

**PLANNING COMMITTEE:** 26<sup>th</sup> July 2016  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**DIRECTOR:** Steven Boyes

**APPLICATION REF:** N/2016/0703

**LOCATION:** Lock Up Garages , Moat Place, off Scarletwell Street

**DESCRIPTION:** Prior notification for demolition of garage blocks  
**WARD:** Castle Ward

**APPLICANT:** Northampton Partnership Home  
**AGENT:** -

**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 That the Authority's **PRIOR APPROVAL WILL NOT BE REQUIRED** for the method of demolition and proposed restoration of the site for the following reason:

The means of demolition and the proposed restoration of the site are considered to be acceptable and would be consistent with the aims and objectives of policies of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

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

- 2.1 This application is for prior notification of the proposed method of demolition of lock up garages.

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

- 3.1 The application relates to 4 blocks of lock up garages situated to the south of the junction of Scarletwell Street with St. Andrews Road.

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

- 4.1 N/2016/0769 - Demolition of 43 garages, erection of 14 dwellings with associated gardens, parking and access ways. This application is to be considered by the Planning Committee in the same agenda.

##### **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, Northampton Central Area Action Plan (2013) and Spring Boroughs Neighbourhood Plan.

## 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:

Section 6 – Delivering a wide choice of high quality homes.

Section 7 – Requiring good design.

Section 8 – Promoting healthy 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:

H1 – Housing.

S10 – Sustainable development principles.

## 5.4 Northampton Central Area Action Plan 2013

The Central Area Action Plan (CAAP) provides specific planning policy and guidance for the town centre and adjoining areas where significant regeneration and investment is proposed in the period up to 2026 and is in conformity with the objectives of the NPPF. Relevant policies include:

Policy 1 – Promoting Design Excellence.

Policy 24 – Spring Boroughs. This policy supports the regeneration of the area in circumstances where much of the housing stock in the borough is of poor quality and there is need to improve inadequate standards of amenity for residents.

## 5.5 Other Material Considerations

### Spring Boroughs Neighbourhood Plan

The Spring Boroughs Neighbourhood Plan was made in April 2016, and now forms part of the development plan for Northampton. The Plan seeks to support proposals which improve the quality of the environment, community facilities, infrastructure, security and connectivity.

## 6. CONSULTATIONS/ REPRESENTATIONS

6.1 None. A site notice was erected by the applicant.

## **7. APPRAISAL**

- 7.1 This application relates to prior notification for the demolition of 43 garages in connection with the redevelopment of the site for 14 family dwellings. The site comprises one of four areas in the locality where lock up garages are to be redeveloped for housing. The redevelopment proposals for this site are subject of a separate application for planning permission (N/2016/0769).
- 7.2 The matters for consideration in applications of this type are the proposed method of demolition and the method the site's restoration.
- 7.3 In respect of the proposed demolition, the application states that the garages would be demolished by excavator, and due care will need to be taken to protect the amenities of the occupiers of neighbouring dwellings, and that demolition will be carried out in compliance with Health and Safety Executive directives. Demolished materials will be sorted and salvaged. The site will be restored through redevelopment. It is considered that the proposed method of demolition is acceptable and prior approval is not required.

## **8. BACKGROUND PAPERS**

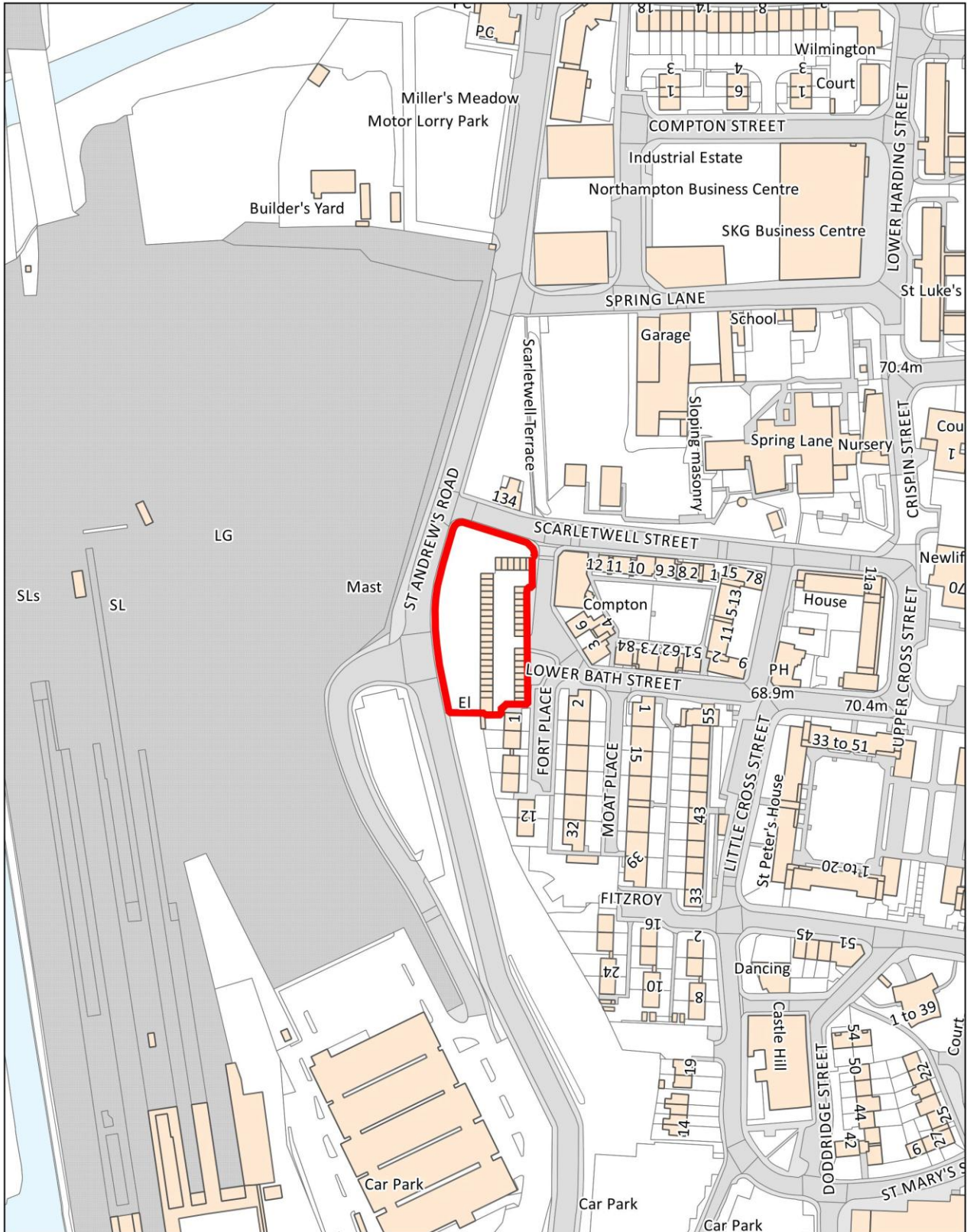
- 8.1 Application File N/2016/0703.

## **9. LEGAL IMPLICATIONS**

- 9.1 None.

## **10. SUMMARY AND LINKS TO CORPORATE PLAN**

- 10.1 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: **Moat Place**

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Date: 18-07-2016

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