

PLANNING COMMITTEE: 7th June 2018
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/0435

LOCATION: Woodstock, Billing Road

DESCRIPTION: Installation of automated entry gate system to existing car park

WARD: Rushmills Ward

APPLICANT: Northampton Partnership Homes
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 proposed development would have no adverse impact on the street scene, on the amenities of adjoining occupiers or on highway safety, whilst providing enhanced security. The development is therefore in conformity with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan and the National Planning Policy Framework.

2 THE PROPOSAL

2.1 The proposal relates to the installation of a security barrier to control access to the car park.

3 SITE DESCRIPTION

3.1 The site consists of the existing car park serving a block of flats under the control of Northampton Partnership Homes.

4 PLANNING HISTORY

- 4.1 N/2016/1696 - Prior Notification for demolition of 1 block of 2 garages – Prior Approval Not Required – 08/01/2017
- 4.2 N/2016/1697 - Change of use of two communal rooms into two one bedroom self-contained dwellings – Approved 15/02/2017

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 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 sections are of particular relevance to this application:

Section 7 – Requiring good design.

Section 8 – Promoting healthy communities.

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. Policy of particular relevance is:

Policy S10: Sustainable Development Principles.

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 policy is material to this application:

Policy E20 – New Development (Design)

5.5 Supplementary Planning Documents

Northamptonshire Parking Standards (September 2016)

Planning out Crime in Northamptonshire SPG 2004

6 CONSULTATIONS/ REPRESENTATIONS

6.1 **Local Highway Authority** – No comments to make as the site is well off the highway.

7 APPRAISAL

7.1 The issues to consider are principally the visual impact of the proposed works. In this respect the barrier is of a conventional design and would not, therefore, appear out of character with the area.

7.2 The barrier would prevent unauthorised access to the car park which would be beneficial to the security of residents of the flats.

7.3 In terms of the impact on highway safety, the position of the barrier is well away from the highway itself and the Local Highway Authority have confirmed that they would have no concerns with this proposal.

8 CONCLUSION

8.1 The proposed development would have no adverse impact on the street scene or on highway safety and would provide enhanced security for residents.

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: Proposed vehicle barrier, Technical Specifications.

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

10 BACKGROUND PAPERS

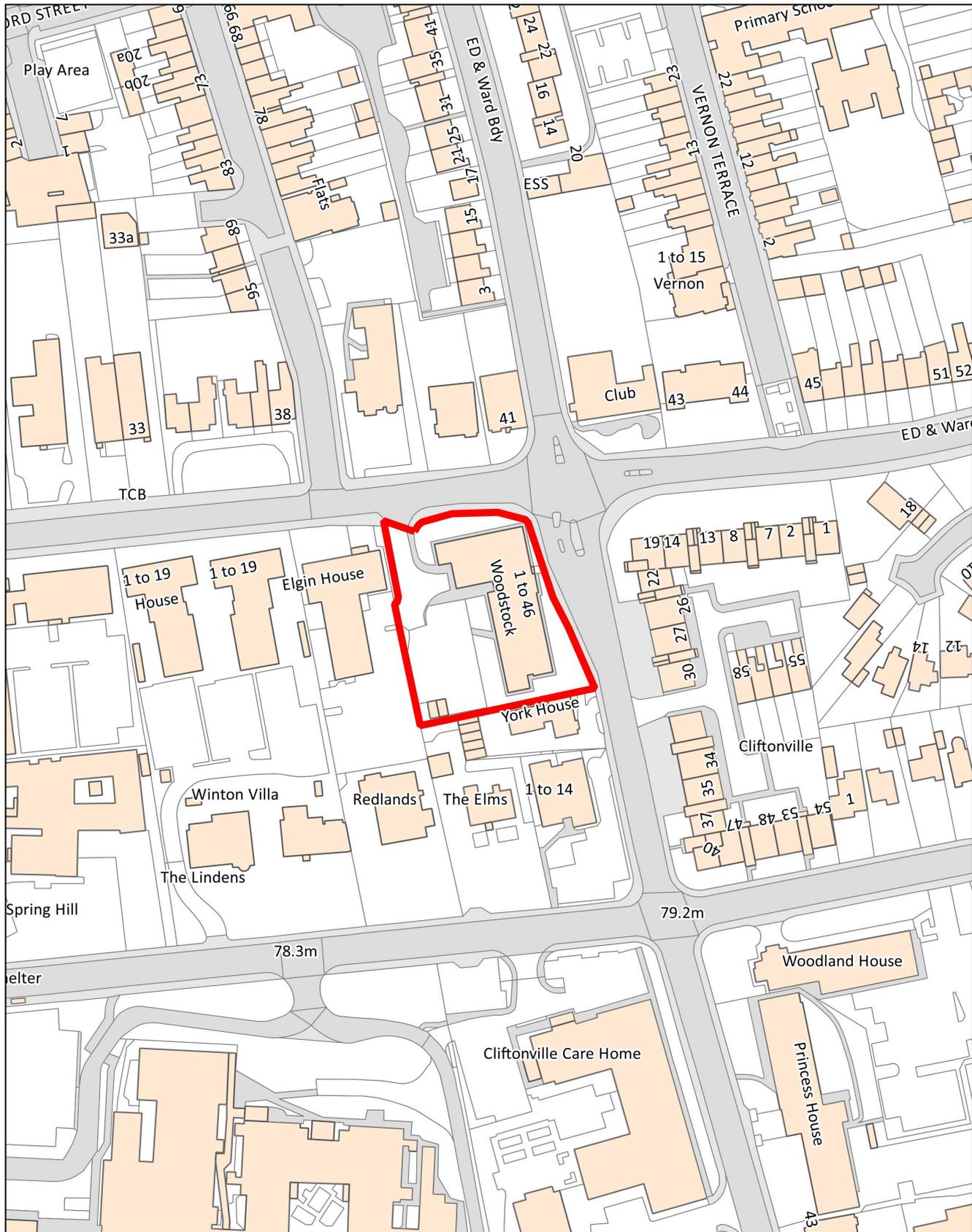
10.1 Application File N/2018/0435.

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.



NORTHAMPTON
BOROUGH COUNCIL

Title: **Billing Road, Woodstock**

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Date: 17-05-2018

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