

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

APPLICATION REF: N/2017/1168

LOCATION: Priory House, Lower Cross Street

DESCRIPTION: External works including creation of 6 new parking spaces and secure access; erection of bin stores, storage sheds and bike/ buggy stores and areas of hardstanding

WARD: Castle Ward

APPLICANT: Keepmoat Regeneration Engie
AGENT: Halsall Lloyd Partnership

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 layout, design and appearance of the proposed works would improve the provision of parking and amenity facilities available for the occupiers of the adjacent properties and would assist in the regeneration of the area in accordance with Policies S10 and N11 of the West Northamptonshire Joint Core Strategy, Policy 1 of the Northampton Central Area Action Plan and the aims and objectives of the National Planning Policy Framework and the Spring Borough Neighbourhood Plan.

2. THE PROPOSAL

2.1 The proposal is for various improvement works to the external amenity and parking areas associated with Priory House. The proposals comprise of the provision of a new parking area on an existing landscaped area to the front of the flats to provide 6 new parking spaces and secure access and the erection of bin stores, storage sheds and bike/ buggy stores and areas of hardstanding.

3. SITE DESCRIPTION

3.1 The application site comprises of areas of amenity land and walkways forming part of the land associated with Priory House, Grafton House, Compton House and Crispin House, all 2-storey

residential blocks of flats surrounding an internal area of amenity space, situated on the edge of the town centre and owned by the Council.

- 3.2 The surrounding area is residential and comprises predominantly of blocks of flats. A vehicle repair workshop is located to the west of the site.

4. PLANNING HISTORY

- 4.1 No relevant planning history.

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) and the Spring Borough Neighbourhood Plan.

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 quality homes
Section 7 – Requiring good design

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.

Policy N11: Supporting Areas of Community Regeneration – supports the regeneration of Spring Boroughs and improvements to the quality of the public sector housing stock, improving the public realm and recreational facilities, and creating safe and sustainable environments.

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 must demonstrate a high standard of design and positively contribute to the character of an area.

5.5 Supplementary Planning Documents

Northamptonshire Parking Standards (September 2016)

5.6 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 Plan seeks to support proposals which improve the quality of the environment, community facilities, infrastructure, security and connectivity.

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **Local Highway Authority** – The parking spaces need to be increased in size to a minimum of 2.5m x 5m.
- 6.2 **Crime Prevention Officer** – no objections. Request further details of the bike and buggy store and type of security.

7. APPRAISAL

- 7.1 The main issues for consideration are the impact of the proposal on residential and visual amenity and highway impacts.
- 7.2 The proposed new parking area would be situated on an area of landscaping situated to the front of Priory House with access from Lower Cross Street. The proposal would improve the provision of parking for residents whilst still allowing for an element of on-street parking to be retained. The Highway Authority raises no objection subject to parking spaces being of appropriate size which would be required by condition and can be achieved on site.
- 7.3 The proposed bin stores would be located at various points around the site adjacent to internal walkways and would not be visually prominent within the surrounding area. The design and appearance are considered acceptable. Discussions are ongoing regarding the type and security of the bin stores and any additional comments will be reported in the addendum to this agenda.

8. CONCLUSION

- 8.1 The proposed improvements would assist in the regeneration of the area and the provision of parking and amenity facilities for the surrounding residents in accordance with the relevant planning policies and the aims of the Spring Borough Neighbourhood Plan and are therefore recommended for approval.

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: 051, 101_F, MetroStor bin details received 4th September 2017.

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

3. Notwithstanding the submitted plans, parking spaces shall be a minimum of 2.5m x 5m, with parking spaces adjacent to a physical boundary such as a wall, fence or hedge 3.3m x 5m.

Reason: To ensure appropriate parking provision and in the interests of amenity in accordance with the aims of the National Planning Policy Framework.

10. BACKGROUND PAPERS

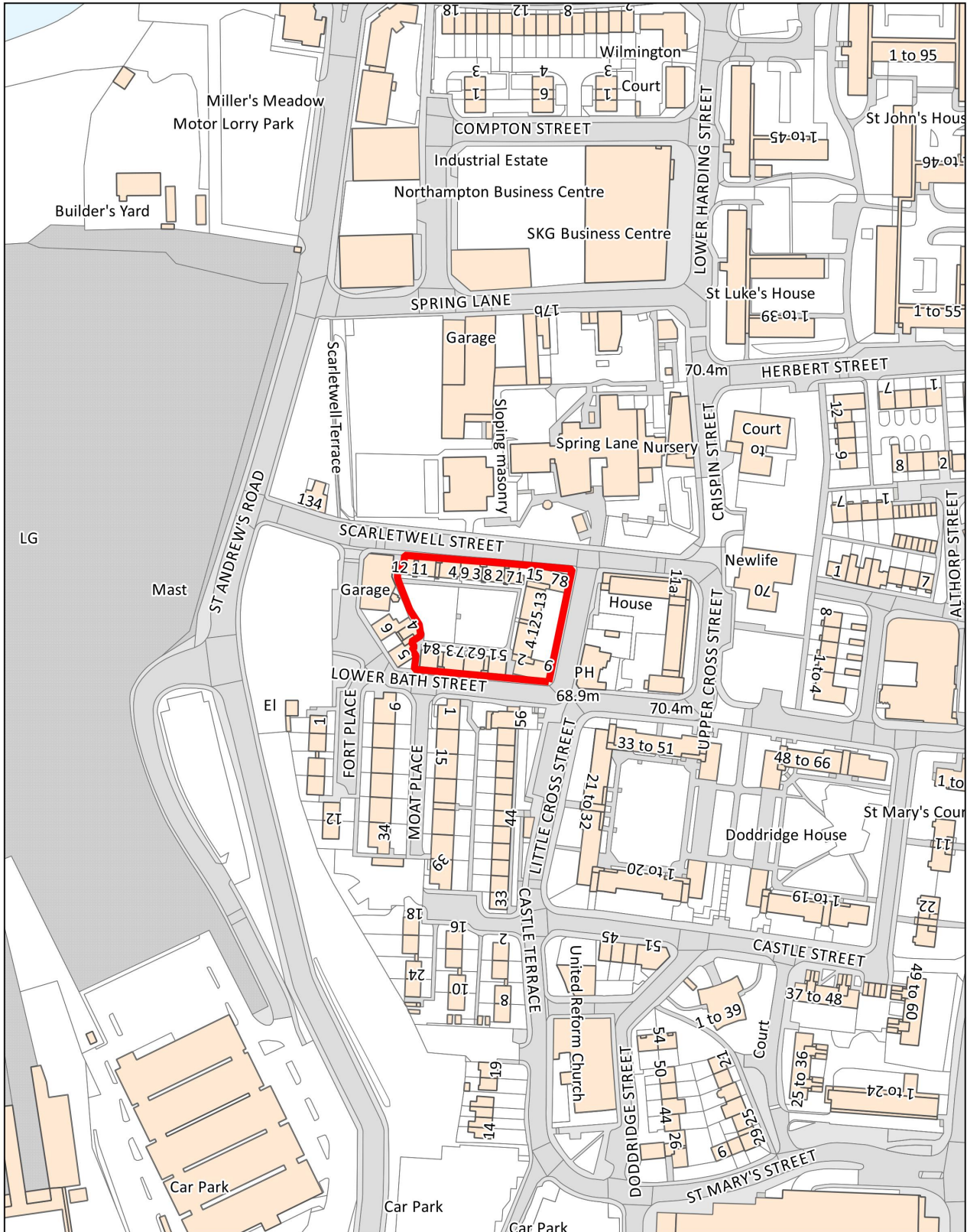
- 10.1 N/2017/1168.

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: **Priority House. Lower Cross Street**

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Date: 04-10-2017

Scale: 1:2,000

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