



|                            |  |
|----------------------------|--|
| <b>PLANNING COMMITTEE:</b> | <b>2<sup>nd</sup> September 2015</b>   |
| <b>DIRECTORATE:</b>        | <b>Regeneration, Enterprise and Planning</b>   |
| <b>DIRECTOR:</b>           | <b>Steven Boyes</b>  |
| <b>N/2015/0624:</b>        | <b>Erection of 2 no. portacabins; one to be used as visitors centre and one for admin/meeting space at Weston Favell Parish Hall, Booth Lane South</b> |
| <b>WARD:</b>               | <b>Westone</b>   |
| <b>APPLICANT:</b>          | <b>Indian Hindu Welfare Organisation</b>   |
| <b>AGENT:</b>              | <b>pHp Architects</b>  |
| <b>REFERRED BY:</b>        | <b>Cllr Matt Lynch</b>   |
| <b>REASON:</b>             | <b>Out of keeping with the local area</b>  |
| <b>DEPARTURE:</b>          | <b>No</b>  |

---

#### **APPLICATION FOR DETERMINATION:**

#### **1. RECOMMENDATION**

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

The erection of temporary portacabins would result in community development within an established community site and would have a neutral impact upon the character and appearance of the area, neighbour amenity and highway safety. The development is therefore in accordance with the aims and objectives of the National Planning Policy Framework and Policy E20 of the Northampton Local Plan.

#### **2. THE PROPOSAL**

- 2.1 The application seeks temporary planning permission to site two portacabins within the grounds of Weston Favell Parish Hall for a period of 5 years. The proposed buildings will be used as visitor centre and admin/meeting rooms for the Indian Hindu Welfare Organisation, which is using the Parish Hall as a community centre.

#### **3. SITE DESCRIPTION**

- 3.1 The existing Parish Hall building lies on the corner of Booth Lane South and Wellingborough Road. Areas of grass surround the building and a car park is located to the north with access from Booth Lane South. The application site

consists of an enclosed grass area to the north-west of the Parish Hall. To the west of the site is the house and garden of 735 Wellingborough Road. To the north is 15 Booth Lane South and to the east are residential properties on the opposite side of Booth Lane South.

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

4.1 None relevant.

#### **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), Northampton Local Plan (1997) saved policies, Northampton Central Area Action Plan (2013), and emerging Neighbourhood Development Plans where relevant.

##### **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 states at paragraph 17 that planning should take account of and support local strategies to improve health, social and cultural wellbeing for all and deliver sufficient community and cultural facilities and services to meet local needs. Paragraph 69 states that planning decisions should aim to achieve places which promote opportunities for meetings between members of the community through amongst other things, strong neighbourhood communities. Paragraph 70 states that planning policies and decisions should plan positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities.

##### **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 S10 (Sustainable Development Principles) requires high standards of sustainable design and accessibility.

Policy E7 (Tourism, Visitor and Cultural Industries) indicates that such development proposals will be supported where they contribute to regeneration aims and objectives, strengthen the tourism offer, benefit local communities and businesses; and development is of a use, form and scale which does not harm the quality of the natural or 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:

E20 – New development states that the design of any new building or extension should adequately reflect the character of its surroundings in terms of layout, siting, form, scale and use of appropriate materials and that development should be designed, located and used in a manner which ensures adequate standards of privacy, daylight and sunlight.

L13 – Community Facilities – planning permission will not be granted for development which would result in the loss of existing community facilities.

## 5.5 **Supplementary Planning Documents**

Northamptonshire County Parking Standards SPG 2003

Planning out Crime in Northamptonshire SPG 2004

## 6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

6.1 **Councillor Matt Lynch** – object to the application and requests that the application be determined by the Planning Committee due to the proposal not being in keeping with the local area.

6.2 **15 Booth Lane South** supports the use of the building in principle but objects to this particular application for the following reasons:

- Proposal will diminish the view from nearly every window of the property;
- The design statement states that the development will be screened from neighbouring houses by trees and high hedges. It is not clear if the proposal relies on the existing trees and hedges or if there will be additional new planting. The existing trees will not screen view to the north.
- The current building has intrusive floodlighting that is on all night and shines in all directions including into bedroom window.

Would consider removing objection if:

- Fast growing hedges were planted along the north face of the cabins to mitigate view.
- Floodlights were replaced with ones that direct their light downwards.

6.3 The **applicant's agent** has confirmed that the existing community hall is heavily used by the local community and there is nowhere to manage the admin from and hold committee meetings. The two portacabins can provide admin/meeting space but also provide a walk in centre for the community to be able to visit at agreed times to learn more about other social functions that are taking place or required in the community.

## **7. APPRAISAL**

- 7.1 The main issues to consider are the impact on visual amenity and neighbouring properties.
- 7.2 The site is located within an established community site and comprises an area of grass adjacent to the main Parish Hall building. It is proposed that two portacabins will be sited to the north west of the Parish Hall close to doors on the north side of the hall. The proposed buildings are 2.4 metres in height, 12.2 metres long and 3.4 metres wide. They will be sited 1.8 metres apart and approximately 4.2 metres from the boundary with the neighbouring property to the west, 42 metres from the boundary with the property to the north and 72 metres from the boundaries with the properties on the opposite side of Booth Lane South to the east.
- 7.3 The intended use of the buildings is as a visitors centre and admin/meeting area for the Indian Hindu Welfare Organisation. This organisation is a voluntary organisation focused on enriching the lives of Northampton's Hindus by meeting their social, cultural, welfare and health needs. The reason for housing these services in the portacabins is because there is no capacity within the existing community hall due to its regular and constant use. The proposed use of the portacabins is an economical solution which will provide space for the two intended functions and employment for one part time administrator. The proposed hours of operation of the buildings will be 8am to 10pm seven days a week and the maximum number of people visiting the site at any one time will be 25.
- 7.4 The location of the proposed portacabins on the north side of the building means they will not be visible from Wellingborough Road and they will be sited approximately 44 metres away from the boundary with Booth Lane South. Whilst they will be visible from Booth Lane South, due to their relatively low height against the backdrop of the existing building and a boundary hedge, they will not appear as an overly obtrusive feature in the street scene.
- 7.5 With regard to the impact on neighbours, the portacabins will be visible from properties located on the opposite side of Booth Lane South and from the side of no. 15 Booth Lane South which has side windows directly overlooking the application site. There is a distance of between 60 and 72 metres between the application site and these dwellings, it is considered that there will be no detrimental impact in terms of overbearing, overshadowing or overlooking. With regards to the property to the west at no. 735 Wellingborough Road, the portacabins will be visually screened by trees and high hedges. There will be no detrimental impact on this property in terms of overbearing, overshadowing or overlooking.
- 7.6 Objections have been received from a Councillor stating that the buildings will not be in keeping with the local area. The occupier at no. 15 Booth Lane South has also objected stating that the view from his property will be diminished. Whilst it is acknowledged that portacabins are utilitarian in appearance and their design is not in keeping with the design and appearance of adjacent buildings, it is noted that such buildings are often a feature of schools and other community sites. Due to the scale of the buildings in comparison to the main hall and their temporary siting at the rear of the site, it is not considered that the proposal would lead to substantial harm to the character and appearance of the area.
- 7.7 With regard to noise and disturbance, although the proposed buildings will attract more visitors to the site this does not represent a substantial intensification in

comparison to how the site could be used as an existing community hall. Furthermore there is a large car park at the site and the building is located on main bus routes. It is not considered the proposal will be unduly detrimental on highway grounds.

#### **Other matters**

- 7.8 One of the representations referred to obtrusive floodlighting that is currently present on the site. As this is not part of the current application its impacts cannot be considered as part of this application. It is noted that there will be no external lighting of the proposed portacabins.

### **8. CONCLUSION**

- 8.1 In view of the temporary nature of the buildings it is not considered that the proposal would lead to any long term adverse impact on amenity. It is considered the proposal represents an appropriate temporary addition to an existing community facility that is compliant with the aims and objectives of National and Local Planning Policy and can therefore be recommended for approval.

### **9. CONDITIONS**

- (1) The buildings hereby permitted shall be removed and the land restored to its former condition on or before 30<sup>th</sup> September 2020.

Reason: In the interests of amenity as the Local Planning Authority consider the buildings are only acceptable as a temporary expedient in accordance with National Planning Policy Framework.

- (2) The development hereby permitted shall be implemented fully in accordance with the approved plan site location plan, 4079-01 Rev. P1, 4079-02 Rev. P1, 4079-03 Rev. P1, 4079-04 Rev. P1.

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

- (3) The buildings hereby approved shall only be used between the hours of 8am and 10pm.

Reason: In the interests of the amenities of the occupiers of nearby properties in accordance with Policy E20 of the Northampton Local Plan.

### **10. BACKGROUND PAPERS**

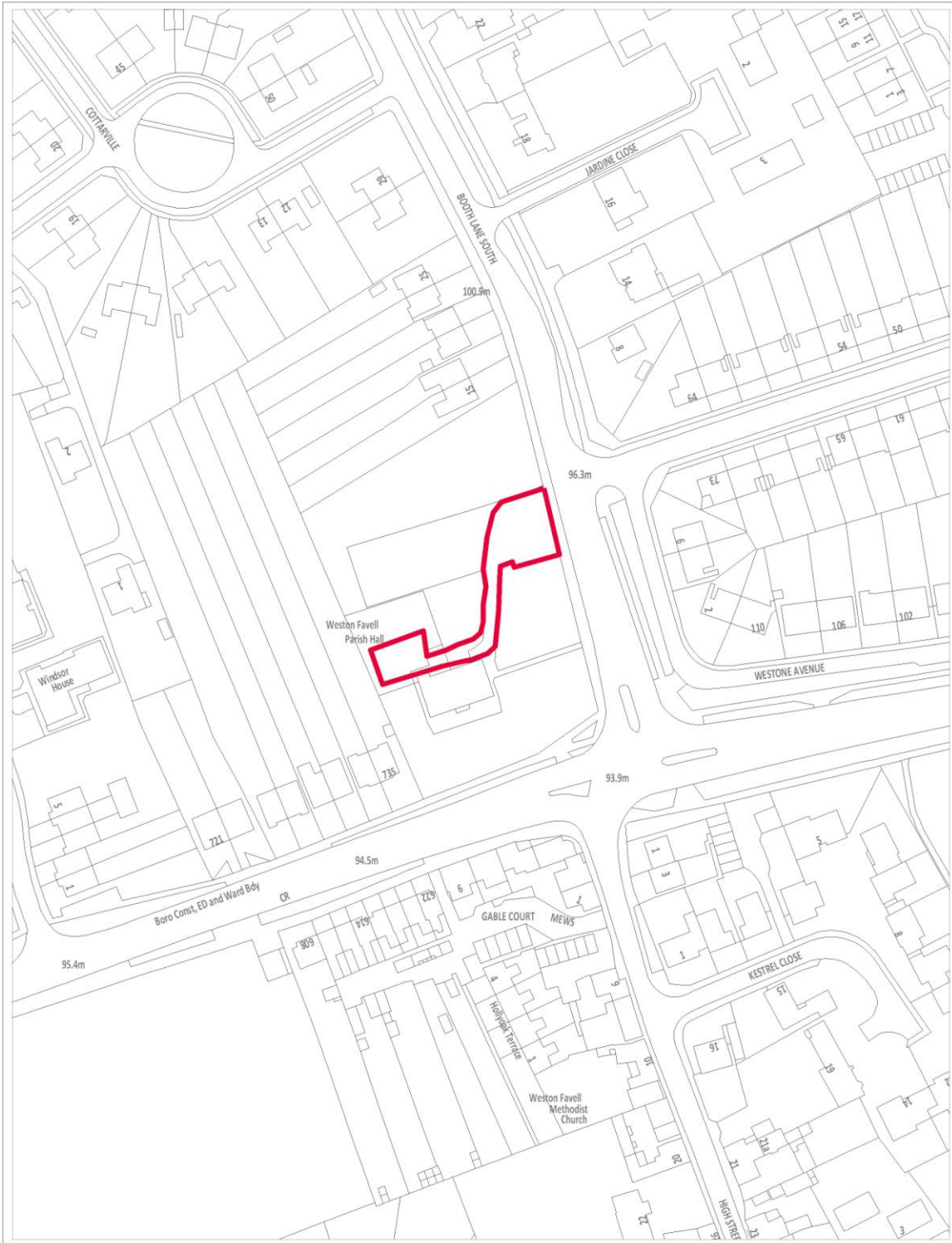
- 10.1 None

### **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: **18th August 2015**  
 Scale: **1:250**  
 Dept: **Planning**  
 Project: **Planning Committee**

**Title**  
**Weston Favell Parish Hall, Booth Lane South**

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