



**NORTHAMPTON**  
**BOROUGH COUNCIL**  
Planning Committee

**PLANNING COMMITTEE:** 17<sup>th</sup> December 2015  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**DIRECTOR:** Steven Boyes

**APPLICATION REF:** N/2015/1224

**LOCATION:** Land at Kirton Close, Goldings

**DESCRIPTION:** Erection of 6no wheeled bin enclosures

**WARD:** Talavera Ward

**APPLICANT:** Northampton Partnership Homes  
**AGENT:** Northampton Partnership Homes

**REFERRED BY:** Director of Regeneration, Enterprise and Planning

**REASON:** Council owned land

**DEPARTURE:** No

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**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

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

The proposed bin store will not adversely affect visual amenity of the area nor impact on residential amenity and highway safety, and would be in accordance with Policy E20 of the Northampton Local Plan, Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

**2. THE PROPOSAL**

2.1 Planning permission is sought for the installation of a steel mesh structure to house six wheelie bins serving the adjacent flats.

**3. SITE DESCRIPTION**

3.1 The site is in a corner location on a residential estate, and is bounded by a wide grass verge and railings on the south side.

**4. PLANNING HISTORY**

4.1 None.

**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), Northampton Local Plan (1997) saved policies, 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 should be read as one complete document.

## 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, incorporating safety and security considerations and a strong sense of place.

## 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 policy is 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.

## 5.5 Supplementary Planning Documents Planning Out Crime in Northamptonshire 2004

## 5.6 Other Material Considerations

### Growing Together Neighbourhood Plan

The consultation to the pre-submission draft of the Growing Together Neighbourhood Plan (Covering Blackthorn, Goldings, Lings and Lumbertubs) has been completed and preparations are underway for submission. This Plan carries limited weight. The following policies are relevant to the determination of this proposal:

**Policy DES1:** Integrate refuse and recycling storage facilities to mitigate the visual impact they may have on the public realm.

## 6. CONSULTATIONS/ REPRESENTATIONS

6.1 None received.

## **7. APPRAISAL**

7.1 The proposed bin enclosure will be located within the area enclosed by railings on the south side of the flats. It measures 1.6m high, 4.4m wide and 1.025m deep, and would be of steel mesh construction painted black.

7.2 The flats currently have normal sized black bins (not the larger 1,100 litre Euro bins), which are kept within the area bounded by railings.

7.3 It is considered that the proposed structure would not be visually obtrusive to the street scene, and would secure/contain the bins, keeping them from blowing over and spreading litter.

7.4 The proposed housing would be siting over 4m away from the nearest residential property, it is not considered that the proposed development would affect residential amenity and highway safety.

## **8. CONCLUSION**

8.1 It is recommended that this application be approved.

## **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: location plan, NPH 000-003, NPH 000-005A.

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

## **10. BACKGROUND PAPERS**

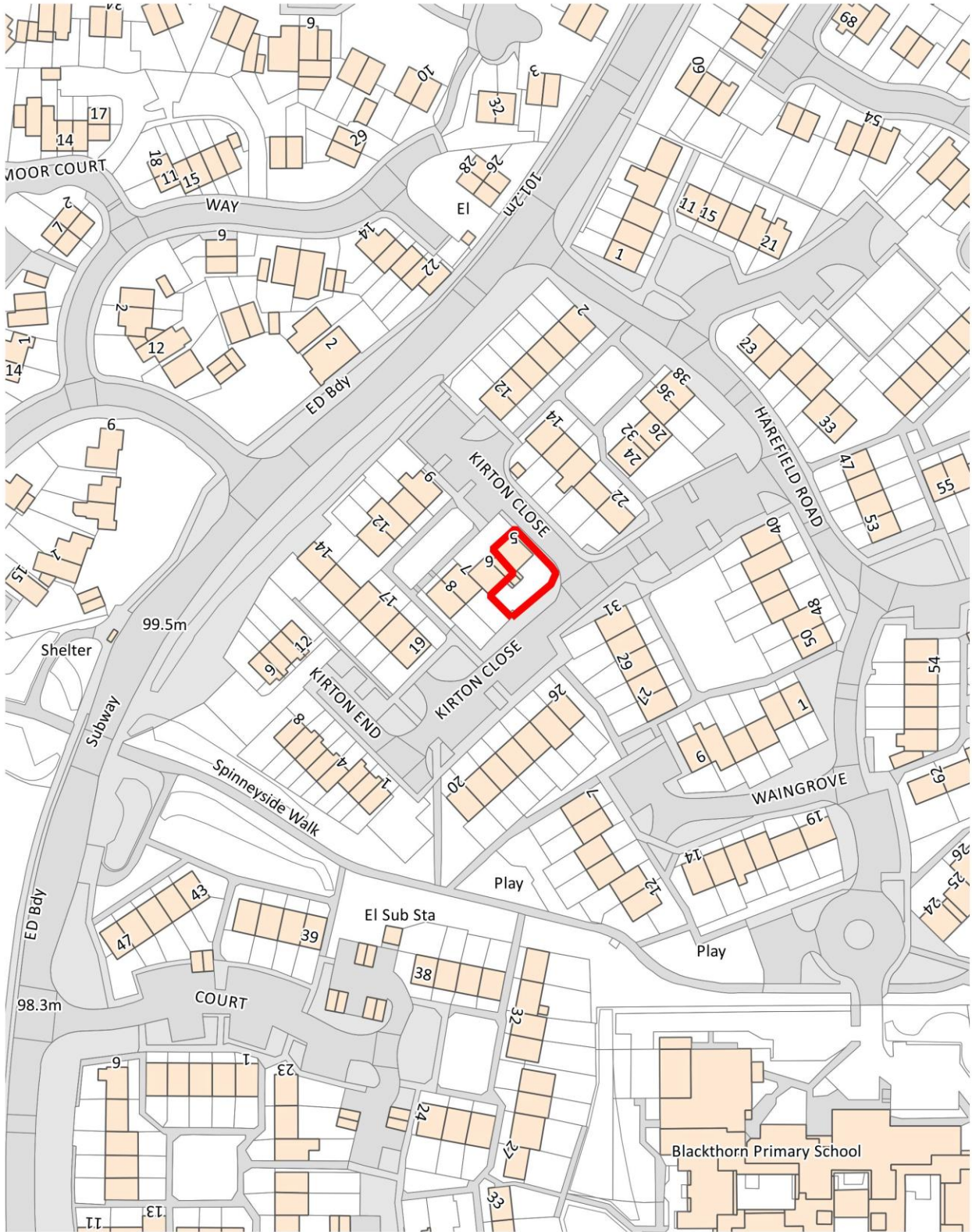
10.1 N/2015/1224


## **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><b>NORTHAMPTON</b> BOROUGH COUNCIL</p>	<p>Title: <b>Land at Kirton Close</b></p>	<p>Date: 07-12-2015</p>
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