

PLANNING COMMITTEE: 26th July 2016
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

APPLICATION REF: N/2016/0704

LOCATION: Lock Up Garages at Swale Drive, Derwent Drive, West Oval and Witham Way

DESCRIPTION: Prior notification of proposed demolition of garage blocks

WARD: Kings Heath Ward

APPLICANT: Northampton Partnership Homes
AGENT: -

REFERRED BY: Director of Regeneration, Enterprise and Planning
REASON: Council owned land

DEPARTURE: No

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 sites for the following reason:

The means of demolition and the proposed restoration of the sites are considered to be acceptable and would be consistent with the aims and objectives of policies of the West Northamptonshire Joint Core Strategy and 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 at 4 sites including Swale Drive, Derwent Drive, West Oval and Witham Way within Kings Heath.

3. SITE DESCRIPTION

- 3.1 The application relates to blocks of lock up garages situated behind mainly residential properties in Kings Heath.

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) and Northampton Local Plan (1997).

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 **Other Material Considerations**

None.

6. **CONSULTATIONS/ REPRESENTATIONS**

6.1 None. Site notices were erected by the applicant.

7. **APPRAISAL**

7.1 This application relates to prior notification for the demolition of garages blocks in 4 separate locations, in connection with the future redevelopment of the site for family dwellings. The redevelopment proposals for these sites will be the subject of separate applications for planning permission which will be referred to a future meeting for decision.

7.2 The matters for consideration in applications of this type are the proposed method of demolition and the method the sites' 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

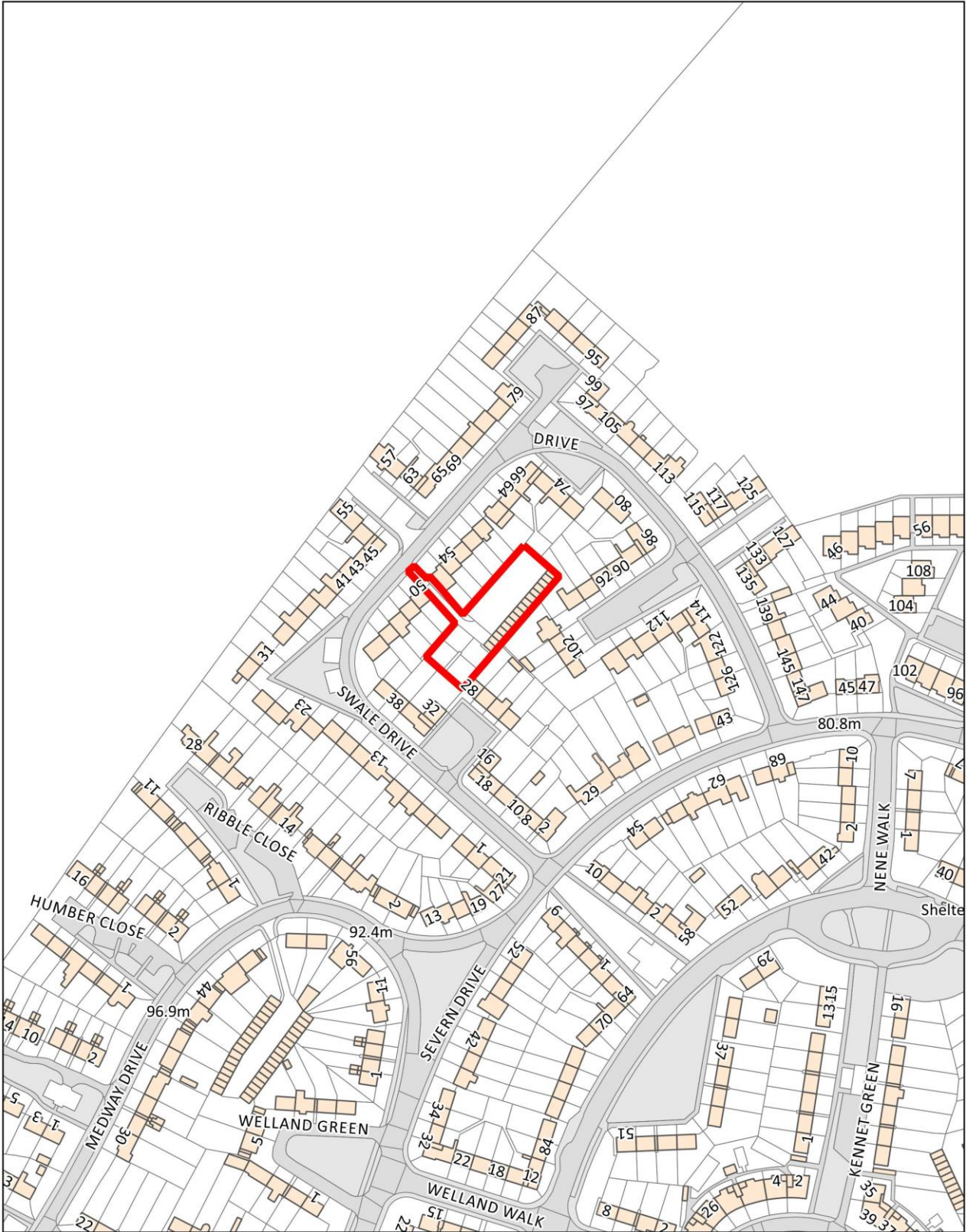
8.1 Application File N/2016/0704.

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.



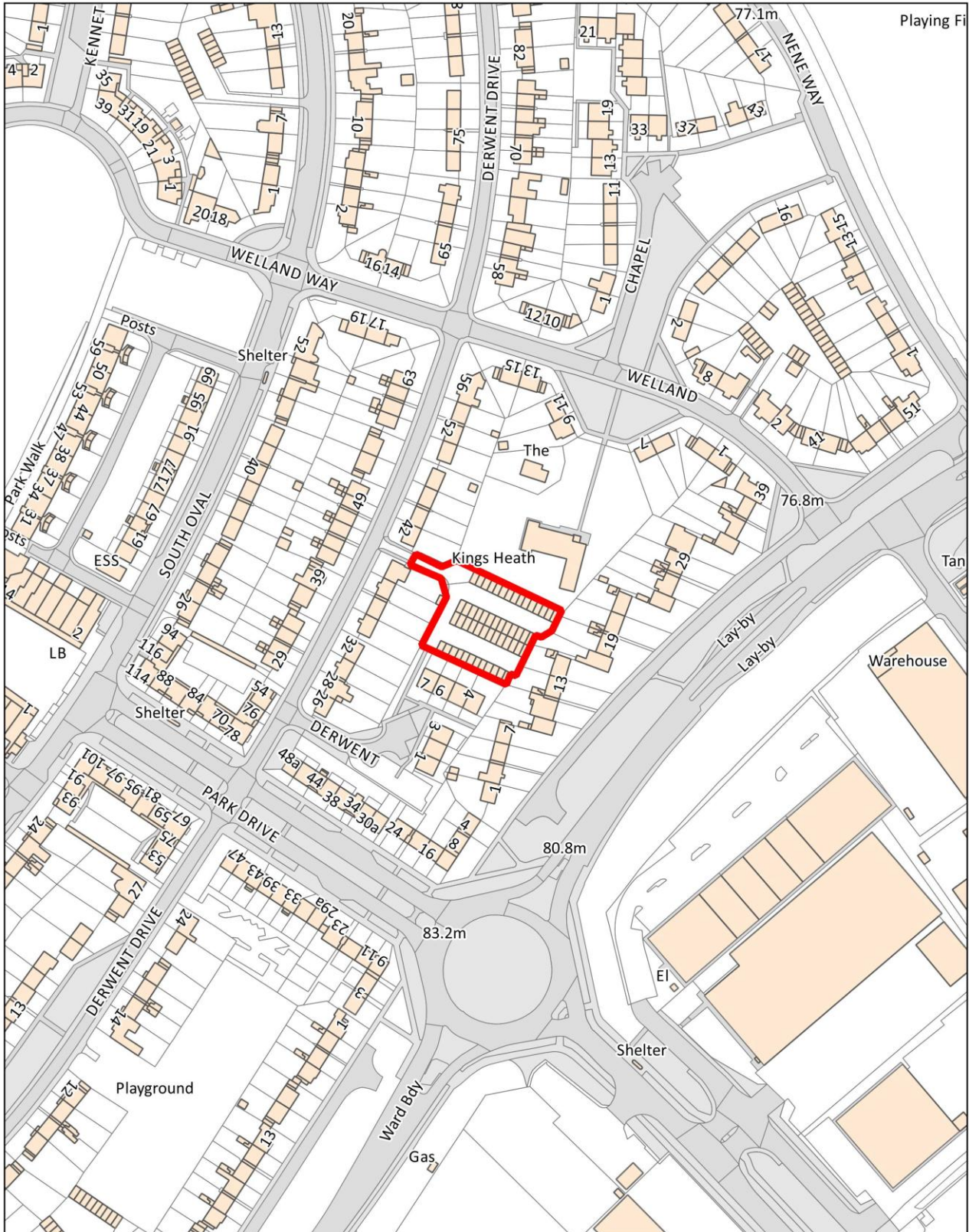
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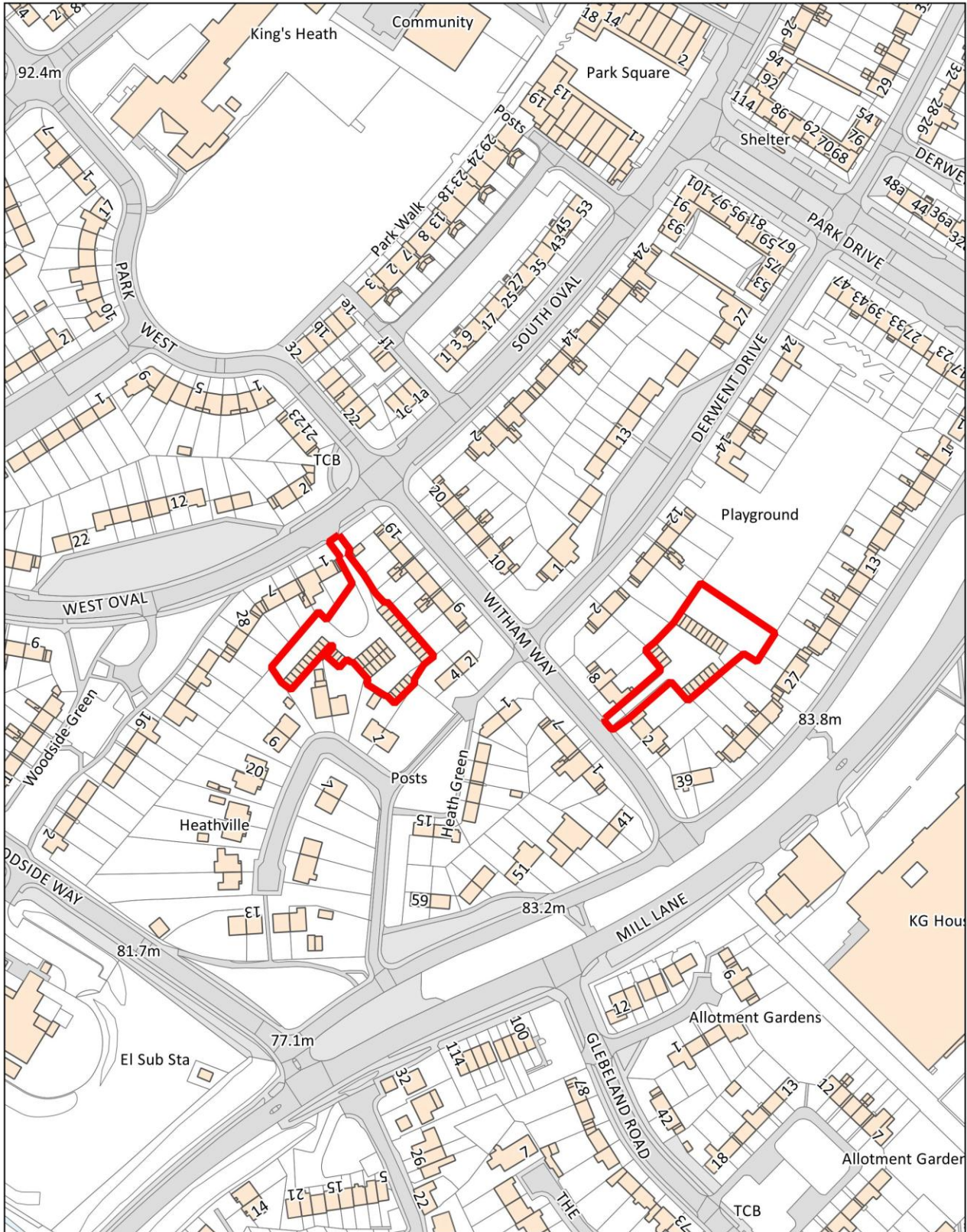
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Title: **West Oval & Witham Way**

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