

PLANNING COMMITTEE: 16th February 2016
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

APPLICATION REF: N/2015/1337

LOCATION: Development Land at Danes Camp Way

DESCRIPTION: Variation of Condition 2 of planning application N/2013/1325 (Residential development comprising 69 dwellings with associated access via Harcourt Way) to re-plan plots 12-19, 36-42 & 44-47 (including the substitution of materials of plots 14, 15, 36, 41 & 47)

WARD: Delapre & Briar Ward

APPLICANT: Darren Perry
AGENT: Darren Perry

REFERRED BY: Director of Regeneration, Enterprise and Planning
REASON: Major application requiring a S106 agreement

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 APPROVAL IN PRINCIPLE subject to :

1. The completion of the necessary S106 Agreement to secure the same obligations as contained in the S106 Agreement dated 3rd November 2014 in relation to the previous planning permission N/2013/1325.
2. The conditions as set out below and for the following reason:

The variations to the originally approved scheme would have no adverse impact upon residential amenity, the character and appearance of the area or highway safety and as such would comply with Policies H1 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.

- 1.2 It is also recommended that in the event of the Legal Agreement not being completed within three calendar months of this Committee meeting, the Director of Regeneration, Enterprise and Planning be given delegated authority to either refuse or finally dispose of the application (at his discretion).

2. THE PROPOSAL

- 2.1 The application seeks planning permission for the variation of Condition 2 of planning permission N/2013/1325 which granted planning permission for 69 dwellings with associated works. Condition 2 limited the development to the approved plans.
- 2.2 The application involves re-planning 20 of the plots and seeks to amend the house types of 11 plots and/or to reposition the dwellings on 6 plots as well as changing introducing double garages to single on 6 plots.. A pedestrian link would also be realigned.

3. SITE DESCRIPTION

- 3.1 The site is currently in the process of being developed for housing following the grant of planning permission under application N/2013/1325.

4. PLANNING HISTORY

- 4.1 N/2013/1325 - Appeal allowed in November 2014 against refusal of planning permission for residential development of up to 69 dwellings, access road and associated works.

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 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 47 requires Authorities to have a five year housing land supply.

Paragraph 49 advises that housing applications should be considered with a presumption in favour of sustainable development.

Paragraph 56 requires 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 H1 – Housing Density & Mix & Type of Dwellings – states that development should provide for a mix of house types, sizes and tenures to cater for different accommodation needs. Housing developments will be expected to make the most efficient use of land having regard to the location and setting of the site, the existing character and density of the local area, accessibility to services and facilities, proximity to public transport routes, the implications of density for

affordability and viability, the living conditions provided for future residents, the impact on the amenities of occupiers of neighbouring properties.

Policy S10 – Sustainable Development Principles – requires development to satisfy a range of sustainable development principles including through achieving the highest standards of sustainable design; maximising opportunities for reuse and recycling; and promoting walking and cycling.

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

5.5 **Supplementary Planning Documents**

Northamptonshire County Parking Standards SPG 2003

Planning out Crime in Northamptonshire SPG 2004

6. **CONSULTATIONS/ REPRESENTATIONS**

6.1 **NCC Highways** raise no objections following amendments to the plans.

7. **APPRAISAL**

7.1 Residential development of the site was permitted through the previous appeal decision and indeed the development of the site has commenced. The current application purely seeks to amend the house types, dwelling positions and garaging within one portion of the site. It must therefore be considered whether these changes have any adverse impacts over and above the approved scheme.

7.2 It is considered that as the portion of the site is away from any pre-existing housing there would be no impact on neighbouring amenity. The relationships within the site are also considered to be acceptable.

7.3 The scale of the changes proposed in terms of repositioning of plots and substitution of house types is not considered to result in a significantly different appearance to the development.

7.4 In terms of the internal arrangements the Highway Authority are satisfied this would be acceptable from a road safety perspective.

7.5 As the original planning permission was granted subject to a Section 106 Agreement a further Agreement will be required to secure the same planning obligations as per the original Agreement. The obligations in the original Agreement will not be affected.

8. **CONCLUSION**

8.1 Due to the limited overall impact of the proposed changes to the development it is considered that the application is acceptable.

9. **CONDITIONS**

1.The development hereby permitted shall be carried out in accordance with the following approved plans; location plan (SM536 LP 001B); Site Plan (SM536 PL 04A); Floor Plans & Elevations (419 C PL01); Floor Plans & Elevations (419 C PL02); Floor Plans & Elevations (427

C PL01); Floor Plans (405 C PL01); Elevations (405 C PL02); Elevations (405 C PL03); Elevations (405 C PL04); Elevations (303 C PL02); Elevations (405 C PL04); Floor Plans & Elevations (420 C PL02); Floor Plans & Elevations (304 C PL02); Elevations (3B5P PL05); Floor Plans & Elevations (2B4P PL02); Floor Plans (3B5P PL04); Floor Plans & Elevations (2B4P PL01); Floor Plans (3B5P PL02); Floor Plans (2B4XP PL03); Floor Plans (2B4XP PL01); Elevations (2B4XP PL04); Elevations (3B5P PL01); Floor Plans and elevations(2B4P PL01); Elevations (3B5P PL03); Floor Plans (3B5P PL04); Floor Plans & Elevations(304 C PL01); Floor Plans & Elevations (420 C PL01); Floor Plans and elevations(410 C PL01); Floor Plans & Elevations (411 C PL01); Floor Plans (405 C PL06); Floor Plans (303 C PL01); Floor Plans & Elevations (414 C PL02); Floor Plans & Elevations (410 C PL02); Floor Plans (405 C PL06); Floor Plans & Elevations (411 C PL02); Floor Plans & Elevations (414 C PL01); Floor Plans (407C PL01); Elevations (407 C PL02); Landscape Proposals (SMHH05-LS-001); Tree Distance Draft (SMHH05-LS-002); Landscape Proposals (SMHH05-LS-003); Indicative Drainage Strategy (HUNS-002 E); Section Plan (SM536-EN-003); Materials Plan (HH-MP-002G); Bin Store (BS_01); estate rail; Tree Constraints Plan (JBA 13/14-TS01); detailed Hard and Soft Landscape Proposals for POS (JBA 13/14-02 D); detailed Hard and Soft Landscape Proposals for POS (JBA 13/14-03 B), SM536-PD-04J, XLDG-PL01 and XLSG-PL01.

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

2. The approved Noise Assessment (13/0210/P01//1) including the necessary mitigation measures referred to in Chapter 7, shall be implemented in full prior to the properties being first occupied and the installed mitigation measures shall be retained at all times thereafter.

Reason: In the interests of residential amenity and to secure a satisfactory standard of development in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

3. Within three months of the date of this permission a badger mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority and subsequently implemented in accordance with the agreed details.

Reason: In the interests of wildlife and nature conservation in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy.

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner, of any trees or shrubs that may die, are removed or become seriously damaged or diseased with others of similar size and species.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

5. Prior to the first occupation of the premises hereby approved, a residential travel plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented at all times that the development is occupied unless agreed in writing by the Local Planning Authority.

Reason: To reduce the reliance on car travel in accordance with the advice contained in the National Planning Policy Framework.

10. BACKGROUND PAPERS

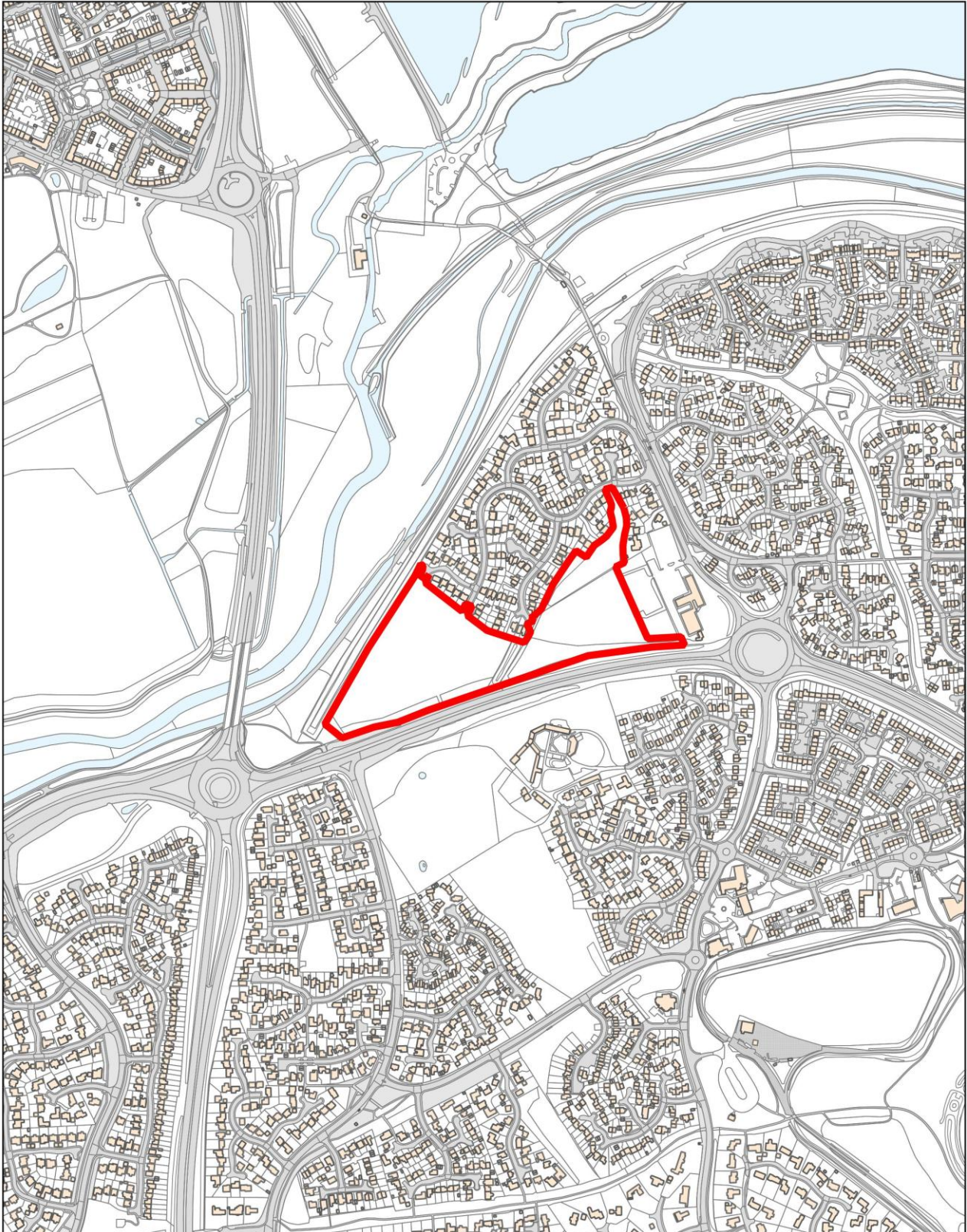
10.1 N/2015/1337.

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.



Title: **Development Land, Danes Camp Way**

© Crown Copyright 2014. Reproduced from Ordnance Survey data with the permission of the controller of Her Majesty's Stationery Office. Ordnance Survey is a registered trademark. Northampton Borough Council License Number 100019655.

Date: 01-02-2016

Scale: 1:6,640

Drawn by: Planning