



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 3rd July 2018
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/0602

LOCATION: Parking Area, Chapel Green

DESCRIPTION: Creation of 10no parking spaces with new footpaths

WARD: Kings Heath 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 10 no. car parking spaces and the provision of new footpaths, on an existing area of grass verge off Chapel Green. The scheme was revised, following comments from the Aboricultural Officer, to reduce the number of spaces from 12 to 10, in order that all the existing trees on site can be retained.

3 SITE DESCRIPTION

- 3.1 Chapel Green is a residential cul-de-sac comprising a mix of Council and privately owned properties.
- 3.2 Road widths are relatively narrow and with a wide grass verge with trees on the eastern side. There are a number of parking spaces at the end of the cul-de-sac.

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.

5.1 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.

5.2 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
Policy BN3: Woodland Creation and Enhancement

5.3 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)

5.4 Supplementary Planning Documents

Northamptonshire Parking Standards (September 2016)

6 CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **Highway Authority (NCC)** – no comment to make.
- 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 **Arboricultural Officer (NBC)** – preferred to see the removal of fewer trees. An Arboricultural Method Statement will be required that will clearly specify the control measures to be implemented during the construction phase that will ensure the least harm to the retained trees.

6.4 1 letter of objection has been received which is summarised as follows:

- No problem to park in front of house and there are plenty of spaces on Welland Way.
- Creating extra parking is unneeded.
- Will ruin the greenery and children usually play on the lawn.
- Concern about trees and wildlife.

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.

7.2 Whilst the proposal would remove an area of green verge within the cul-de-sac, the road way is relatively narrow and is being used by residents for on-street parking. The proposal would provide a more formal parking arrangement including footway and reduce the amount of on-street parking.

7.3 Revised plans have been received to reduce the number of spaces proposed to 10 so that all the existing trees can be retained. It is considered that the proposal would not adversely impact on visual amenity.

7.4 The parking spaces provided are intended to provide a more formal parking arrangement within the cul-de-sac to improve highway and pedestrian safety, 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 situation 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 would not impact on the appearance of the cul-de-sac. 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, KH-Dev2 (received on 18th June 2018).

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

3. Prior to the commencement of development, an Arboricultural Method Statement detailing the measures to protect existing trees during the course of construction shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented during construction of the parking spaces.

Reason: In the interests of amenity in accordance with Policy BN3 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

10 BACKGROUND PAPERS

10.1 N/2018/0602.

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: **Chapel Green**

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Date: 18-06-2018

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