

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

APPLICATION REF: N/2018/0603

LOCATION: Parking Area, Pembroke Gardens

DESCRIPTION: Creation of 11no parking spaces including 1no disabled parking space, with new footpaths and retention of existing street light

WARD: Spencer Ward

APPLICANT: 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 proposed development is considered acceptable and would improve the parking provision within the street to the benefit of highway safety and surrounding residential amenity in accordance with the requirements of the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.

2 THE PROPOSAL

2.1 The proposal is for the creation of 11 car parking spaces, including 1 disabled space, and the creation of new footpaths, on an existing area of adopted highway land currently comprising an area of grass verge intersected by two footpaths situated to the front of Nos. 12-15 Pembroke Gardens, and an area of grass verge situated to the side of No. 3 Pembroke Gardens. The parking spaces would be unallocated and would remain as part of the adopted highway.

3 SITE DESCRIPTION

3.1 Pembroke Gardens is a residential cul-de-sac comprising a mix of Council and privately owned properties.

3.2 Road widths are relatively narrow with some areas of deep highway verge, including a large grassed area, the subject of this application, at the head of the cul-de-sac. There is limited off-road parking with a number of vehicles already using the grass verges for parking.

4 PLANNING HISTORY

4.1 There is 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 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 35 – developments should be designed to create safe and secure layouts which minimise conflicts between traffic and pedestrians.

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)

6 CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

6.1 **Highway Authority (NCC)** – no objection, the exact location of the gulley needs to be shown on the plans to ensure it is not in front of a parking space. Recommend design alterations to the layout of the disabled space.

6.2 **Public Protection (NBC)** – no objection. The applicant should consider installing some EV charging infrastructure or appropriate caballing to provide residents/ tenants with the option of charging electric vehicles.

6.3 1 letter has been received, the concerns of whom are summarised as follows:

- Queries as to whether the disabled parking space will be available to all blue badge holders.

- Number of vehicles currently park on the grass verges. Concerned that vans and lorries that currently park outside their own property will park in the formal spaces provided and interrupt views from property.

7 APPRAISAL

- 7.1 The main issues to consider are the impacts of the proposal visually within the close, and impacts on existing parking conditions and residential amenity.
- 7.2 Whilst the proposal would remove an area of green highway verge within the cul-de-sac, the grass verges in Pembroke Gardens are already subject to informal off-road parking. The proposal would provide a more formal parking arrangement and reduce the extent of unauthorised parking within the street.
- 7.3 Revised plans have been received to re-arrange the parking layout either side of the existing lamp column and drainage gully ensuring that vehicles do not manoeuvre over the gully. The disabled space has also been amended to comply with the Highway Authority's recommendations.
- 7.4 The parking spaces provided are intended to provide a more formal parking arrangement within the cul-de-sac but would not provide specific spaces allocated to particular residents.
- 7.5 In respect of the provision of electric vehicle charging points, Northamptonshire Partnership Homes has confirmed that these are not being considered as the scheme is subject to a limited budget and is required to address existing parking problems in the area. Whilst desirable, it is considered that the more immediate benefits of the scheme outweigh this concern.

8 CONCLUSION

- 8.1 The proposal would provide a more formal and safer parking arrangement for surrounding residents and improve the appearance of the cul-de-sac, reducing the extent of unauthorised parking within the area. As such, the proposal is considered in accordance with policy requirements and 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: Location Plan, PR-001 Sheet 1 of 1 Version 2.

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

10 BACKGROUND PAPERS

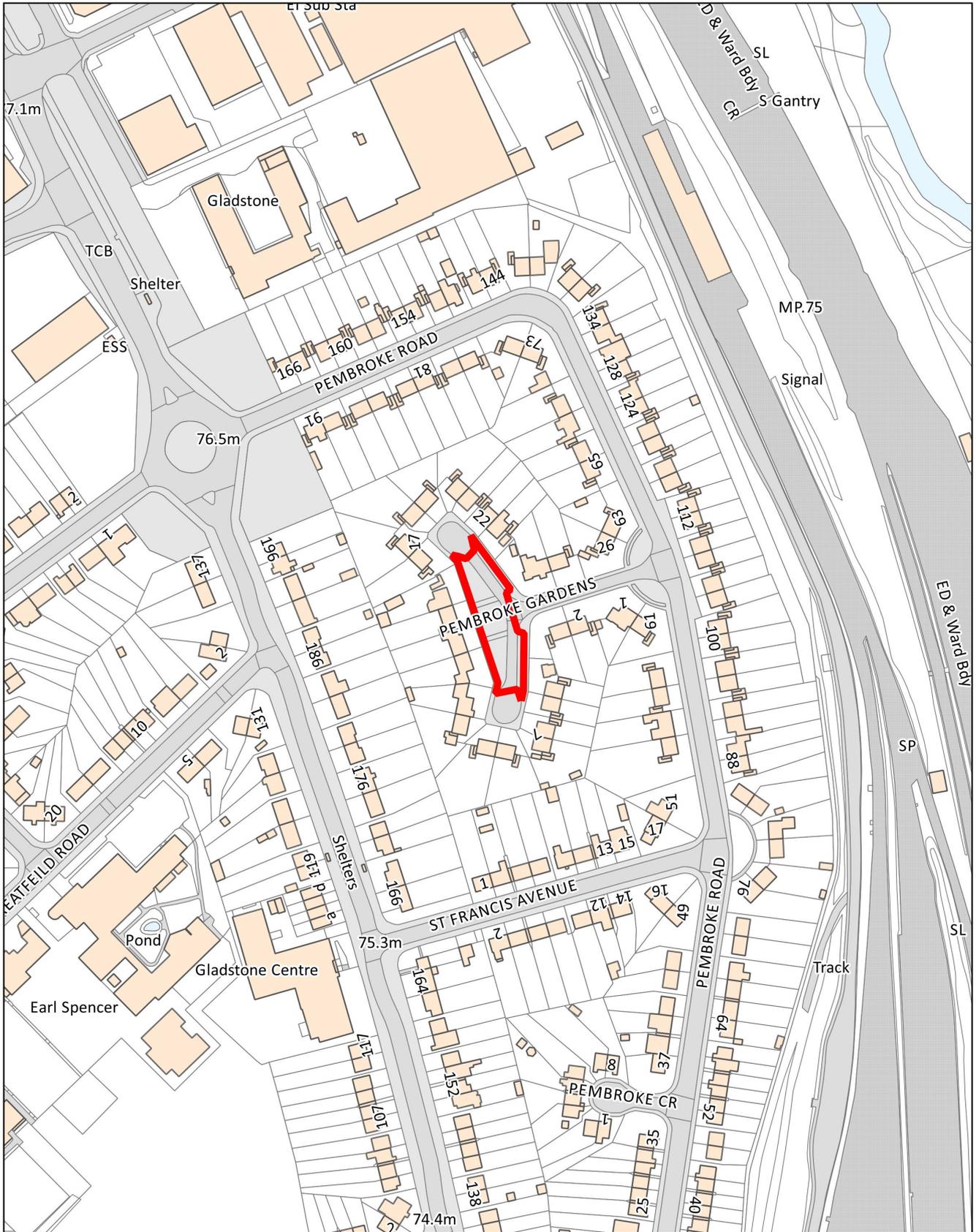
- 10.1 N/2018/0603.

11 LEGAL IMPLICATIONS

- 11.1 None.

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: **Pembroke Gradens**

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Date: 17-05-2018

Scale: 1:2,000

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