

PLANNING COMMITTEE: 31st July 2018
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/0734, N/2018/0735 and N/2018/0736

LOCATION: Car Parks at Bouverie Walk, Stockley Street and Melbourne Walk

DESCRIPTION: Extension of existing car parks and installation of new barrier to car parks

WARD: Abington 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** of all three planning applications subject to the conditions as set out below and for the following reason:

The proposed car parking extension would not have an undue detrimental impact on the appearance and character of the area, highway safety, neighbouring amenity, security and effect on nearby trees to accord with Policies E20 of the Northampton Local Plan, S10 and BN3 of the West Northamptonshire Joint Core Strategy and aims and objectives of the National Planning Policy Framework.

2 THE PROPOSAL

- 2.1 Permissions are sought for extensions to three existing car parks accessed from Stockley Street, Bouverie Walk and Melbourne Walk. Three separate planning applications have been received. Apart from the Melbourne Walk car park which would have an additional 12 spaces, the other two proposals would add an extra 10 parking spaces at each of the two existing car parks. They also include the erection of associated automated barrier at the entrance to each of the car park to prevent unauthorised entry.

3 SITE DESCRIPTION

- 3.1 The three car parks are all located within established residential areas in close proximity where on-street parking is at a premium throughout the day and evening.
- 3.2 The areas for the car park extensions in Stockley Street and Bouverie Walk consist of hardstanding with play equipment to the rear of the existing car parks; the Melbourne Walk car park comprising of a landscaped area. The existing car parks can all currently accommodate up to 10 to 12 cars off-road. The sites have some trees adjacent to them, none of which are protected by preservation orders. The sites are NBC owned land.

4 PLANNING HISTORY

- 4.1 No recent 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), 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:

Paragraph 17 Residential amenity and design
Paragraph 32 Safe access for all
Paragraph 56 Design
Paragraph 58 Security
Paragraph 118 Tree protection

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:

S10 - Sustainable Development Principles
BN3 - Woodland Enhancement and Creation

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:

E20 New development (design)

5.5 Supplementary Planning Documents

Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG (2004)

6 CONSULTATIONS/ REPRESENTATIONS

The comments received from both NCC Highways and NBC Tree Officers related to all three applications and are summarised as follows:

- 6.1 **Highways (NCC)** - due to the increase in hard standing, water cannot be discharged onto the highway. Measures to prevent such discharge are therefore required.
- 6.2 **Tree Officer (NBC)** - there are trees adjacent to all 3 sites which contribute to the visual amenity of the area. An Arboricultural Method Statement is requested to ensure their retention where possible.
- 6.3 One neighbour supports planning application N/2018/0735 but question whether there is sufficient parking for all residents in the area

7 APPRAISAL

Parking and Highways

- 7.1 The proposals would provide additional parking in locations where parking is at a premium. The proposals will assist in reducing the pressure on-street, potentially freeing up additional parking elsewhere on the estate. The Local Highway Authority have no objection provided that consideration is given to drainage and that there be no outflow onto the adjacent highway. Details of drainage can be secured by conditions. The car park barriers would be sufficiently set back from the public highway and would not have an adverse impact on highway safety.

Impact on the appearance and character of the area

- 7.2 Given that the proposed car park extensions would be a continuation of the existing hard standing and they are not unduly prominent, it is considered that the visual impact in the local areas is acceptable. Although there would be the loss of existing landscaped area in the case of the Melbourne Walk application and some play equipment in the other cases, this needs to be balanced against the need for parking in the area. Some of the existing play equipment will be relocated elsewhere in the estate near Melbourne Walk, Elizabeth Walk and Stockley Street, so that local facility is maintained. The grassed area to the rear of the car park on Melbourne Walk does not hold significant amenity value that outweighs the improved parking provision for the local residents. A condition to agree surface materials is recommended to ensure a satisfactory external appearance. The proposed barriers are minor in size and nature and would be in keeping with the appearance of the locality.

Impact on Trees

- 7.3 All three sites contain some existing trees and mainly around the perimeter of the sites. The trees are not covered by any formal protection orders. However, they do contribute positively to the appearance and character of the area. A tree protection condition and a landscaping scheme would be secured by conditions on the grant of planning permissions.

Impact on amenity of nearby occupiers

- 7.4 The existing car parks are surrounded by residential properties on all sides. While it is acknowledged that there may be additional comings and goings in close proximity to many of these properties, it is not considered that the impact would be unacceptable, and bearing in mind much improved facilities would be offered to local residents.

Security and Crime Prevention

7.5 The proposed car parks would be directly overlooked by residential properties providing natural surveillance. In addition the proposed automatic barriers would provide much improved security for the car parks.

8 CONCLUSION

8.1 The proposals are considered acceptable and would not have any undue impact on highway safety or visual and residential amenity. The proposal is recommended for approval with the following conditions.

9 CONDITIONS

9.1 PLANNING APPLICATION N/2018/0734

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 and B0-CP3, Technical details of barrier.

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

3) Full details of the proposed surface treatment of the extended car parks shall be first submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan and S10 of the West Northamptonshire Joint Core Strategy.

4) Prior to the commencement of development, details of drainage relating to the extended car park shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To prevent drainage on to the highway in accordance with the aims of the National Planning Policy Framework. Pre-commencement condition to ensure details are agreed in timely manner.

5) No development shall take place until the applicant has submitted a landscaping scheme to be agreed in writing with the Local Planning Authority. This shall include details of proposed trees and plants and any to be retained. Of the trees identified for retention, the applicant shall provide an arboricultural method statement including the following information:

- How the presence of tree roots at the outer edge of the excavations shall be determined;
- How any tree roots exposed during excavation for the car park are to be dealt with and the likely impact on the trees if the roots are damaged or cut;
- Mitigation for any root damage;
- Position of any temporary buildings, storage areas or site compound; and
- Ground protection measures to prevent soil compaction.

The protection measures shall be put in place prior to construction work commencing and retained throughout the construction period.

Reason: In the interests of visual amenity to comply with the aims of the National Planning Policy Framework. Pre-commencement condition to ensure details are agreed in a timely manner.

9.2 PLANNING APPLICATION N/2018/0735

- 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, B0-CP4 and technical details of barrier.

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

- 3) Full details of the proposed surface treatment of the extended car parks shall be first submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan and S10 of the West Northamptonshire Joint Core Strategy.

- 4) Prior to the commencement of development, details of drainage relating to the extended car park shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To prevent drainage on to the highway in accordance with the aims of the National Planning Policy Framework. Pre-commencement condition to ensure details are agreed in timely manner.

- 5) No development shall take place until the applicant has submitted a landscaping scheme to be agreed in writing with the Local Planning Authority. This shall include details of proposed trees and plants and any to be retained. Of the trees identified for retention, the applicant shall provide an arboricultural method statement including the following information:

- How the presence of tree roots at the outer edge of the excavations shall be determined;
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- Mitigation for any root damage;
- Position of any temporary buildings, storage areas or site compound; and
- Ground protection measures to prevent soil compaction.

The protection measures shall be put in place prior to construction work commencing and retained throughout the construction period.

Reason: In the interests of visual amenity to comply with the aims of the National Planning Policy Framework. Pre-commencement condition to ensure details are agreed in a timely manner.

9.3 **PLANNING APPLICATION N/2018/0736**

- 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, B0-CP2, technical details of barrier.

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

- 3) Full details of the proposed surface treatment of the extended car parks shall be first submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan and S10 of the West Northamptonshire Joint Core Strategy.

- 4) Prior to the commencement of development, details of drainage relating to the extended car park shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To prevent drainage on to the highway in accordance with the aims of the National Planning Policy Framework. Pre-commencement condition to ensure details are agreed in timely manner.

- 5) No development shall take place until the applicant has submitted a landscaping scheme to be agreed in writing with the Local Planning Authority. This shall include details of proposed trees and plants and any to be retained. Of the trees identified for retention, the applicant shall provide an arboricultural method statement including the following information:

- How the presence of tree roots at the outer edge of the excavations shall be determined;
- How any tree roots exposed during excavation for the car park are to be dealt with and the likely impact on the trees if the roots are damaged or cut;
- Mitigation for any root damage;
- Position of any temporary buildings, storage areas or site compound; and
- Ground protection measures to prevent soil compaction.

The protection measures shall be put in place prior to construction work commencing and retained throughout the construction period.

Reason: In the interests of visual amenity to comply with the aims of the National Planning Policy Framework. Pre-commencement condition to ensure details are agreed in a timely manner.

10 **BACKGROUND PAPERS**

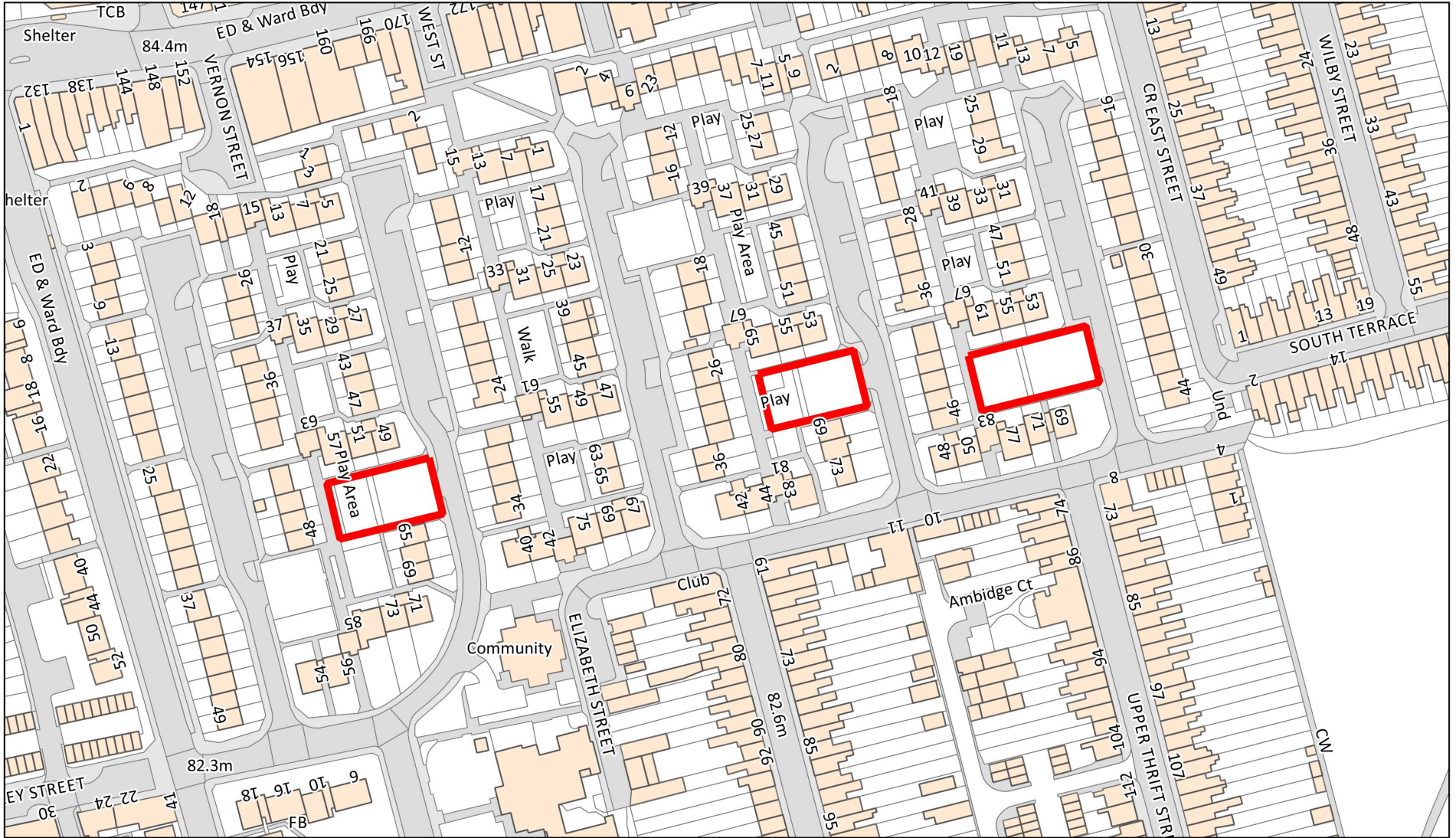
- 10.1 N/2018/0734, N/2018/0735 and N/2018/0736

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: **Carparks at Bouverie, Stockley & Melbourne**

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Date: 10-07-2018

Scale: 1:1,500

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