

PLANNING COMMITTEE: 9th May 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2016/1022

LOCATION: Eastern District Social Club , Crestwood Road

DESCRIPTION: Proposed erection of 5 dwellinghouses on land off Crestwood Road, south of Eastern District Social Club
WARD: Talavera and Brookside Wards

APPLICANT: Eastern District Social Club
AGENT: N/A

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 principle of residential development of the site for 5 dwellings is considered acceptable and would contribute towards the Council's 5-year housing supply. Subject to the conditions below, the development would not lead to undue impacts on the character of the area, adjacent residential amenity, trees and highway conditions in accordance with the aims and objectives of the National Planning Policy Framework, Policies SA, S1, S3, S10, H1, BN3 and BN9 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan and Policies DES1, H2, OS1 and OS2 of the Growing Together Neighbourhood Plan.

2. THE PROPOSAL

2.1 Full planning permission is sought for the erection of 5 no. 3 bed houses arranged in a two-storey terrace with access and parking, to be built on surplus land adjacent to the existing Social Club which is situated within the Lodge Farm Community Centre Buildings.

3. SITE DESCRIPTION

3.1 The application site lies to the west of Lings Way but is accessed from Crestwood Road to the north via a private road. This road also serves buildings occupied by the Social Club, the British Sub-Aqua Club, Lodge Farm Community Centre and a telecoms depot. The social club and the Sub-Aqua Club are owned and leased by Northampton Borough Council.

- 3.2 The proposed site is situated between Lodge Farm Community Centre to the north and housing to the south in North Paddock Court. This housing comprises two storey terraced dwellings built as Development Corporation houses in the 1970s. The application site once formed additional car parking for the Community Centre but has not been used as such for several years. The site is now unkempt and overgrown and subject to fly-tipping.
- 3.3 To the east of the site is a telecoms depot. The access road to the depot runs to the north of the application site and is owned by Northampton Borough Council. To the west of the site is an area of open space (identified as existing recreation/leisure in the Northampton Local Plan). A network of public footpaths runs across this land.
- 3.4 The application site is allocated as a primarily residential area in the Northampton Local Plan and adjoins a site identified as a community facility. In the Growing Together Neighbourhood Plan the site is conjoined with the adjacent open space and identified as "Lodge Farm Field" which has the designation of a local green space.

4. PLANNING HISTORY

- 4.1 N/2011/1062 – Erection of five three bed roomed terraced houses with associated access and parking – Approved
- 4.2 N/2010/1083 – Erection of 5no. 3 bed terraced houses with associated access and parking – Withdrawn
- 4.3 N/2008/0870 – Change of use from car park to car hand washing including landscaped area - Refused

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, and emerging Neighbourhood Development Plans where relevant.

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:

- 5.3 Paragraph 14 advises that at the heart of the NPPF is a presumption in favour of sustainable development.
- 5.4 Paragraph 17 advises on the need to seek secure high quality design and a good standard of amenity for existing and future occupants.
- 5.5 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.

- 5.6 Paragraph 49 advises that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites.
- 5.7 Paragraph 50 advises on the need to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, planning for a mix of housing based on current and future demographic trends and the needs of different groups in the community.
- 5.8 Paragraph 53 advises that Local Planning Authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.
- 5.9 Paragraph 56 advises that good design is a key aspect of sustainable development and should contribute to making places better for people.
- 5.10 Paragraph 58 seeks to ensure that planning decisions aim to ensure that developments respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

5.11 **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:

- 5.12 Policy SA: Presumption in Favour of Sustainable Development – advises on taking a positive approach towards development proposals that reflects a presumption in favour of sustainable development and approving applications that accord with development plan policies unless material considerations indicate otherwise.
- 5.13 Policy S1: Distribution of development – development will be concentrated primarily in and adjoining the principal urban area of Northampton. Priority will be given to making the best use of previously developed land 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.
- 5.14 Policy S3: Scale and Distribution of Housing Development – provision will be made for about 18,870 dwellings during the plan period 2011 to 2029.
- 5.15 Policy S10: Sustainable Development Principles – development will achieve the highest standards of sustainable design incorporating safety and security considerations; protect, conserve and enhance the natural and built environment; enhance biodiversity and reduce the fragmentation of habitats; and minimise pollution from noise, air and run off.
- 5.16 Policy H1: Housing Density and Mix and Type of Dwellings – advises that new housing development should provide for a mix of house types, sizes and tenures to cater for different accommodation needs making the most efficient use of the land having regard to the location and setting of the site, existing character and density, accessibility to services and public transport, the living conditions of future residents, and impact on the amenities of neighbouring occupiers.
- 5.17 Policy BN3: Woodland Enhancement and Creation – development that would lead to loss of aged or veteran trees will not be permitted unless the need for, and benefits of, the development clearly outweigh the loss.

5.18 Policy BN7: Flood Risk – all new development proposals should demonstrate there is no increased risk of flooding to existing properties.

5.19 Policy BN9 : Planning for Pollution Control – development that is likely to cause pollution, either individually or cumulatively, will only be permitted if measures can be implemented to minimise pollution to a level which provides a high standard of protection for health and environmental

5.20 **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 policy is material to this application:

5.21 E20 – New Development

5.22 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG 2004

5.23 **Other Material Considerations**

5.24 Growing Together Neighbourhood Plan

The Growing Together Neighbourhood Plan (covering Blackthorn, Goldings, Lings and Lumbertubs) has recently been supported following the referendum and will be reported to the Council's Cabinet shortly, prior to adoption. The plan therefore carries some weight and the following policies are relevant to the determination of this proposal:

5.25 DES1 – High quality design – consider height, scale and spacing of buildings. Development should respect and protect heritage assets, enhance pedestrian and cyclist connectivity, create active and secure spaces and streets, retain nature and trees, provide adequate parking, refuse and recycling, enhance the setting of Local Green Spaces.

5.26 H1 – Housing mix- proposals for new residential development should provide a mix of types of homes that reflects the latest assessment of local housing needs - particularly encourage 1 and 2 bed units.

5.27 H2 – Small scale housing – Proposals for small scale housing (1-9 dwellings) – infill sites and low value underused open space will be supported where they are of a scale and form which would be complementary to surrounding properties and would not result in the loss of amenity for existing residents.

5.28 CO2 – loss of community facilities will not be supported unless it can be demonstrated that the community facility is no longer viable or the proposed alternative would provide equal or greater benefits to the local community.

5.29 OS1 – Local Green Space Designation – Development of a local green space will be resisted unless very special circumstances can be demonstrated.

5.30 OS2 – Outdoor Amenity Space – proposals for new residential development should provide good quality outdoor amenity space in the form of either private gardens, terraces, balconies or shared private communal amenity space.

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **NCC Archaeology** - request a condition for an archaeological programme of works.
- 6.2 **Growing Together Neighbourhood Forum** - questions the Energy Conservation section of the design statement. States that draft neighbourhood plan states that developments should meet the current best practice standards and encourages the use of micro-generation technologies.
- 6.3 **NBC Arboricultural Officer** - the application was accompanied by a tree report which provided details about the trees on site in line with the relevant British Standard. The area of development is partially covered by principally two groups of trees with a number of more prominent specimens within or adjacent to those groups. The proposed development requires the removal of several trees. They are not suitable for inclusion in a tree preservation order and there are no arboricultural reasons why the application should be refused. The tree report included a tree protection plan and those trees to be retained should be protected as proposed within the tree report.
- 6.4 **NBC Public Protection** - request conditions relating to noise from road traffic and site investigation.
- 6.5 **NCC Highways and Access** - The proposed access does not meet the required standards with regards to shared private drives, due to the mixed uses served. Northampton Fire and Rescue service requirements with regards to accesses over 45 metres are:
- Accesses over 45m in length to be a minimum of 3.7m wide for its whole length to accommodate an appliance
 - Such accesses to accommodate an appliance with a 15 ton axle loading
 - Turning space for the fire appliance

Also states that vehicular accesses over 45m in length can have implications for refuse collection and building regulations. State that if the development is permitted the road will not be considered for adoption.

6.6 **Community Spaces Northampton:**

- It is stated that the land once formed additional car parking for the community centre and as such the community centre should have been consulted over the loss of this amenity. The land belongs to NBC and if housing is needed, the Community Centre rather than Eastern District Social Club could have built housing on the site. As the land was designated as community land the community centre should have the Right to Bid or Challenge. (The Community Centre was consulted on the planning application).
- The Growing Together Neighbourhood Plan should protect community facilities and there has been no discussion with them with them and the Lodge Farm Community Centre.
- Concerned that NCC Highways state the proposed access does not meet the required standards of Northampton Fire and Rescue Service. Lodge Farm Community Centre lies at the end of the access road and the buildings are used by pre-school and many others. This means in an emergency the Fire and Rescue Service would not be able to reach the Community Centre which is leased from NBC, putting users at an unacceptable risk.
- Proposal states that the width of the road will be increased to 4.8m to serve the existing and proposed development. This upgrading should continue to the community centre car park to ensure access for Fire and Rescue vehicles.
- The community centre is presently undergoing improvements and is used 7 days a week. The last community event attracted over 200 people. There must be sufficient parking for the proposed housing and cars must not block entry to the community centre.

7. **APPRAISAL**

Principle of development

- 7.1 Both the NPPF and the JCS have a presumption in favour of sustainable residential development. The application site is allocated as being within a Primarily Residential Area in the Local Plan, and is adjacent to a residential housing estate. The residential use is considered to be acceptable in principle given the policy allocation. Furthermore, the site is considered to be in a sustainable location with good access to public transport and local facilities. The development of the site for residential use would contribute towards the Council's 5-year housing supply, and enable the re-development of a vacant, misused site which would enhance the character and appearance of the area.

Layout and design

- 7.2 The proposed dwellings would be two storey and comprise a terrace of five houses with rear gardens of 10-11 metres in depth. A further shared amenity area will be located to the west of the dwellings. The terrace will side onto the rear of the terrace of dwellings in North Paddock Court. Parking provision is located to the front of the dwellings, is readily overlooked and provides for 2 spaces per dwelling. In addition there are 2 visitor parking bays. A covered cycle and refuse bin store is to be provided in the rear garden of the properties with rear access provided. The dwellings would be constructed from brick under a tiled roof. It is considered that their simple design is acceptable and in keeping with the character of the adjacent dwellings.

Impact on neighbours

- 7.3 Due to the 13 metre separation distance between the proposed dwellings and the existing dwellings in North Paddock Court, and as the development would be located to the north, it is not considered that the proposed dwellings would impact on the levels of outlook and light available to surrounding residents. This separation distance and the orientation of the proposed houses would also preserve privacy levels and mean that the development would not be overbearing.

Highways

- 7.4 The access road to the site is private and owned by Northampton Borough Council. The Sub-Aqua Club, Lodge Farm Community Centre and the Social Club (who lease their properties from NBC) and Crest House all have rights of access across the land.
- 7.5 The access road is initially of adoptable highway width from Crestwood Road but it narrows as it approaches the application site to a width of 3m or less. Also the surface of the road becomes variable and at one point joins with the public footpath that is located to the west of the roadway. The proposal is to increase the width of the road to a width of 4.8m, with a 6m wide access road to the front of the proposed dwellings. This satisfies the access width requirement for shared private drives (4.5m for the first 10m from the highway boundary) according to the Local Highway Authority standing advice for domestic accesses up to 5 dwellings, although it should be noted that this private drive also serves the above commercial properties. In this instance as the access width would be an improvement to the current situation, it is considered the width of the road will be acceptable to serve both the existing and proposed development. Furthermore the proposal is identical to the previous application which was granted consent in 2011 after meetings were held with the Highway Authority to reach agreement on an acceptable proposal.
- 7.6 Highway Officers have also stated that as the length of the private drive would be over 45 metres there is a requirement for adequate width (3.7m) and turning space for fire and rescue and refuse vehicles. Building Control Officers have been verbally consulted on this requirement and consider that the proposal is satisfactory for these purposes and offers adequate turning space for such vehicles. The Highway Authority has made it clear that they will not adopt the road however the

proposal is considered to be acceptable and will not unduly impact on highway safety. It is not unusual that access roads are not adopted by the Highway Authority as they could remain in private ownership and maintenance would then fall to the responsibility of land owners.

- 7.7 As stated above, the provision for off-street parking is 2 spaces per dwelling with 2 visitor parking spaces and space within the rear garden for cycle parking. This provision complies with the current Highway Authority parking standards.

Noise and contamination

- 7.8 The site is located close to Lings Way and the proposed dwellings are likely to be impacted by road traffic noise. Environmental Health Officers have assessed the proposal and have raised no objection, subject to noise mitigation measures being carried out. These are considered to be necessary to protect residential amenity.
- 7.9 The site is also located close to the Community Centre car park. Due to the separation distance and the presence of tree screening between the Community Centre and the proposed dwellings, it is not considered that undue noise and disturbance will affect residential amenity.
- 7.10 A phase one site investigation has been submitted with the application. As the site is in an area of the town that overlies Northamptonshire sands there is a possibility that the site may be affected by elevated levels of naturally occurring arsenic. Public protection officers therefore require that a phase two site investigation is undertaken primarily to cover an investigation into naturally occurring arsenic. A condition is recommended to protect residential amenity.

Growing Together Neighbourhood Plan

- 7.11 In the Growing Together Neighbourhood Plan the site is identified as "Lodge Farm Field" which is identified as a public park and has the designation of a local green space. Policy H2 of the Neighbourhood Plan supports proposals for small scale housing on low value underused open space where they would be complementary to surrounding properties and would not result in the loss of amenity for existing residents. Policy OS1 states that development on local green space will be resisted unless very special circumstances can be demonstrated.
- 7.12 Whilst the site is adjacent to an obvious area of public open space, it is distinctly separated from it by the private road and footpath that lead to the site. In addition the site is overgrown and has been a target for fly tipping. It is noted that its poor condition does not contribute to the amenity of the surrounding area and it does not allow the area to be used by members of the public as a recreational open space. In the circumstances, it is not considered that development of the site would significantly impact on the remaining open space or the character of the area. The land is considered to be "low value underused open space" as stated in Policy H2 and whilst the proposal would be contrary to Policy OS1, it is considered that the siting and condition of the open space and the fact that it appears separate from the adjacent public park make it an exception that will not significantly impact on the remaining public open space.

Trees

- 7.13 A tree report accompanies the application and contains details of trees to be removed and retained including a tree protection plan. The Arboricultural Officer states that the trees to be removed do not warrant protection by a TPO. The trees to be retained should be protected as proposed within the report. This can be covered by condition.

Archaeology

- 7.14 NCC Archaeology have indicated that there may be archaeological remains on the site. It is recommended that a condition requiring a written scheme of investigation and programme of archaeological works be applied to any consent.

8. CONCLUSION

The proposed development of the site for five dwellings is considered to be acceptable and would contribute towards the Council's 5-year housing supply. It would represent an appropriate use of an untidy and disused site and would have no significant detrimental impact on the character or appearance of the area, amenities of neighbouring occupiers or highway safety. The proposed development would therefore comply with Policies SA, S1, S3, S10, H1, BN3 and BN9 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan, Policies DES1, H2, OS1 and OS2 of the Growing Together Neighbourhood Plan and the National Planning Policy Framework.

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 following approved plans: Location Plans and drawing no. Site Location Plan, EDNSC/No/P1/2 Rev B, EDNSC/No/P1/4.

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 first 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 E20 of the Northampton Local Plan.

- (4) Prior to the commencement of development, a scheme for the provision and implementation of surface water drainage strategy/flood risk assessment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and completed fully in accordance with the approved details and the approved implementation programme and maintained thereafter.

Reason: To secure satisfactory drainage of the site and to reduce the risk of flooding in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to enable timely submission of information.

- (5) All rear boundaries of the site shall be screened with 1.8m close boarded fencing topped with 300mm of trellis. Full details of which shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to the occupation of the dwellings 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 Policies E20 of the Northampton Local Plan.

- (6) Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: In the interests of residential and visual amenity in accordance with Policy E20 of the Northampton Local Plan. This is a pre-commencement condition to ensure that these details are agreed in a timely manner.

- (7) A detailed scheme of hard and soft landscaping for the site shall be 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 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.

- (8) 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 E20 of the Northampton Local Plan.

- (9) Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extension including dormers shall be constructed to the dwellings hereby permitted.

Reason: To prevent overdevelopment in accordance with Policy E20 of the Northampton Local Plan

- (10) Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed in the buildings without the prior written consent of the Local Planning Authority.

Reason: To safeguard the privacy of neighbouring residents in accordance with Policy E20 of the Northampton Local Plan.

- (11) 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. This condition is required pre-commencement in order to agree these details in a timely manner.

- (12) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared and which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

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.

- (13) Before the commencement of the development hereby permitted, a scheme shall be submitted to and approved in writing by the Local Planning Authority for protecting the dwellings from traffic noise. The approved scheme shall be implemented concurrently with the development completed before the first occupation or use of the development and thereafter retained.

Reason: To protect the enjoyment of future occupiers of their dwellings amenity in accordance with Policy BN9 of the Northamptonshire Joint Core Strategy. This condition is required pre-commencement in order to ensure that these details are agreed in a timely manner.

- (14) The parking spaces shown on the submitted layout plan shall be constructed and completed prior to the first occupation of the dwellings hereby approved and retained thereafter

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety in accordance with National Planning Policy Framework.

- (15) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and/or re-enacting that order with or without modification), no fences, hedges, gates, walls or any other means of enclosure shall be erected without the prior written consent of the Local Planning Authority, other than those expressly authorized by this permission.

Reason: In order to define the permission and to safeguard the visual amenities of the occupiers of dwellings in the vicinity in accordance with Policy E20 of the Northampton Local Plan.

- (16) No development shall take place until details of measures to be taken to prevent spoil/mud from vehicles leaving the site during the construction works being deposited on the public highway have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and the measures shall be retained for the duration of the construction period.

Reason: In the interests of visual amenity and highway safety in accordance with Policy E20 of the Northampton Local Plan. This is a pre-commencement condition in order to ensure that these details are agreed in a timely manner.

- (17) No development shall take place until full details of all roads and drainage including cross-sections, longitudinal sections and highway boundaries have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety in accordance with National Planning Policy Framework. This is a pre-commencement condition in order to ensure that these details are agreed in a timely manner.

- (18) No development shall take place until full details in respect of the new carriageways (to a width of no less than 4.8m) and new footways have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details prior to the first occupation of the dwellings hereby permitted.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety in accordance with National Planning Policy Framework. This is a pre-commencement condition in order to ensure that these details are agreed in a timely manner.

- (19) No development shall take place until the applicant or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with National Planning Policy Framework. This is a pre-commencement condition in order to ensure that these details are agreed in a timely manner.

- (20) All trees shown to be retained in the approved plans shall be protected for the duration of the development by (a) stout fence(s) to be erected and maintained on (an) alignment(s) 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 adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

- (21) Full details of the provision for the storage of refuse and materials for recycling shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation or bringing into use of the dwellings hereby permitted and thereafter retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

- (22) Full details of facilities for the secure and covered parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and fully implemented prior to the development being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

10. BACKGROUND PAPERS

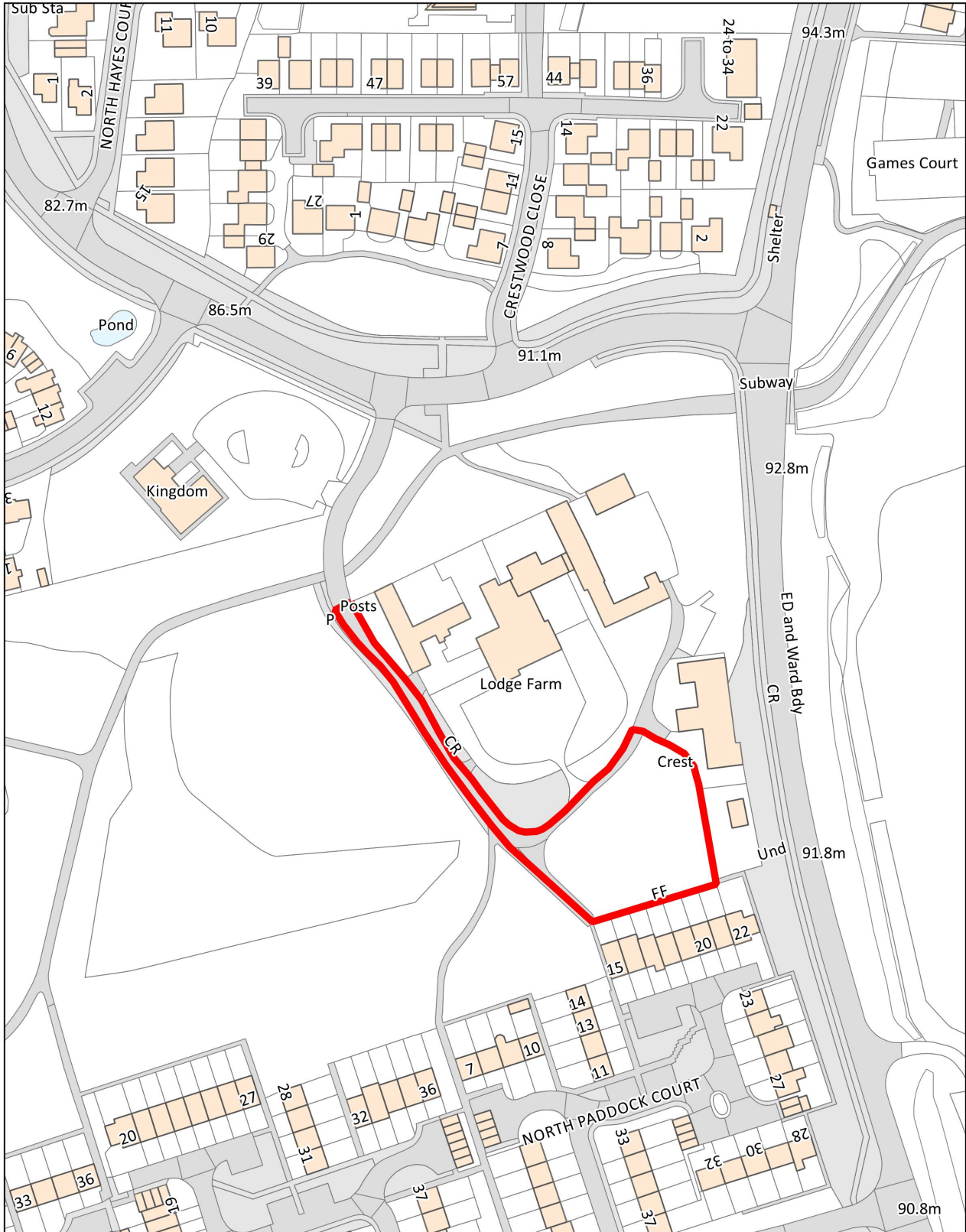
10.1 N/2011/1062.

11. LEGAL IMPLICATIONS

11.1 The development is CIL liable.

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: **Eastern District Social Club, Crestwood Road**

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Date: 31-03-2017

Scale: 1:1,500

Drawn by: -----