



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE:	17 th December 2015
DIRECTORATE:	Regeneration, Enterprise and Planning
DIRECTOR:	Steven Boyes
APPLICATION REF:	N/2015/1140
LOCATION:	Cramden Nurseries, Harborough Road North
DESCRIPTION:	Proposed single span polythene covered canopy to cover an existing growing area measuring 12.5m x 10m
WARD:	Spring Park Ward
APPLICANT:	Mr Nic Palmer
AGENT:	Mr Nic Palmer
REFERRED BY:	Director of Regeneration, Enterprise and Planning
REASON:	NBC 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 proposed structure is considered to be in keeping with the character of the site as a nursery, without undue impact on the function of the green space or the amenity of nearby residents, in accordance with Policy E20 of the Northampton Local Plan, Policies S10 and of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

2. THE PROPOSAL

2.1 Planning permission is sought for the erection of a single span polythene covered canopy at the Cramden Nursery to cover an existing growing area.

2.2 The proposed canopy will be constructed of galvanised framework, with an ultra-violet inhibited white polythene roof covering. The proposed structure measures 10m x 12.5m, 4m high.

3. SITE DESCRIPTION

3.1 The application site has been used as a plant nursery for many years and the land is owned by the Borough Council. It is located immediately to the north of Kingsthorpe Cemetery and access is via a private road off Harborough Road North.

3.2 The nursery site consists of a single storey office building, machine sheds, car park and a series of growing buildings mainly greenhouses and poly-tunnels.

4. PLANNING HISTORY

4.1 **N/2009/722** - Erection of 12m x 10m double span poly-tunnel approved October 2009.

4.2 **N/2008/0163** - Marquee for staff training/ demonstration and widening site entrance to main road (A508) – approved April 2008.

4.3 **N/2003/1251** - 4 no. growing area polythene roof canopies – approved October 2003.

4.4 **N/2012/0993** – Erection of single span polythene covered canopy to cover an existing outside sales area – approved November 2012.

5. PLANNING POLICY

5.1 Statutory Duty

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:

Para. 7 – requiring good design.

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: development will achieve the highest standards of sustainable design and a strong sense of place; be located where services and facilities can be easily accessed by walking, cycling or public transport; maximise use of natural light and ventilation; maximise water efficiency protect, conserve and enhance the natural and built environment; minimise pollution from runoff.

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 – allows for new development providing that the design reflects the character of its surroundings in terms of layout, siting, form, scale & appropriate use of materials and that the proposal is designed and located to ensure adequate standards of privacy, daylight and sunlight.

6. CONSULTATIONS/REPRESENTATIONS

6.1 Site notice posted, and Ward Councillor notified. No representations received.

7. APPRAISAL

7.1 The main consideration relates to the principle of development within a greenspace, and whether it would have undue impact on amenity of neighbouring properties.

Principle of development

7.2 This site is located within a Green Space as designated by the Northampton Local Plan, adjacent to a cemetery and allotments. However, the application site is part of an established nursery and it is considered that the proposed development would be in line with the underlying objective for green spaces i.e. that their function or character would not be prejudiced.

7.3 This application is for an additional canopy structure which will be located amongst other greenhouses and poly-tunnels/canopies, which would be almost entirely out of public view. It would be well within the established nursery curtilage and wholly in keeping with the character of the site. It is considered therefore that the proposal would not harm the function and character of the Greenspace as identified in the Local Plan. It is also considered that the proposal meets the wider objectives of Policy S10 of the West Northamptonshire Joint Core Strategy.

Impact upon amenity

7.4 The proposed structure would be located over 90 metres away from the nearest residential properties on Harborough Road North and would not be readily visible from any public roads as it would be shielded by existing nursery buildings.

7.5 The proposed canopy is to be used to shelter an existing floor level growing area from the elements, which would enable better control of the crop and a reduction of wastage. It is considered that the proposed structure would not have undue visual impact affecting amenity of neighbouring properties

8. CONCLUSION

8.1 The proposal would not impact on the function of Greenspace as identified in the Local Plan. It is considered acceptable and would not have undue impact on amenity of nearby residential properties. The application is therefore recommended for approval subject to the condition below.

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.

- (2) The development hereby permitted shall be carried out in accordance with the following approved plans: location plan, block plan, QT12349.

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

10. BACKGROUND PAPERS

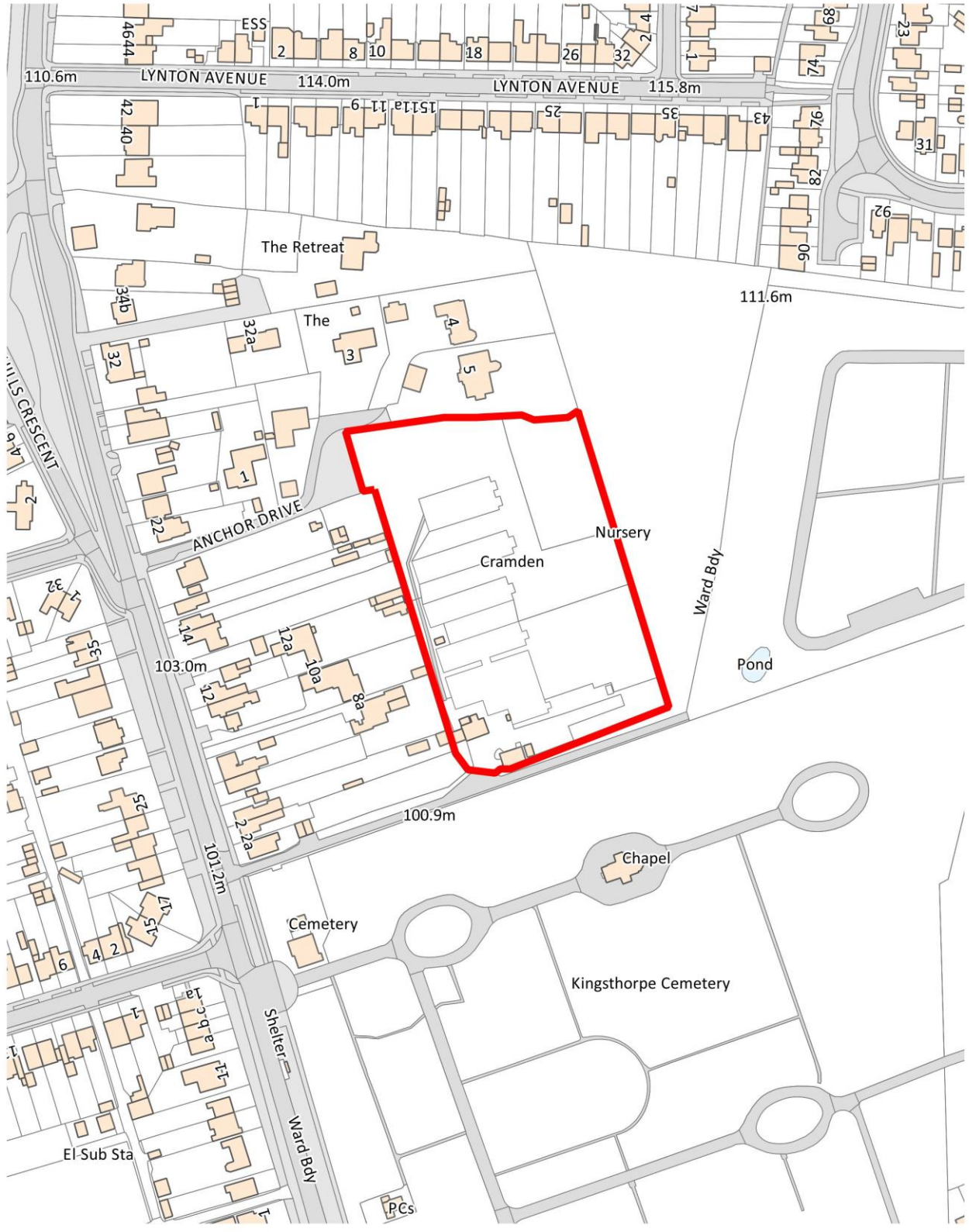
- 10.1 None


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.



 <p>NORTHAMPTON BOROUGH COUNCIL</p>	<p>Title: Cramden Nurseries, Harborough Road North</p>	<p>Date: 07-12-2015</p>
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