

PLANNING COMMITTEE:	3rd July 2018
DIRECTORATE:	Regeneration, Enterprise and Planning
HEAD OF PLANNING:	Peter Baguley
APPLICATION REF:	N/2018/0771
LOCATION:	23 Chapel Place
DESCRIPTION:	Continue temporary use of land for car parking to serve 56-60 St Michael's Road
WARD:	Castle Ward
APPLICANT:	Trickers
AGENT:	Underwoods LLP
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 continued temporary use of the site for car parking would not prejudice the long term regeneration potential of the site and would preserve the character and appearance of the Boot and Shoe Quarter Conservation Area in compliance with Policy S10 and BN5 of the West Northamptonshire Joint Core Strategy, Policy 1 of the Northampton Central Area Action Plan and the National Planning Policy Framework.

2 THE PROPOSAL

2.1 The proposal is to permit the continued use of the site for car parking on a temporary basis for a period of three years. Planning permission was last granted for a temporary car parking use in July 2014 (N/2014/0482), this consent expired on 1st July 2017. The site was first granted planning permission to be used for car parking in 1998.

3 SITE DESCRIPTION

3.1 The application site is located in an edge of centre position and constitutes undeveloped land surrounded by palisade fencing, walling and the back of factories on St Michaels Road. The car park is approached along Chapel Place which is only wide enough for a single vehicle as it runs north off Abington Square. To the west are properties fronting Abington Square and to the north is

St Michael's multi-storey car park. The space makes up one of a number of similar car parks in the surrounding area that largely serve local companies.

4 PLANNING HISTORY

- 4.1 **98/0642** – Change of use from car sales to car parking at land at Chapel Place – Approved 06/10/1998
- 4.2 **99/0824** – Renewal of temporary planning permission 98/0642 – Approved 06/10/1999
- 4.3 **N/2002/1206** – Renewal of temporary planning permission 990824 for change of use from car sales to car parking – Approved 11/12/2002
- 4.4 **N/2004/1510** – Renewal of temporary planning permission N/2002/1206 for change of use from car sales to car parking – Approved 09/12/2004
- 4.5 **07/0117/VOCWNN** – Renewal of temporary permission for use of land as car park – Approved 22/06/07
- 4.6 **N/2014/0482** – Temporary use of land for car parking to serve 56-60 St Michael's Road – Approved 18/07/2014

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 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 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. Policies of particular relevance are:

Policy S10 – Sustainable Development Principles
Policy BN5 – The Historic Environment and Landscape

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 policy include:

Policy 1: Promoting Design Excellence

5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)

Planning out Crime in Northamptonshire SPG 2004

6 **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

6.1 **Conservation Officer (NBC)** – No objection to renewal for a further three years. The site is not prominent within the Boot and Shoe Quarter Conservation Area and the use has a neutral impact on Conservation Area and on the setting of the grade II listed buildings on St Michael's Road. The current use serves a useful function in providing off-street parking for the listed Tricker's shoe factory.

6.2 **Highway Authority (NCC)** – No objection.

6.3 The application has been advertised by site and press notice, no responses have so far been received. However at the time of writing this report the consultation period is ongoing, therefore any comments which are received, together with any additional comments from statutory consultees, will be reported to Committee by means of the addendum.

7 **APPRAISAL**

Principle of the Development

7.1 The site is not allocated for any specific purpose within the Northampton Central Area Action Plan. Nevertheless the site, owing to its central location, holds the potential to be redeveloped to add vitality and viability to this particular area of the town centre.

7.2 However, in the short term the use of the land provides an important function in supporting a local business, one of the last remaining shoe manufacturers in Northampton.

Impact on the character of the area including the Boot and Shoe Conservation Area

7.3 Due to the location of the site it is not visible from public thoroughfares and therefore its continued use as a car park will not have any significant visual impact. The use also supports the continuing viable use for its original purpose of the adjacent listed building.

Impact on surrounding occupiers

7.4 It is not considered that the continued use on a temporary basis will have any impact on adjoining, mainly commercial occupiers.

Highway Safety

7.5 It is not considered that the proposal would adversely impact on highway safety. The Highway Authority has no objection to the application.

8 **CONCLUSION**

8.1 The proposed continued temporary use of the site for car parking would not prejudice the long term regeneration potential of the site and would preserve the character and appearance of the Boot and Shoe Quarter Conservation Area whilst not having any adverse impact on the amenities of surrounding occupiers.

9 **CONDITIONS**

(1) The use hereby permitted shall be discontinued on or before 1st July 2020.

Reason: In the interests of amenity as the Local Planning Authority consider the use is only acceptable as a temporary expedient.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: BS168/01, BS1680/03.

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

10 **BACKGROUND PAPERS**

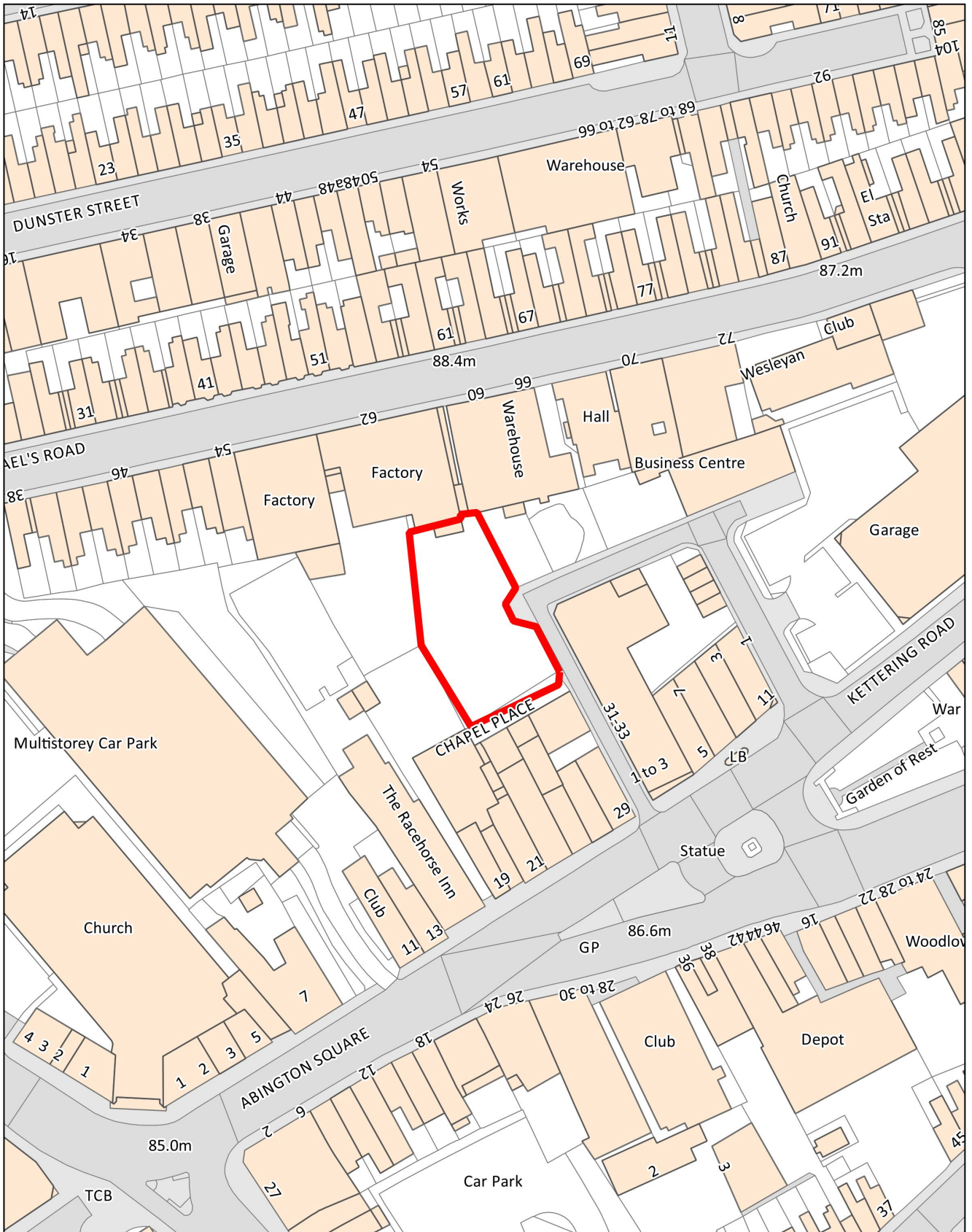
10.1 Application file N/2018/0771.

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.



NORTHAMPTON
BOROUGH COUNCIL

Title: **23 Chapel Place**

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Date: 18-06-2018

Scale: 1:1.000

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