



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE:	17 th December 2015
DIRECTORATE:	Regeneration, Enterprise and Planning
DIRECTOR:	Steven Boyes
APPLICATION REF:	N/2015/1225
LOCATION:	Land at Crestline Court, Goldings
DESCRIPTION:	Erection of 7no bin enclosures
WARD:	Talavera Ward
APPLICANT:	Northampton Partnership Homes
AGENT:	Northampton Partnership Homes
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 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 euro bin storage units to house seven bins serving the adjacent flats.

3. SITE DESCRIPTION

3.1 The site is on the grass verges adjacent to the parking areas for the flats.

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 Two bin enclosures are proposed, one to house 5 bins and one to house 2 bins, which would be located on each side of the road adjacent to the flats, on green verge areas. The enclosures measure 1.8m high, 3.2 and 8m wide respectively, and 1.402m deep, and would be constructed of timber on a steel frame. These enclosures are designed to house the larger 1,100 litre euro sized bins.
- 7.2 The proposed bin enclosures would be approximately 9m from the nearest residential property. It is considered that the proposed siting would not adversely impact on residential amenity and would not affect highway safety.
- 7.3 It is considered that to have the refuse bins housed in timber structures would be more visually amenable than the existing arrangement whereby bins are sited without any housing, and that this would not be substantially detrimental to the visual amenity of the street scene.

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, NPA-000-001, NPA-000-002, NPA-000-002A.

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

10. BACKGROUND PAPERS

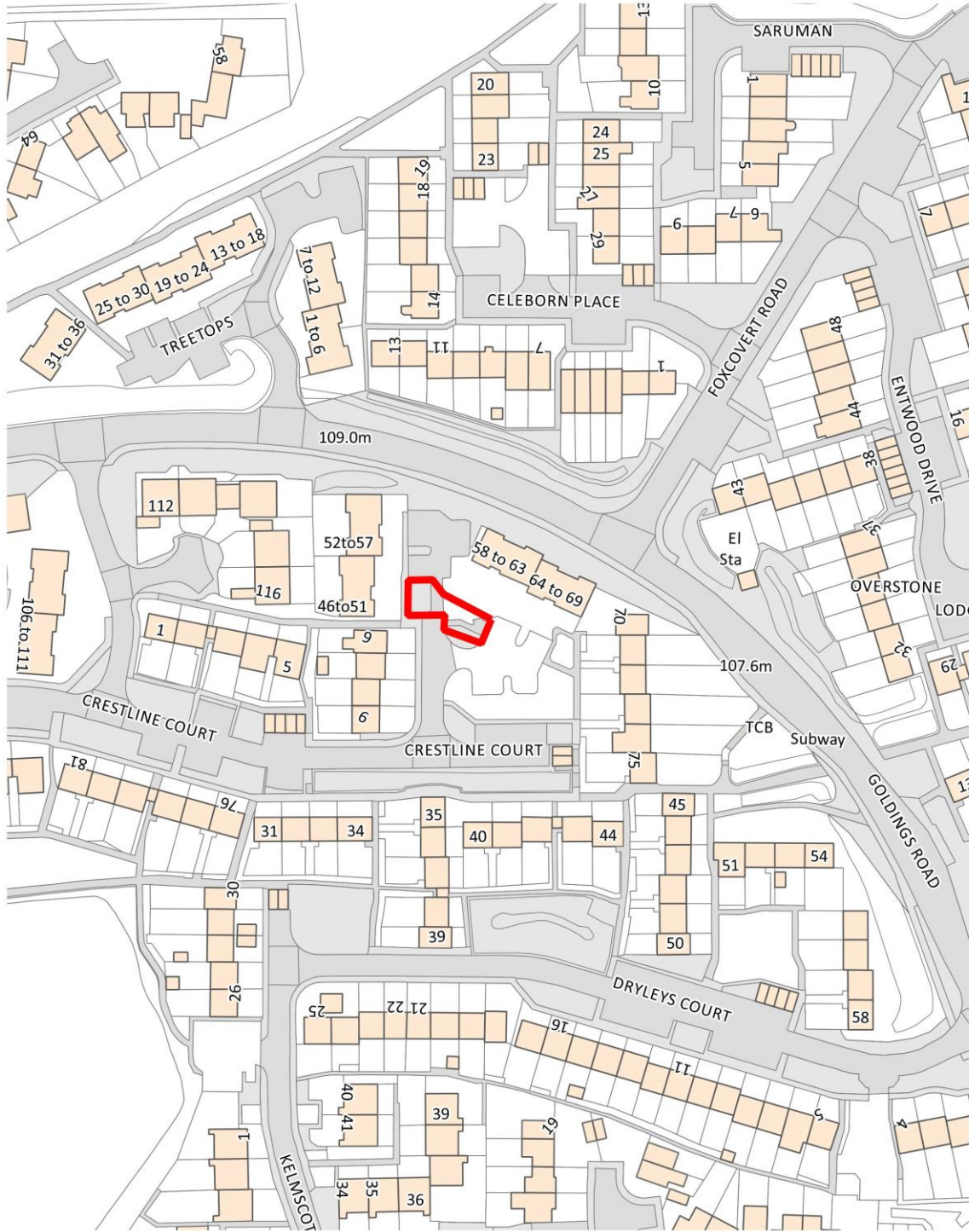
- 10.1 N/2015/1225


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: Land at Crestline Court</p>	<p>Date: 07-12-2015</p>
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