



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 22nd November 2016
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2016/1424

LOCATION: Community Centre , Brunswick Place

DESCRIPTION: Installation of 1 no. temporary refrigerated storage container for a period of 2 years

WARD: Castle Ward

APPLICANT: Northamptonshire Partnership Homes

REFERRED BY: Head of 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, as a temporary storage unit, would not have an adverse impact upon the character and appearance of the local area or neighbouring amenity. The proposed development would accord with the saved Policy E20 of the Northampton Local Plan, Policies S10 and RC1 of the West Northamptonshire Joint Core Strategy and advice contained within the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The current application seeks planning permission to install a refrigerated storage container for a temporary period of two years. The proposed container would be located to the side of the community centre and would be visible from Brunswick Place and Exeter Place. The container would be 2.6m high and 2.4m wide and 6.1m long and would be clad with wooden panelling.

2.2 The container is required to provide storage for food rescued from local businesses and supermarkets to be used by Elsie's Café, a project aimed to create enhanced community benefits such as volunteering, potential jobs and increased use of the café as a social meeting place, which Northamptonshire Partnership Homes are looking to relocate to the Market Street Community Hub, to be run alongside current community groups in the centre.

3. SITE DESCRIPTION

- 3.1 The existing community centre is a brick built building with a play area to the rear of the site and bordered on three sides, by Brunswick Place, Market Street and Exeter Place. Residential properties on Brunswick Walk are located on the opposing side of the building. The surrounding area predominantly comprises residential 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.

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 section is of particular relevance to this application:

Paragraph 17 – planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

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.

Policy RC1: Delivering Community Regeneration – seeks to promote the provision of improved community facilities and services.

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:

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.

6. CONSULTATIONS/ REPRESENTATIONS

- 6.1 **NBC Environmental Health** – further information has been requested in relation to potential noise generated from the refrigeration units. Further comments will be reported on the Addendum to this agenda.

7. APPRAISAL

- 7.1 The main issues to consider are the impact on the character of the area and neighbour amenity.
- 7.2 The proposed temporary building would be single storey refrigerated storage container located on the south east side of the community centre, visible from the surrounding roads. It is proposed to clad the outside of the container with wooden panelling to reduce the impact on the character of the surrounding area.
- 7.3 Whilst it is accepted that the proposed container would be located in a prominent location at the side of the site, owing to the scale and design and the public benefits generated from the proposed use, and that permission is sought on a temporary basis, on balance, it is considered that the development would not unduly impact upon the visual amenity of the locality. The proposed development would provide equipment required in association with a community facility which seeks to improve community facilities within the locality, in accordance with the requirements of Policy RC1 of the West Northamptonshire Joint Core Strategy.
- 7.4 The storage container would be situated on the opposing side of the road from the nearest residential properties. Whilst further clarification is sought regarding the potential noise that would be generated from the proposed refrigeration unit, in view of the distance from the nearest residential properties, it is not considered that impacts on adjacent residential amenity would be of such significance to warrant refusal on this basis.

8. CONCLUSION

- 8.1 The proposed storage container would not have an adverse impact upon the character and appearance of the local area or neighbouring amenity and would accord with the saved Policy E20 of the Northampton Local Plan, Policies S10 & RC1 of the West Northamptonshire Joint Core Strategy and advice contained within the National Planning Policy Framework.

9. CONDITIONS

(1) The building hereby permitted shall be removed and the land restored to its former condition within two years from the date of this permission.

Reason: In the interests of amenity as the Local Planning Authority consider the building is only acceptable as a temporary expedient in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and Policy E20 of Northampton Local Plan.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Location Plan Received on 27.10.2016 and Container Details.

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

10. BACKGROUND PAPERS

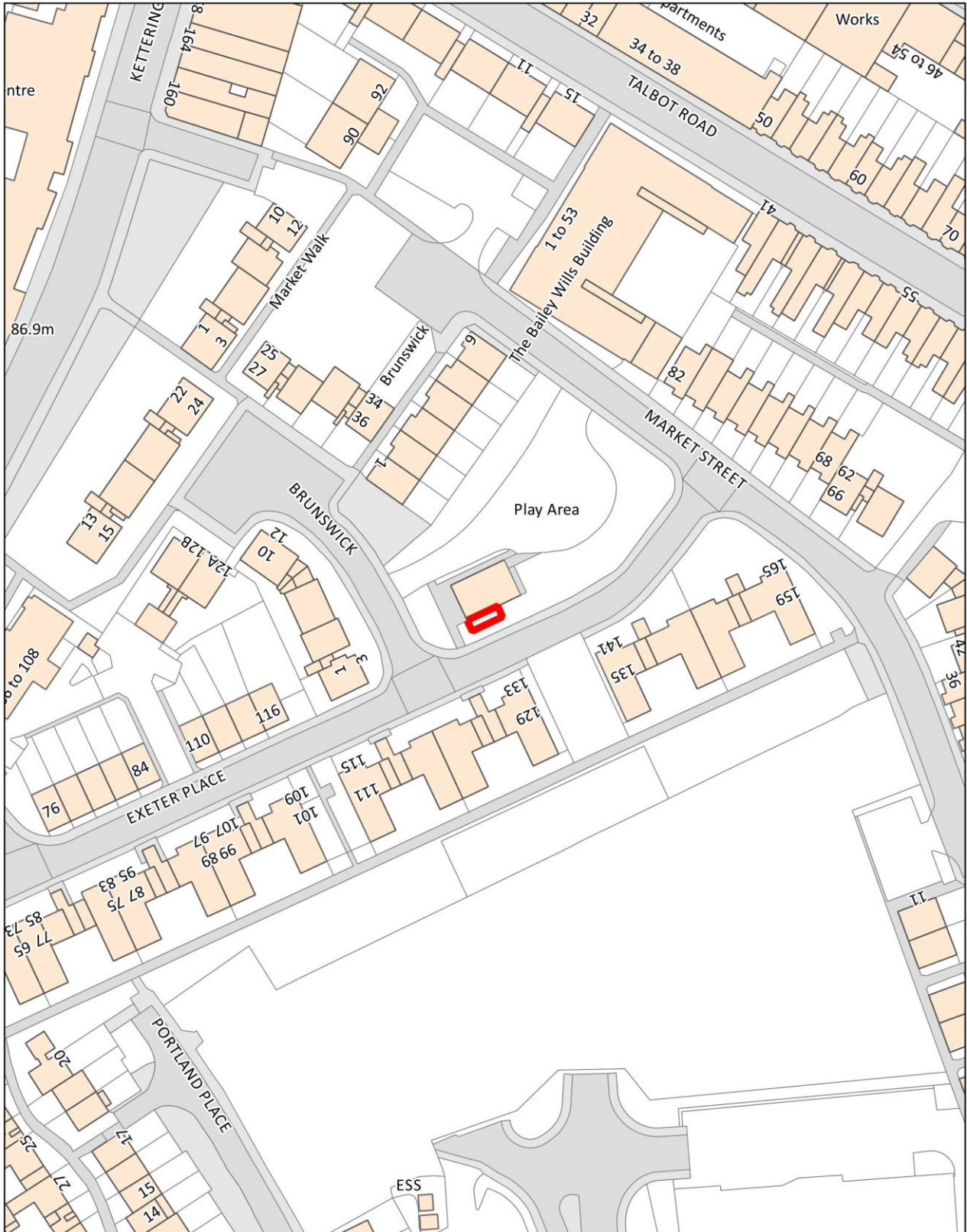
- 10.1 N/2016/1424

11. LEGAL IMPLICATIONS

11.1 The development is CIL liable but not chargeable.

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: **Community Centre, Bruswick Place**

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Date: 14-11-2016

Scale: 1:1,000

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