

PLANNING COMMITTEE: 17th October 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/1275

LOCATION: Marble Arch Adjacent to 7 Wellington Place

DESCRIPTION: Installation of gates at the entrance/exit to Marble Arch
WARD: Castle Ward

APPLICANT: Northampton Borough Council
AGENT: Northampton Borough Council

REFERRED BY: Head of Planning
REASON: NBC is the applicant

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

- 1.1 **APPROVAL IN PRINCIPLE** with delegated authority be given to the Head of Planning to grant planning permission once the formal consultation period expires on 19th October 2017, subject to no additional representations being received regarding issues which have not been addressed in the officer's report, and subject to the conditions as set out below and for the following reason:

The design and appearance of the proposed development is acceptable and would not lead to any unacceptable impacts on the character of the local area and adjacent commercial amenity. The proposed development would improve security of the area in accordance with saved Policies E20 of the Northampton Local Plan, Policy S10 of the West Northamptonshire Joint Core Strategy, and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

- 2.1 Installation of gates at the entrance/exit to Marble Arch, off Barrack Road. The gates will be 2 metres in height and will be finished in a green colour.

3. SITE DESCRIPTION

- 3.1 The site is located off Barrack Road, within a mixed commercial area. Marble Arch is a pedestrian access route linking Barrack Road to Ash Street.

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 the Northampton Central Area Action Plan (2013).

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:

Paragraph 17 seeks to ensure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Paragraph 58 seeks to create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

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: requires development to satisfy a range of sustainable development principles including through achieving the highest standards of sustainable design; maximising opportunities for reuse and recycling; and promoting walking and cycling and protecting, conserving and enhancing the natural and built environment and heritage assets and their settings.

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, all new development within the central area must demonstrate a high design standard.

5.5 Supplementary Planning Documents

Planning out Crime in Northamptonshire SPG 2004

6. CONSULTATIONS/ REPRESENTATIONS

6.1 None received at the time when this report was prepared. Any additional representations received will be reported to the Planning Committee via the addendum.

7. APPRAISAL

- 7.1 The issues to be considered are the impact of the proposed gates in terms of their visual impact and any impact on the amenities of adjoining occupiers, as well as the acceptability of the proposal in respect of highway and pedestrian safety.
- 7.2 The reason why the gates are necessary in this location is that there have been reported incidents of crime and anti-social behaviour in the area. March Arch has been used as a short cut and by closing this access would help to support the operations of the enforcers in the area. The proposed gates would be sited at the entrance to March Arch immediately off Barrack Road, attached to the existing retail building and the adjacent works yard, with a height of 2m and width of 3.4m. The gates exiting onto Ash Street will be set back from the existing footpath, attached to the existing works yard gate and No.41-43 Ash Street, with a height of 2m and width of 4m.
- 7.3 The boundary treatment of the area consists of brick wall leading to wooden fencing along the boundary with the works yard to the south and metal open fencing along the boundary with No.7a Barrack Road and No.41 to 43 Ash Street. It is not considered that the proposed gates would be out of keeping with the area. The other commercial units off Ash Street also with similar boundary treatments. The proposal would therefore have a neutral impact in terms of visual amenity in the area.
- 7.4 With the closure of March Arch, pedestrians in the area can still have direct access to Barrack Road via Temple Bar which is approximately 40m to the north. It is not considered that the proposal would adversely impact on highway safety.
- 7.5 As the consultation period will not expire until 19th of October, delegated authority is therefore sought from the Committee for the Head of Planning to grant planning permission after the 19th of October, subject to no further representations received where issues have not been addressed in this report.

8. CONCLUSION

- 8.1 In conclusion, it is considered that the proposed gates would have no adverse impact on the street scene, the amenities of adjoining occupiers or highway safety and would have the benefit of reducing anti-social behaviour in the area. The development would be in line with Development Plan Policy and the objectives of the NPPF.

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 plan: DM-NBC/001, DM-NBC-002.

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

10. BACKGROUND PAPERS

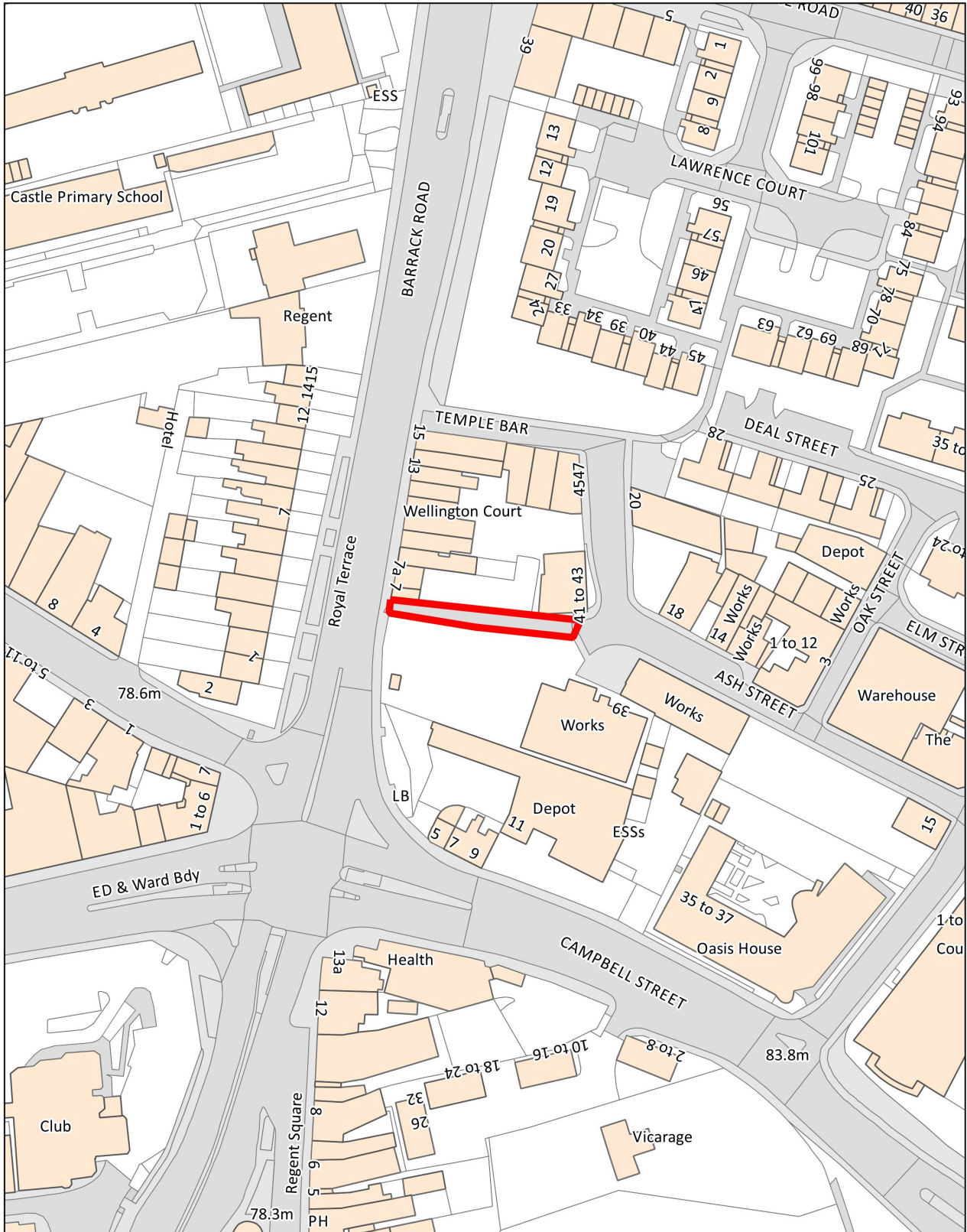
- 10.1 N/20171275.

11. LEGAL IMPLICATIONS

- 11.1 The development is not 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: **Marble Arch adj to 7 Wellington Place**

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Date: 04-10-2017

Scale: 1:1,250

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