

**N/2015/0100:** New doors and rooflights at the former Ecton Brook Public House, Ecton Brook Road

**WARD:** Billing

**APPLICANT:** Mr Patel  
**AGENT:** Mr Dipesh Surti

**REFERRED BY:** Director of Regeneration, Enterprise and Planning  
**REASON:** The site is owned by the Council

**DEPARTURE:** No

---

**APPLICATION FOR DETERMINATION BY:**

**1. RECOMMENDATION**

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

The proposed alterations would improve the facility for the purpose of community use and would not adversely impact on the character and appearance of the existing building or surrounding area in accordance with the requirements of Policies RC1 and S10 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan and the aims and objectives of the National Planning Policy Framework.

**2. THE PROPOSAL**

- 2.1 The application proposes the insertion of new double glazed composite doors to the front and rear elevation and the insertion of rooflights in the single storey elements of the building on three sides. The Council is in the process of selling the building to the applicant for use as a community centre, planning permission for which was previously granted by the Committee in November 2014. The proposed works are intended to improve the facility for this community use.

**3. SITE DESCRIPTION**

- 3.1 The property comprises of a disused public house, situated at the entrance to the Local Centre, which is a part two-storey, part single-storey brick-built property with a ground floor area of 350.21 sq m and first floor area of 88.54 sq m. A

small service yard is located to the rear. The adjacent properties comprise of a variety of Local Centre uses including a post office, local store, medical centre and pharmacy all of which surround a number of shared parking areas divided by landscaping. Ecton Brook House, a care home for the elderly is located to the south west. St Andrew's Primary School is located to the north of the site. On the opposite side of Ecton Brook Road and beyond the Local Centre are residential properties.

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

- 4.1 N/2014/1092 – Change of use from Public House to Community Centre. Approved on 20 November 2014.

#### **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**

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraph 17 - seeks to ensure that sufficient community and cultural facilities and services are delivered to meet local needs.

Paragraph 56 - good design is a key aspect of sustainable development.

Paragraph 70 - advises that planning decisions should plan positively for the provision of shared space and community facilities, including public houses, and guard against the loss of such facilities where this would reduce the community's ability to meet it day-to-day needs.

##### **5.3 West Northamptonshire Joint Core Strategy (2014)**

The West Northamptonshire Joint Core Strategy (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. Policies of particular relevance are:

Policy N1 recognises the importance of addressing factors of deprivation within a number of Northampton's communities including those within Northampton East.

Policy RC1 seeks to deliver community regeneration to improve services, community facilities and infrastructure.

Policy S10 seeks to ensure amongst other considerations that new development achieves the highest standards of sustainable design and protects, conserves and enhances the built environment.

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

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

Policy E20 seeks to ensure that new development is in keeping with the existing character and ensures adequate standards of daylight and sunlight.

### **6. CONSULTATIONS/ REPRESENTATIONS**

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

6.2 The consultation period has not expired at the time of writing this report. Any further comments received will be reported in the Addendum to the committee agenda.

### **7. APPRAISAL**

7.1 The main issues for consideration are the impact of the proposed alterations on the character and appearance of the existing building and surrounding area.

7.2 The proposed alterations will improve the provision of light into the building providing a more usable community space and assist in bringing the building back into use.

7.3 The alterations would not adversely impact on the appearance of the existing building or the character of the surrounding area and are considered to be in accordance with policy requirements.

### **8. CONCLUSION**

8.1 The proposed alterations are considered acceptable and in accordance with policy and therefore the application is 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 new doors shall be constructed with materials of the same type, texture and colour as the window and door details of the existing building.

Reason: In the interests of visual amenity to ensure that the alterations harmonise with the existing building in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

3. The development hereby permitted shall be carried out in accordance with the

following approved drawings: EBR:PA 01/01, PA 01/03.

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

**10. BACKGROUND PAPERS**

10.1 N/2015/0100

**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: Site Location Plan  
 Date: 24th February 2015  
 Scale: 1:1250  
 Dept: Planning  
 Project: Planning Committee

**Title**  
**The Ecton Brook Public House, Ecton Brook Road**

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