



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE:	26 th July 2016
DIRECTORATE:	Regeneration, Enterprise and Planning
DIRECTOR:	Steven Boyes
APPLICATION REF:	N/2016/0769
LOCATION:	Lock up garages, land at St Andrews Road and Scarletwell Street
DESCRIPTION:	Demolition of 43 garages, erection of 14 dwellings with associated gardens, parking and access ways
WARD:	Castle Ward
APPLICANT:	Northampton Partnership Homes
AGENT:	rg+p Ltd
REFERRED BY:	Director of Regeneration, Enterprise and Planning
REASON:	Council 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 development, on balance, would have no significant detrimental impact on the amenities of neighbouring occupiers and would not be out of keeping with the character and appearance of the area, and would represent an appropriate use for the site and would provide for the housing needs of the area. The proposed development would therefore comply with Policies S2, S3, S9, S10, H1 and H2 of the West Northamptonshire Joint Core Strategy, Policy 24 of the Central Area Action Plan, Policies H6, H17, H32, E20, E40 of the Northampton Local Plan Policies OP1, OP2 and AB2 of the Spring Boroughs Neighbourhood Plan and the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The proposal is for the construction of 14no. 2-storey 3-bed dwellings with gardens and associated landscaping. The site is divided into two parts with access from Scarletwell Street off St Andrews Road. The site to the south contains 10 new dwellings and 23 parking spaces; the site to the north contains 4 new dwellings and 8 parking spaces.

2.2 Apart from one tree nearer to the highway boundary fronting St Andrews Road, the majority of the existing trees on site will be removed to give way for the development.

3. SITE DESCRIPTION

- 3.1 The site at present comprises an area of garage blocks and two areas of open space with mature existing trees. The site is located immediately opposite to the entrance to the Castle Station on St Andrews Road.
- 3.2 The site is reasonably levelled on the northern part and sloping upwards towards the southern side, with residential properties located to the east and south. Number 134 Scarletwell Street is located immediately adjoining the northern portion of the application site.

4. PLANNING HISTORY

- 4.1 None relevant.

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.

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:

The NPPF has a presumption in favour of sustainable development.

Paragraph 17 sets out core planning principles that include seeking to secure high quality design and a good standard of amenity for existing and future occupiers; encouraging the effective use of land by using brownfield sites; managing patterns of growth to make fullest use of sustainable transport methods and in sustainable locations.

Paragraph 47 requires Local Planning Authorities to meet objectively assessed housing needs for their area and to identify and update a supply of deliverable sites to provide 5-years' worth of housing against these requirements.

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

Paragraph 56 – good design is a key aspect of sustainable development and should contribute to making places better for people.

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 S1: The distribution of development - in assessing the suitability of sites for development priority will be given to making best use of previously developed land and vacant and under-used buildings in urban or other sustainable locations contributing to the achievement of a West Northamptonshire target of 30% of additional dwellings on previously developed land or through conversions.

Policy S3: Scale and Distribution of Housing Development – provision will be made for about 18,870 dwellings in the plan period 2011 to 2029.

Policy S10: Sustainable Development Principles – development will achieve the highest standards of sustainable design incorporating safety and security considerations, be located where services and facilities can be easily reached by non-car modes; protect, conserve and enhance the built environment; minimise pollution from noise, air and run-off.

Policy H1: Housing Density and Mix and Type of Dwellings – new housing development will provide for a mix of house types, sizes and tenures having regard to the character of the area; accessibility to services and facilities and public transport; living conditions of future residents and impact on amenity of occupiers of neighbouring properties.

Policy H2: Affordable Housing – required to be provided at 35% on sites of 15 dwellings or more.

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 24 – Spring Boroughs: Spring Boroughs will be regenerated consistent with encouraging a more balanced community in terms of: age, wealth, household size and reducing the turnover of residents.

5.5 **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:

Policy E20 – the design of new development should adequately reflect the character of the surrounding area and be designed and located to ensure adequate standards of privacy, daylight and sunlight.

5.6 **Supplementary Planning Documents**

Northamptonshire County Parking Standards SPG 2003

Planning out Crime in Northamptonshire SPG 2004

5.7 **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 following policies are relevant to the determination of this proposal:

Policy OP1 – Sustainable Development Principles: New and affordable homes related to local housing demand and the needs of the community; High quality environment for residents,

visitors, community groups and businesses; Infrastructure to support improved leisure, recreational and social facilities; Better connections to adjoining areas: Security for occupiers and users through the use of design principles from “Secured by Design”.

Policy OP2 – Family Housing: Proposals for housing developments within Spring Boroughs will be supported if they contribute toward rebalancing the housing stock to ensure Spring Boroughs offers a range of dwelling types, sizes and tenures to meet local housing needs; Achieve the design principles set out in Policy OP1 including using “Secured by Design”. Proposals for affordable family housing with private outside space will be particularly encouraged.

Policy AB2 – Central Spring Boroughs: Develop central housing area of Spring Boroughs as new residential to include a high proportion of affordable housing suitable for families. The area will include a high proportion of affordable family housing with gardens.

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **Environment Agency** – No objection subject to a condition requiring details of sewerage infrastructure.
- 6.2 **Lead Local Flood Authority** – Insufficient information is available to comment on the acceptability of the proposed surface water drainage scheme.
- 6.3 **County Ecologist** – Satisfied overall with the ecological appraisal and support its recommendations, in particular regarding the installation of bird and bat boxes. It appears from the site plans that all of the existing trees will be lost and not replaced. Beyond any biodiversity impacts the local air quality, cooling and noise mitigation benefits will be reduced. Would therefore encourage including trees of appropriate species in the site landscaping plans, to return these benefits over time as the trees mature.
- 6.4 **Anglian Water** – No objection subject to a condition requiring the submission of a surface water management strategy.
- 6.5 **Police Crime Prevention Advisor** – have been involved in extensive pre-application discussions before and welcome the aim for Secured by Design is to be achieved. Have concerns on the following aspects:
- the footpath link for plots 11-14 to St Andrew Road should be removed;
 - alleyways shown between houses need to be secured by gates;
 - footpath between parking courts should be removed;
 - lighting for parking courts should be mast mounted white lighting;
 - the land adjacent to 134 Scarletwell Street to be fenced off; and
 - rear boundaries of plots 11 to 13 require a trellis topping to garden fence.
- 6.6 One representation received from an adjacent commercial occupier at **100 Lower Bath Street**, making the following points:
- The proposed work will severely interfere with business during construction.
 - When complete the access will be opposite the entrance to the garage causing road safety issues.
 - Will result in a loss of trade causing closure of the business.
- 6.7 The consultation period has not expired at the time when the report is prepared. Any additional representation received will be reported to the Committee via the addendum.

7. APPRAISAL

Principle of Residential Use

- 7.1 The NPPF has a presumption in favour of sustainable residential development and encourages the use of brownfield sites, where there is an identified need for additional housing.
- 7.2 The application site is allocated as being within a Primarily Residential Area in the Local Plan and is identified as a housing area in the Spring Boroughs Neighbourhood Plan.
- 7.3 It is considered, therefore, that the principle of residential use would be acceptable and would provide much needed housing supply for the Borough.

Impact on the street scene and the character and appearance of the area

- 7.4 The proposed dwellings are typical modern semi-detached and terraced dwellings. Neighbouring residential properties in the area are two and three storey houses and maisonettes which have recently been rendered in a white finish. There is also a commercial property adjacent to the site, which is a car repair garage. It is considered that the proposed dwellings would be in keeping with the general character of this area.
- 7.5 It is acknowledged that the current site, with mature trees and open grass area makes a positive contribution to the visual amenity of the locality, although it could be argued that the sites are not particularly usable as recreational space. The loss of trees in this location is regrettable, however, it is important to balance the fact that much needed housing would be provided. The loss of this site is therefore considered acceptable in this instance and the provision of housing on this land is compatible with the aims of the Spring Boroughs Neighbourhood Plan.
- 7.6 Apart from the pair of semi-detached properties located to the northern end of the site, the rest of the development would be set back from St Andrews Road. Appropriate landscaping details and boundary treatment would be submitted and secured by planning conditions. Notwithstanding the fact that the site is very prominent being opposite the main entrance to the station car park, it is not considered that the proposal would cause significant harm to the character and appearance of the area.

Impact on the amenities of adjoining and nearby occupiers

- 7.7 The proposed dwellings have been designed to provide adequate separation from the neighbouring residential occupiers and would not result in any significant overlooking or loss of light to these properties.
- 7.8 Part of the site is adjacent to a school playing field, it is not considered that this would be unduly affected by the proposal.
- 7.9 Objections have been received from the neighbouring commercial premises. In this respect, it is considered that the introduction of further residential properties in this area would not necessarily impact on the continued operation of this business. It is not considered that the application could be refused on these grounds.

Parking and Highway Issues

- 7.10 Parking would be provided on the plot at a ratio of 2.2 spaces per dwelling. This is considered to be an appropriate provision of parking, in particular given the proximity of the site to the town centre.

- 7.11 The proposal would also result in the loss of 43 garages. Whilst some of these are currently in use, garaging across the area would be rationalised due to low usage at present. Therefore it is not considered that the proposal would have an adverse effect on parking.

Drainage and Flood Risk

- 7.12 The application was submitted with a Flood Risk Assessment. Both Anglian Water and Environment Agency has no objection to the application. The Lead Local Flood Authority has commented that insufficient information has been submitted regarding the proposed surface water drainage scheme. The applicant is currently preparing further details on the matter and the Committee will be updated on the issue via the addendum.

Archaeology

- 7.13 Comments from NCC Archaeology is awaited and full details will be reported to the Committee via the addendum.

Ecology

- 7.14 An ecological assessment has been submitted with the application and supported by the County Ecologist. Planning condition will be imposed to secure the provision of bird boxes. The loss of the trees are regrettable, however, an appropriate landscaping scheme will be required and secured by planning condition.

Contamination

- 7.15 A contamination desk top survey has been submitted with the application that shows naturally occurring arsenic on site. A planning condition will be imposed to ensure that necessary mitigation is carried out prior to any development works taking place.

Security of the Site

- 7.16 The comments from the Crime Prevention Officer are noted and will be addressed by the applicant accordingly. The site will be appropriately secured by boundary treatments including fencing and landscaping and also lighting and the details will be secured by appropriate planning conditions.

8. CONCLUSION

- 8.1 In conclusion, it is considered that the proposed development would meet the objectives of the Spring Boroughs Neighbourhood Plan by providing much needed additional housing and that this would have no adverse impact on the amenities of adjoining and nearby.

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 attached schedule of approved plans.

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

(3) Details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy 1 of the Central Area Action Plan.

(4) No building works which comprise the erection of a building required to be served by water services shall be undertaken in connection with any phase of the development hereby permitted until full details of a scheme including phasing, for the provision of mains foul sewage infrastructure on and off site has been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the works have been carried out in accordance with the approved scheme.

Reason: To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

(5) No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

(6) A detailed scheme of hard and soft landscaping for the site shall be first submitted to and approved in writing by the Local Planning Authority. The scheme shall include, where present, the location and species of any existing trees and hedgerows on the land and details of any to be retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy BN3 of the West Northamptonshire Joint Core Strategy.

(7) 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 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 BN3 of the West Northamptonshire Joint Core Strategy.

(8) The car parking spaces as shown on the approved plan shall be provided prior to the first occupation of the dwellings hereby permitted and shall at all times be reserved and retained for the parking of vehicles and there shall be no storage of goods, materials, refuse, pallets or skips thereon.

Reason: To ensure that adequate parking facilities are maintained in accordance with the National Planning Policy Framework.

(9) Prior to the occupation of development, full details of the method of the treatment of the external boundaries of the site together with individual plot boundaries shall be submitted to and

approved in writing by the Local Planning Authority, implemented prior to the first occupation of the buildings hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy 1 of the Central Area Action Plan.

(10) Notwithstanding the details submitted, no development shall take place until a desk top study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy. Pre-commencement condition to ensure appropriate measures put in place at early stage in interests of health and safety of future occupiers.

(11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions shall be erected to the dwellings hereby permitted.

Reason: To prevent overdevelopment of the site in accordance with Policy 1 of the Central Area Action Plan.

(12) Full details of an external lighting scheme shall be first submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details prior to occupation of the last dwelling house.

Reason: In interest of security to accord with the National Planning Policy Framework.

(13) Details of bird boxes as recommended in the submitted Preliminary Ecological Appraisal dated April 2016 by Focus Ecology shall be first submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented fully in accordance with the approved details prior to the first occupation of the dwellings hereby permitted.

Reason: In interests of sound ecological practice to accord with the National Planning Policy Framework.

(14) The tree to be retained in the approved plans shall be protected for the duration of the development by a stout fence to be erected and maintained on an alignment to be approved in writing by the Local Planning Authority before any development works shall take place. Within the fenced area no development works shall take place on, over or under the ground, no vehicles shall be driven, nor plant sited, no materials or waste shall be deposited, no bonfires shall be lit nor the ground level altered during the periods of development.

Reason: In order to ensure protection of the existing tree in accordance with Policy 1 of the Central Area Action Plan. This is a pre-commencement condition to ensure that the tree is protected.

10. BACKGROUND PAPERS

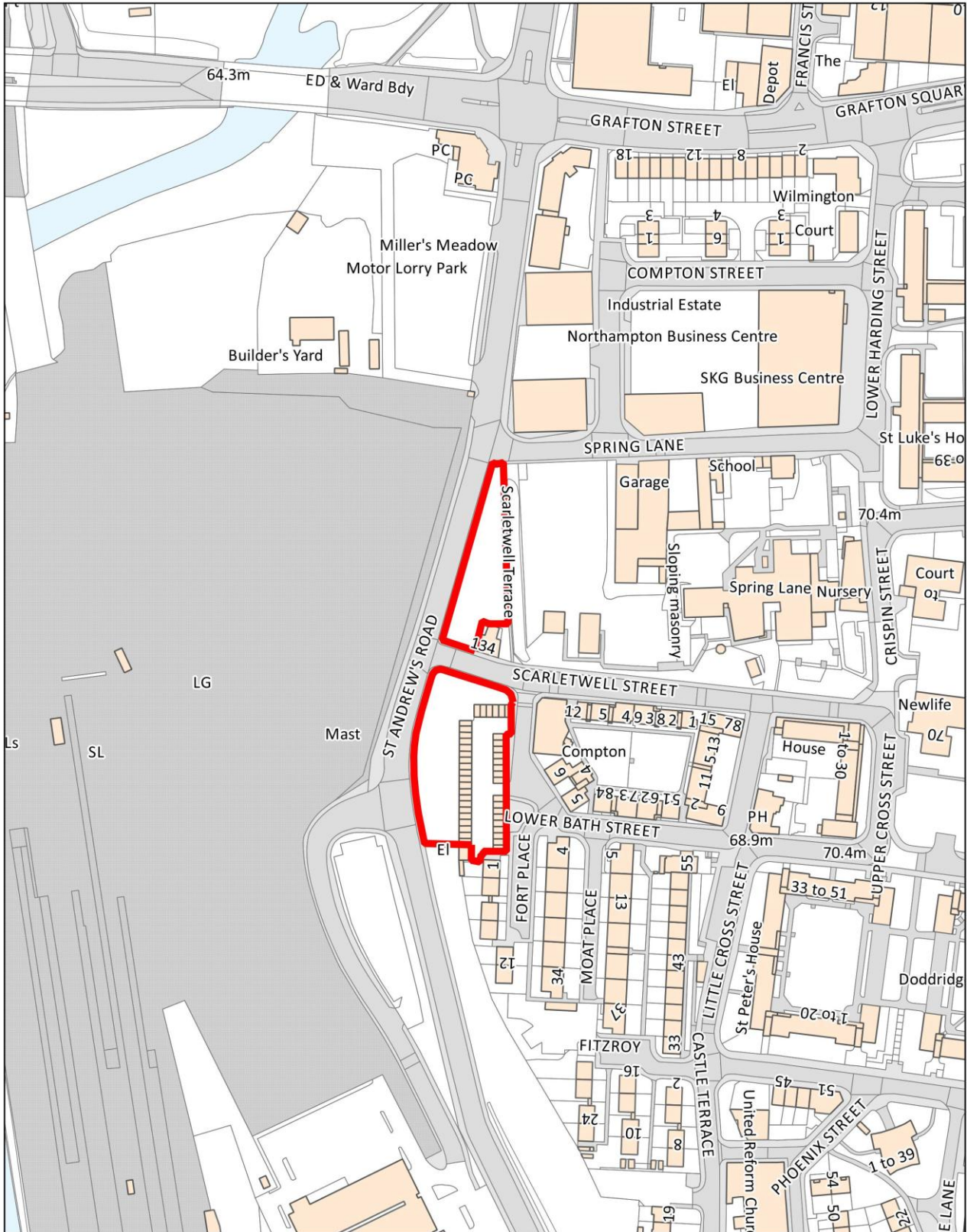
10.1 Application file N/2016/0769.

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>Title: Land at St Andrews Road and Scarletwell Street</p>	<p>Date: 18-07-2016</p>
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