



PLANNING AGENDA

Tuesday, 16 April 2019

The Jeffrey Room, The Guildhall, St. Giles
Square, Northampton, NN1 1DE

5:00 pm

Members of the Committee

Councillor: Brian Oldham (Chair), Jamie Lane (Deputy Chair)

Councillors: Alan Bottwood, Mary Markham, Matthew Golby, Andrew Killbride, Samuel Kilby-Shaw, Catherine Russell, Jane Birch, Nazim Choudary, Zoe Smith, Arthur McCutcheon and Dennis Meredith.

Chief Executive

George Candler

If you have any enquiries about this agenda please contact democraticservices@northampton.gov.uk or 01604 837722



PLANNING COMMITTEE

AGENDA

Meetings of the Planning Committee will take place at 5:00pm on 3rd July, 31st July, 4th September, 25th September, 23rd October, 20th November, 18th December 2018, and 22nd January, 19th February, 19th March, 16th April, 7th May, 4th June, 2nd July and 30th July 2019.

The Council permits public speaking at the Planning Committee as outlined below:

Who Can Speak At Planning Committee Meetings?

- Up to 2 people who wish to object and up to 2 people who wish to support an individual planning applications or any other matter on the public agenda.
- Any Ward Councillors who are not members of the Planning Committee. If both Ward Councillors sit on the Planning Committee, they may nominate a substitute Councillor to speak on their behalf.
- A representative of a Parish Council.

How Do I Arrange To Speak?

- Anyone wishing to speak (not including Ward Councillors who must let the Chair know before the start of the meeting) must have registered with the Council's Democratic Services section not later than midday on the day of the Committee.
NB: the Council operate a 'first come, first serve' policy and people not registered to speak will not be heard. If someone who has registered to speak does not attend the meeting their place may be relocated at the discretion of the Chair.

Methods of Registration:

- By telephone: 01604 837722
- In writing to: Northampton Borough Council, The Guildhall, St. Giles Square, Northampton , NN1 1DE, Democratic Services (Planning Committee)

by email to: democraticservices@northampton.gov.uk

When Do I Speak At The Meeting

- A Planning Officer may update the written committee report then those registered to speak will be invited to speak.
- Please note that the planning officer can summarise issues after all the speakers have been heard and before the matter is debated by the Planning Committee Members and a vote taken.

How Long Can I Speak For?

- All speakers are allowed to speak for a maximum of three minutes.

Other Important Notes

- Speakers are only allowed to make statements – they may not ask questions or enter into dialogue with Councillors, Officers or other speakers.
- Consideration of an application will not be delayed simply because someone who is registered to speak is not in attendance at the time the application is considered
- Confine your points to Planning issues: Don't refer to non-planning issues such as private property rights, moral issues, loss of views or effects on property values, which are not a material consideration on which the decision will be based.

- You are not allowed to circulate new information, plans, photographs etc that has not first been seen and agreed by the Planning Officers
- Extensive late representations, substantial changes, alterations to proposals etc. will not be automatically accepted, due to time constraints on Councillors and Officers to fully consider such changes during the Planning Committee Meeting.

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Your attendance is requested at a meeting to be held:
in The Jeffrey Room, The Guildhall, St. Giles Square, Northampton, NN1
1DE

on Tuesday, 16 April 2019

at 5:00 pm.

AGENDA

1. APOLOGIES

2. MINUTES

(Copy to follow)

3. DEPUTATIONS / PUBLIC ADDRESSES

4. DECLARATIONS OF INTEREST/PREDETERMINATION

**5. MATTERS OF URGENCY WHICH BY REASON OF SPECIAL
CIRCUMSTANCES THE CHAIR IS OF THE OPINION SHOULD BE
CONSIDERED**

6. LIST OF CURRENT APPEALS AND INQUIRIES

Report of Head of Planning (copy herewith)

7. OTHER REPORTS

**(A) N/2019/0295 - VARIATION OF S106 AGREEMENT TO AMEND TYPE OF
AFFORDABLE HOUSING PROVISION. DEVELOPMENT LAND,
LANCASTER WAY**

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

**(A) N/2019/0200 - COMMUNITY HALL EXTENSION, INTERNAL
REFURBISHMENT AND EXTERNAL COURTYARD ALTERATIONS.
RECTORY FARM COMMUNITY CENTRE, OLDEN ROAD**

**(B) N/2019/0277 - INSTALLATION OF ADVERTISING HOARDING. ST
PETERS WATERSIDE DEVELOPMENT SITE, ST PETERS WAY**

10. ITEMS FOR DETERMINATION

(Copy of addendum herewith)

**(A) N/2018/0848 - ERECTION OF 115NO DWELLINGHOUSES TOGETHER
WITH ASSOCIATED ACCESS, PARKING, OPEN SPACE AND
LANDSCAPING. FORMER BLACKTHORN MIDDLE SCHOOL SITE,
BLACKTHORN ROAD**

- (B) N/2018/1404 - INSTALLATION OF HYDRAULIC CAR PARK BARRIER WITH ASSOCIATED ACCESS CONTROL POST TO SERVE EXISTING CAR PARK. CAR PARK ADJACENT TO DUSTON COMMUNITY CENTRE, PENDLE ROAD**
- (C) N/2018/1544 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 6 OCCUPANTS, INCLUDING NEW REAR AND FRONT ROOF LIGHTS AND NEW BASEMENT WINDOW TO FRONT ELEVATION (PART RETROSPECTIVE). 25 ALCOMBE ROAD**
- (D) N/2018/1743 - CONVERSION AND ALTERATIONS OF EXISTING DWELLING/OUTBUILDINGS TO FORM 3NO APARTMENTS. 98 EUSTON ROAD**
- (E) N/2019/0104 - CONVERSION OF SINGLE DWELLINGHOUSE TO FORM 3 NO. FLATS. 96 LEA ROAD**
- (F) N/2019/0117 - RENEW WINDOWS WITH CASEMENT WINDOWS, NEW GUTTERING, FASCIA, REPLACEMENT WOODEN CLADDING WITH CEMENT FIBRE BOARD CLADDING AND INSTALLATION OF WHEELIE BIN ENCLOSURES AT 28-35 SPENFIELD COURT**
- (G) N/2019/0118 - RENEW WINDOWS WITH CASEMENT WINDOWS, NEW GUTTERING, FASCIA, REPLACEMENT WOODEN CLADDING WITH CEMENT FIBRE BOARD CLADDING AND INSTALLATION OF WHEELIE BIN ENCLOSURES AT 28-35 WAYPOST COURT**
- (H) N/2019/0119 - RENEW WINDOWS WITH CASEMENT WINDOWS, NEW GUTTERING, FASCIA, REPLACEMENT WOODEN CLADDING WITH CEMENT FIBRE BOARD CLADDING AND INSTALLATION OF WHEELIE BIN ENCLOSURES AT 10-21 STONEBRIDGE COURT**
- (I) N/2019/0176 - DEMOLITION OF 4NO DOMESTIC GARAGES AND ERECTION OF 2NO 2-BED FLATS WITH CAR PARKING SPACES. LOCK UP GARAGES ADJACENT TO 2 ORCHARD CLOSE**
- (J) N/2019/0181 - RENEW WINDOWS WITH CASEMENT WINDOWS, NEW GUTTERING, FASCIA, REPLACEMENT OF WOODEN CLADDING WITH CEMENT FIBRE BOARD CLADDING AND INSTALLATION OF WHEELIE BIN ENCLOSURES AT 33-40 STONEBRIDGE COURT**
- (K) N/2019/0203 - DEMOLITION OF 13NO DOMESTIC GARAGES AND ERECTION OF 2NO NEW BUILD UNITS AND PROVISION OF CAR PARKING SPACES. GARAGE 1 LOCK UP GARAGES, CHERRY CLOSE**
- (L) N/2019/0250 - RETENTION OF CONTAINER FOR USE AS OFFICES AND STORAGE SPACE ADJACENT TO COMMUNITY HUB FOR A FURTHER TWO YEARS. COMMUNITY CENTRE, BRUNSWICK PLACE**

- 11. ENFORCEMENT MATTERS**
- 12. ITEMS FOR CONSULTATION**
- 13. EXCLUSION OF PUBLIC AND PRESS**

THE CHAIR TO MOVE:

“THAT THE PUBLIC AND PRESS BE EXCLUDED FROM THE REMAINDER OF THE MEETING ON THE GROUNDS THAT THERE IS LIKELY TO BE DISCLOSURE TO THEM OF SUCH CATEGORIES OF EXEMPT INFORMATION AS DEFINED BY SECTION 100(1) OF THE LOCAL GOVERNMENT ACT 1972 AS LISTED AGAINST SUCH ITEMS OF BUSINESS BY REFERENCE TO THE APPROPRIATE PARAGRAPH OF SCHEDULE 12A TO SUCH ACT.”

PHOTOGRAPHY AND AUDIO/VISUAL RECORDINGS OF MEETINGS

Anyone may record meetings of the Council, the Cabinet, any Committee or Sub-Committee of the Council through any audio, visual or written method to include taking photographs of meetings, filming meetings or making audio recordings of meetings. The Chair of the meeting shall have the discretion to revoke the permission in the event that the exercise of the permission is disturbing the conduct of the meeting in any way or when it is otherwise necessary due to the nature of the business being transacted at the meeting. Permission may only be exercised where the public have the right to attend the meeting; and if a meeting passes a motion to exclude the press and public, then in conjunction with this, all rights to record the meetings are removed.

Directorate: Regeneration, Enterprise and Planning

Head of Planning: Peter Baguley



List of Appeals and Determinations – 16th April 2019

Written Reps Procedure

Application No.	DEL/PC	Description	Decision
N/2017/1436 APP/V2825/W/18/3205543	DEL	Variation of Conditions 4 and 5 of Planning Permission N/2011/1222 (Variation of conditions of Planning Permission N/2011/0627) to extend hours of opening at Borjia Restaurant, Castilian Street	AWAITED
N/2017/1627 APP/V2825/W/18/3209974	DEL	Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants at 58 London Road	AWAITED
N/2017/1629 APP/V2825/W/18/3209979	DEL	Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants at 60 London Road	AWAITED
N/2018/0311 APP/V2825/W/18/3213319	DEL	Erection of new detached dwelling and removal of existing garage at 12 Brookland Road	DISMISSED
N/2018/0454 APP/V2825/W/18/3218773	PC	Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants together with first floor rear extension at 94 St Leonards Road	ALLOWED
N/2018/0500 APP/V2825/W/18/3217452	DEL	Variation of condition 3 of N/2017/0998 (Change of use from Dwelling House (Use Class C3) to House In Multiple Occupation (Use Class C4) for 3 occupants)) to allow the increase of occupants to 4 at 56 St Leonards Road	AWAITED
N/2018/0516 APP/V2825/W/18/3206303	DEL	Prior Notification of installation of solar powered telephone kiosk outside of 9-13 Drapery	AWAITED
N/2018/0517 APP/V2825/W/18/3206306	DEL	Prior Notification of installation of solar powered telephone kiosk outside of 27 Drapery	AWAITED
N/2018/0518 APP/V2825/W/18/3206310	DEL	Prior Notification of installation of solar powered telephone kiosk outside of 27 Market Square	AWAITED
N/2018/0519 APP/V2825/W/18/3206313	DEL	Prior Notification of installation of solar powered telephone kiosk outside of 7 Mercers Row	AWAITED
N/2018/0524 APP/V2825/W/18/3206316	DEL	Prior Notification of installation of solar powered telephone kiosk outside of Co-operative Bank, 59 Abington Street	AWAITED
N/2018/0526 APP/V2825/W/18/3206317	DEL	Prior Notification of installation of solar powered telephone kiosk outside of Sharpes, 1 Abington Street	AWAITED
N/2018/0647 APP/V2825/W/18/3214885	DEL	Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 6 occupants- part retrospective at 61 Purser Road	ALLOWED
N/2018/0697 APP/V2825/W/18/3212584	DEL	Variation of Condition 1 of Planning Permission N/2016/1017 (to extend trading hours) to permanently change trading hours to 07.30 to 22.00 daily at Upton Mini Market, 2 Webb Drive	DISMISSED
N/2018/0835 APP/V2825/W/18/3219548	DEL	Addition of a rooftop extension to form two additional apartments at 20-22 St Giles Street	AWAITED
N/2018/0882 APP/V2825/W/18/3211519	DEL	Change of Use from House in Multiple Occupation (Use Class C4) to Residential Apartments (Use Class C3) with rear extension. Creation of 4no self contained 2-bedroom residential apartments at 36 Derngate	AWAITED
N/2018/0867 APP/V2825/W/18/3219101	PC	Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants at 144 Southampton Road	AWAITED
N/2018/0929 APP/V2825/W/18/3213410	DEL	Conversion of dwelling into 4no flats at 8 Bostock Avenue	ALLOWED
N/2018/1035 APP/V2825/W/18/3216545	DEL	Enlargement and conversion of existing garage to form an office to ground floor, with a new self contained flat over. Separate storage extension to serve the Imperial Raj restaurant at 16 Kingsley Park Terrace	DISMISSED
N/2018/1081 APP/V2825/W/18/3218104	DEL	New three bedroom detached house at 24 Lawson Crescent	AWAITED
N/2018/1125 APP/V2825/W/19/3222728	DEL	Demolition of 3no garages and erection of 2 storey one bedroom dwelling on Elizabeth Street (to the rear of 74 Lower Thrift Street)	AWAITED
N/2018/1318 APP/V2825/W/18/3219519	DEL	Retention of bay window in ground floor flat at 3 St Georges Place	AWAITED
N/2018/1333 APP/V2825/W/18/3219231	PC	Conversion of 59 Abington Avenue to a single dwelling (Class C3) and conversion of 61 Abington Avenue to house in multiple occupation (Class C4) for 5 occupants	AWAITED

N/2018/1433 APP/V2825/W/19/3221540	PC	Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants at 13 Whitworth Road	AWAITED
N/2018/1493 APP/V2825/W/19/3221666	DEL	New two storey detached dwelling to the western side of No. 8 Grange Avenue with off street car parking to new and existing dwelling	AWAITED
N/2018/1499 APP/V2825/D/19/3223405	DEL	Proposed rear second floor dormer at 620 Wellingborough Road	AWAITED
N/2018/1523 APP/V2825/D/19/3224574	DEL	Two storey extension with associated internal and external works (Re-submission of N/2018/0752) at 14 Camborne Close	AWAITED
N/2018/1570 APP/V2825/W/19/3224302	DEL	Single storey rear extension to Day Centre at 123 Milton Street North	AWAITED
Public Inquiry			
		None	
Hearings			
		None	
Enforcement Appeals			
		None	
Tree Preservation Order (TPO) Appeals			
		None	

The Address for Planning Appeals is:

Mr Brian Rowe, Room 301, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

Appeal decisions can be viewed at - <https://acp.planninginspectorate.gov.uk>

Local Government (Access to Information) Act 1985

Background Papers

The Appeal Papers for the appeals listed

Author and Contact Officer:

Mrs Rita Bovey, Development Manager
Telephone 01604 837237
Planning and Regeneration
The Guildhall, St Giles Square,
Northampton, NN1 1DE



PLANNING COMMITTEE: 16th April 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0295

LOCATION: Development Land, Lancaster Way

DESCRIPTION: Variation of S106 Agreement to amend type of affordable housing provision

WARD: Delapre & Briar Ward

APPLICANT: Barry Howard Homes
AGENT: Gowling WLG (UK) LLP

REFERRED BY: Head of Planning
REASON: Major application requiring S106 agreement

DEPARTURE: No

APPLICATION FOR DETERMINATION:

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

- 1.1 That Committee **AGREE** to vary the Section 106 Legal Agreement so that the affordable housing element is occupied on the following tenures:
- 18 dwellings Rentplus model; and
 - 32 dwellings Affordable Rent.

2. THE PROPOSAL

- 2.1 The applicant has applied to vary the existing Section 106 Agreement in order to vary the composition of the affordable housing provision, which is currently a combination of social rent, affordable rent and shared ownership. The actual total amount of affordable housing would remain unchanged from the 35% previously agreed.

3. SITE DESCRIPTION

- 3.1 The application site is approximately 5ha in area and is allocated within the Northampton Local Plan for residential development (Policy H8). The application site has historically been used for the keeping of animals and as allotments, although the use of the site has been in decline and fallen into disuse in recent years. As a result of this, the site is overgrown in places. A Tree

Preservation Order is in place to protect the mature tree adjacent to Lancaster Way. The general topography of the site slopes downwards in a northerly direction, with a number of undulations within the site.

- 3.2 The surrounding area is predominantly residential in nature, with the surrounding buildings being of a wide variety of scales, styles and types. Of particular relevance are the traditional houses within Towcester Road which date from the early part of the 20th century, and the more modern dwellings within Hedgely Court and Hexham Court to the south; Braunstone Close to the west; Tunnel Hill Cottages, Radleigh Close and Leah Bank to the north; and Briar Hill Walk to the east.

4. PLANNING HISTORY

- 4.1 N/2012/0909 – Proposed residential development of 139 residential dwellings, garages and associated works including new access roundabout – Approved

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:

- 5.3 Paragraph 59 states that an objective of the Government is to boost the supply of housing and that within this context (paragraph 61) a mixture of sizes, types and tenures should be delivered. Paragraph 62 of the NPP states that where there is a need for affordable housing, this should be delivered on site.

5.4 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:

- 5.5 Policy H1 requires that a mixture of house types are provided, which should be of varying sizes, types and tenures. Policy H2 requires that at least 35% of developments of 15 or more dwellings should be made available for occupation as affordable housing.
- 5.6 In addition to these matters, Policy INF1 requires that developments provide sufficient infrastructure to mitigate the impacts of development, which is in addition to Policy INF2 that requires a reliable mechanism for the provision of such infrastructure.

6. APPRAISAL

- 6.1 The existing Section 106 Agreement secured 35% of the development for occupation on affordable tenures. This was broken down as five dwellings to be occupied on social rented tenures; 27 dwellings to be occupied on affordable rented tenures, and the remaining 18 dwellings occupied on social rented tenures.

- 6.2 Following the grant of planning permission, the developer has approached a significant number of Registered Providers (RP) to take on the management of these affordable dwellings. However, for a variety of reasons, it has not been possible to identify a RP to take on the affordable housing in its originally agreed form.
- 6.3 There are a number of reasons for this, which, in summary include that owing to the complexities in completing the Section 106 Agreement, the inclusion of social rent tenures within a Section 106 Agreement is no longer commonplace. Furthermore, there are few, if any, RP's that manage housing on this tenure type. The change to affordable rented tenure better reflects current practices in affordable housing provision and, as a consequence, would also aid the timely delivery of this element of the affordable housing provision.
- 6.4 The developer, over a three month period, approached 16 different RPs that operate within the Northampton area. Unfortunately, it has not been possible to secure a RP to take over the administration of the shared ownership element of the affordable housing provision. In order to prevent the delivery of the wider development, including the affordable housing provision, from stalling, it is proposed to substitute the shared ownership houses with the Rentplus model.
- 6.5 The Rentplus model is a form of affordable housing, and has been used on other sites within Northampton, where similar challenges have existed. In essence, would provide tenants with a renewable lease (up to 20 years in total) at affordable rented levels, whilst providing tenants with the opportunity to purchase their property at a discounted rate. If the tenant does not wish to purchase their property, it can be offered to other tenants within the development on the same terms. If neither of these options are pursued, the dwelling would be offered to a RP, again at a reduced rate. Should no RP be forthcoming, the dwelling would be sold at open market value, but that the Council would receive a commuted sum, which would be specified within the legal agreement and that the Council would be able to use the receipt for funding off-site provision of affordable housing.
- 6.6 Whilst there would be some changes to the tenures of the affordable housing, the overall amount would be unchanged and would remain at a policy compliant 35%. Given the issues highlighted previously, it considered these amendments would facilitate the delivery of housing within the site.

7. CONCLUSION

- 7.1 Given the similarities in models of provision and the need to ensure the delivery of new affordable housing within the Borough, it is considered that the proposed amendment is acceptable.

8. BACKGROUND PAPERS

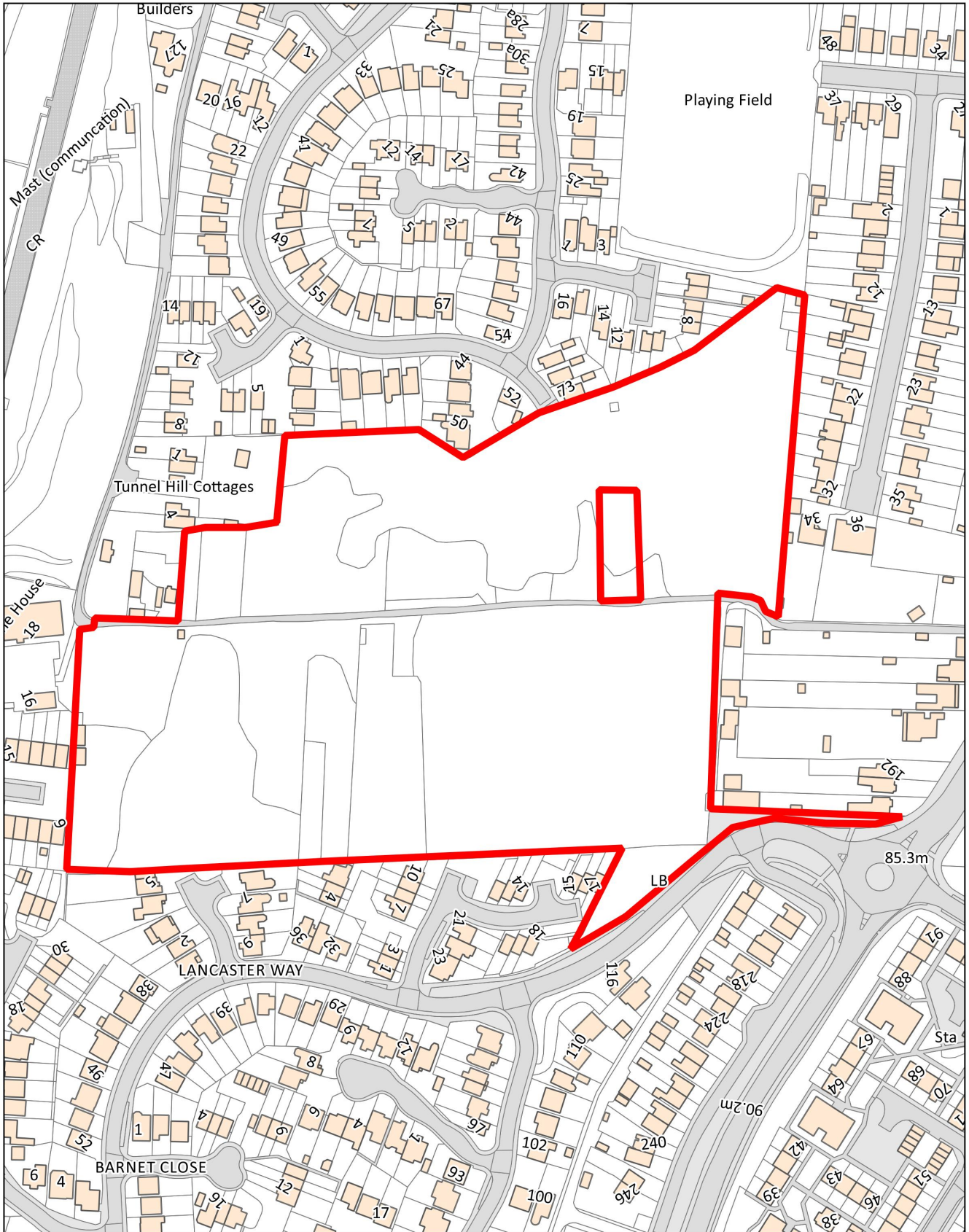
- 8.1 N/2012/0909.

9. LEGAL IMPLICATIONS

- 9.1 None.

10. SUMMARY AND LINKS TO CORPORATE PLAN

- 10.1 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: **Development land, Lancaster Way**

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Date: 08-04-2019

Scale: 1:2,000

Drawn by: -----



PLANNING COMMITTEE: 16th April 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0200

LOCATION: Rectory Farm Community Centre, Olden Road

DESCRIPTION: Community Hall extension, internal refurbishment and external courtyard alterations

WARD: Rectory Farm Ward

APPLICANT: Northampton Borough Council
AGENT: Stimpson Walton Bond Architects

REFERRED BY: Head of Planning
REASON: NBC is the applicant

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The siting and design of the proposed development are considered acceptable and would not have any undue detrimental impact on the appearance and character of the host building, wider area, amenity of neighbouring properties and highway safety and complies with Policy E20 of the Northampton Local Plan, Policies S10 and BN9 of the West Northamptonshire Joint Core Strategy, and aims and objectives of the National Planning Policy Framework.

2 THE PROPOSAL

2.1 The application relates to a single storey extension within the courtyard to create a new hall. The proposal includes the addition of toilets and a store in the existing hall (83m³), and provision of a new similar sized hall (86m³) with more direct links to the kitchen and cloakrooms. Within the courtyard, an outside play area is to be created.

2.2 Replacement high level windows are indicated on the drawings to provide light and ventilation into the hall. These are in keeping with the existing aluminium framed windows, although they are proposed to be opening rather than fixed units (as existing) with an arch detailing above the opening.

- 2.3 The materials are indicated to be render, with slates to match the existing roof.
- 2.4 A line of paladin fencing (2.2m high) is proposed to be located within the existing stone and brick wall, which forms the courtyard and to improve security to the site.

3 SITE DESCRIPTION

- 3.1 Rectory Farm Community Centre is located off Olden Road, with Rectory Farm. It is situated close to a primary school, local centre and area of open space. The building is owned by Northampton Borough Council, but managed by Community Spaces Northampton.
- 3.2 Rectory Farm Community Centre is located within the remaining farm building previously associated with Rectory farm. The barn has a date stone on the south elevation inscribed IW 1843 giving some indication of its age. From the initials and date stone the barn appears to have been associated with the Walker family of whom Joseph Walker was Rector of Great Billing Parish for many years until his death circa 1899. The former farmhouse is now disused.
- 3.3 There is a rough surfaced car park around the Community Centre building. No alterations are proposed in terms of surfacing of this area.
- 3.4 The building consists of a L-shaped brick single storey and stone building with an enclosed courtyard. Within the building is a hall, kitchen, cloakrooms and store.

4 PLANNING HISTORY

- 4.1 N/1997/896 - changing room amenities for adjacent playing fields. Approved 19/11/97
- 4.2 N/2008/1291 - Erection of free standing canopy adjacent to the rear of the building. 13/02/2009

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:

Paragraph 17 Design and impact on amenity of future residents
Paragraph 56 Design
Paragraph 32 safe access for all
Paragraph 123 Noise

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:

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**

Comments received are summarised as follows:

- 6.1 **NBC Public Protection** – recommend that conditions are imposed in the event that unexpected contamination is found and that an hours of work relating during the course of construction is imposed.
- 6.2 **NCC Highways and Access** - whilst sufficient car parking spaces have been provided, the LHA have sought that 10% of the parking spaces shall be allocated as mobility parking spaces. Covered secure cycle storage is also sought.
- 6.3 One letter of objection was received from a local resident who raised concerns about increased noise and disturbance arising from the additional activities.

7 **APPRAISAL**

- 7.1 The community centre is used for a number of local groups and activities including a local playschool. The proposal seeks to offer more opportunities to improve this community facilities by offering a separate hall, which could allow more than one activity to take place at any one time.
- 7.2 The nearest residential properties are located in Lowlands Close these are located approximately 30m away from the community building. It is the rear gardens of the properties that are closest to the community centre.
- 7.3 The former Farmhouse lies to the west of the site. This is currently unused and is boarded up.
- 7.4 Given the distance and the location of the extension, residential amenity will not be affected in terms of privacy, outlook or loss of light.
- 7.5 The provision of an extra hall could potentially result in the centre being used for more activities and potentially an increase in noise and disturbance, however, given that the only opening being created to the outside leads into the courtyard, away from residential properties, it is considered that this would be minimal and does not warrant a refusal of the application. The application form states that the proposed hours of opening are
- Monday to Friday 0800-2130
 - Saturday 0800-2130
 - Sunday and bank holidays 1000-1800
- 7.6 It is important to note that there is no opening hour restriction for the existing community centre use. With the above opening hours, it is considered that the proposed hall extension would not lead to unacceptable disturbance and it would not be reasonable nor enforceable to restrict the opening hours for part of the building.

- 7.7 The local highway authority have raised no objections to the application and have confirmed that there is sufficient space on site to park the number of vehicles required by NCC Parking Standards, however, they have requested that 10% of the parking spaces should be laid out for mobility parking.
- 7.8 A plan has been submitted with the application which shows an indicative parking layout, however, parking is currently on an ad hoc basis and there are no plans to surface the area and layout parking in a formal manner. It is considered that as sufficient parking is available within the site it would not be appropriate to seek hard surfacing and formal laying out of parking spaces in this area. It is noted that access to the hall is fully assessable.
- 7.9 The local highway authority has also sought secure cycle parking provision as part of this proposal. It is considered that other than within the courtyard, there are few options to provide cycle parking solely for this facility, however, the local centre has provision for cycles to be secured and these are located next to the community centre and it is considered that this will meet the needs of the area.

8 CONCLUSION

- 8.1 It is considered that this is an asset to benefit the local community and as such, any harm associated with increased activity on the site, is outweighed by the benefits to the community that the building serves.

9 CONDITIONS

- 9.1 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: 2018/80/103 and 2018/80/300.

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

3. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

4. All construction works shall take place between 8am and 6pm on Mondays to Fridays and 9am and 1pm on Saturdays and no work on Sundays, Bank Holidays and Public Holidays.

Reason: In the interests of the amenity of surrounding residents in accordance with the requirements of the National Planning Policy Framework.

10 BACKGROUND PAPERS

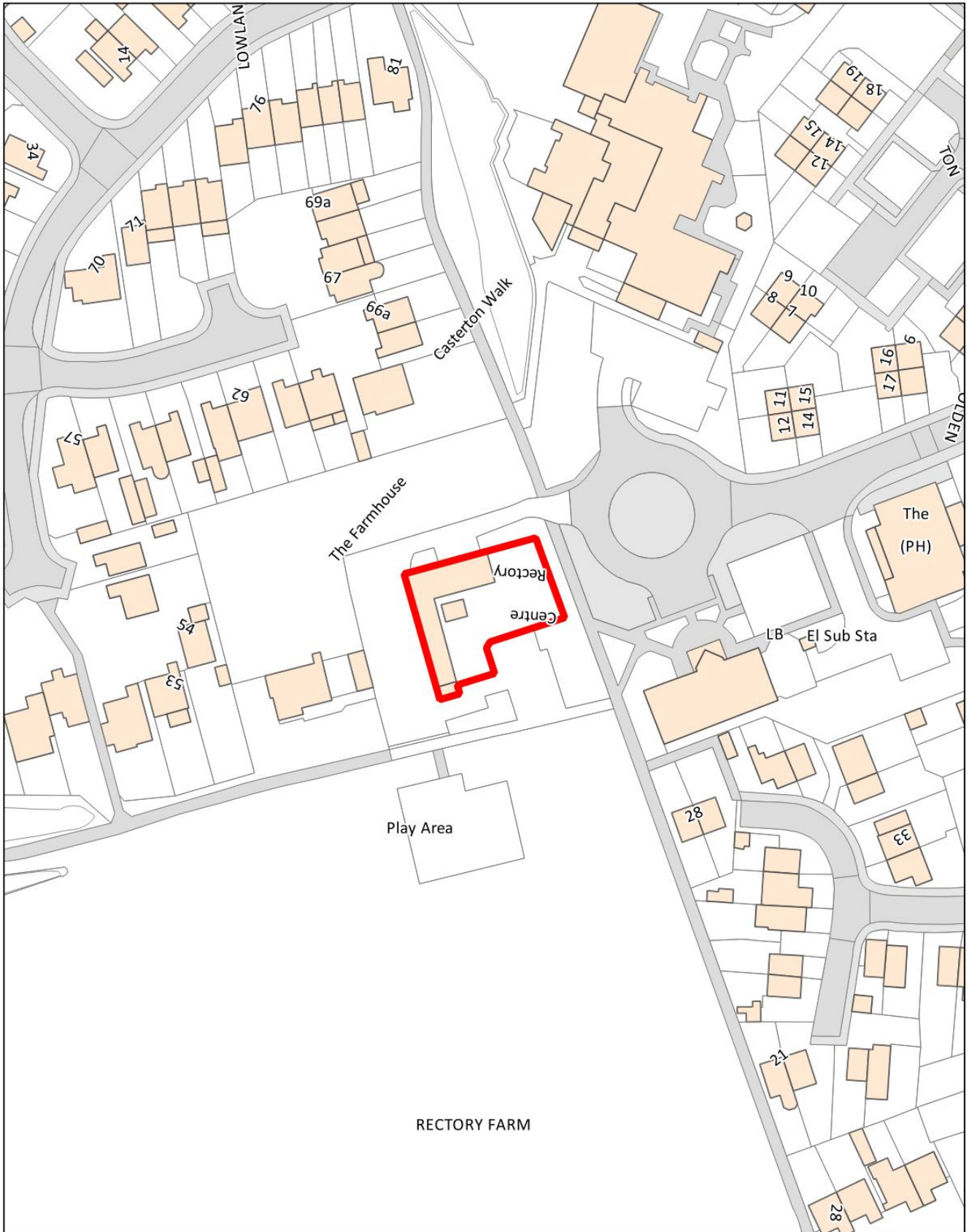
- 10.1 N/2019/0200.

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.



Title: **Rectory Farm Community Centre**

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Date: 03-04-2019

Scale: 1:1,000

Drawn by: -----



PLANNING COMMITTEE: 16th April 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0277

LOCATION: St Peters Waterside Development Site, St Peters Way

DESCRIPTION: Installation of advertising hoarding

WARD: Castle Ward

APPLICANT: Northampton Borough Council
AGENT: N/A

REFERRED BY: Head of Planning
REASON: Council is the applicant

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 advertisements would not have an undue detrimental impact on amenity or public safety and accords with Policy 1 of the Central Area Action Plan, S10 of the West Northamptonshire Joint Core Strategy and the aims and objectives of the National Planning Policy Framework.

2 THE PROPOSAL

2.1 Advertisement consent is sought for the erection of signage on existing hoardings measuring approximately 93 metres long and 2.44 metres in height, on the frontage of the site known as "Four Waterside" off St Peters Way.

3 SITE DESCRIPTION

3.1 The existing hoardings are located to the norther boundary of a development site fronting St Peters Way. There is an existing grass bank opposite. St Peters Way is a major distributor road located to the south of the town centre.

3.2 The site is not in a conservation area and falls within the Waterside Enterprise Zone.

4 PLANNING HISTORY

4.1 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), 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 132 - relates to advertisements and urges local authorities to reject poorly placed advertisements.

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 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 includes:

Policy 1 - Promoting Design Excellence.

6 CONSULTATIONS/ REPRESENTATIONS

6.1 No comments received.

7 APPRAISAL

7.1 Under the provisions of the National Planning Policy Framework, the only issues which should be taken into account in considering an application for advertisement consent are the impacts on public safety and amenity.

7.2 The proposal relates to new graphics to be placed on the existing hoardings and the proposed signage are located in the same location to the previous signage. It is considered that the proposed signage would add vitality to an otherwise relatively mundane street scene.

7.3 In terms of public safety, as the signs would not be illuminated, it is unlikely that they would be a significant distraction to highway users.

8 CONCLUSION

- 8.1 Due to their siting, scale and design, the proposed signage would have an acceptable impact on amenity and public safety compliant with development plan and national policy.

9 CONDITIONS

(1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

(2) No advertisement shall be sited or displayed so as to:

- a. endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- b. obscure or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;
- c. hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

(3) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

(4) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

(5) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

10 BACKGROUND PAPERS

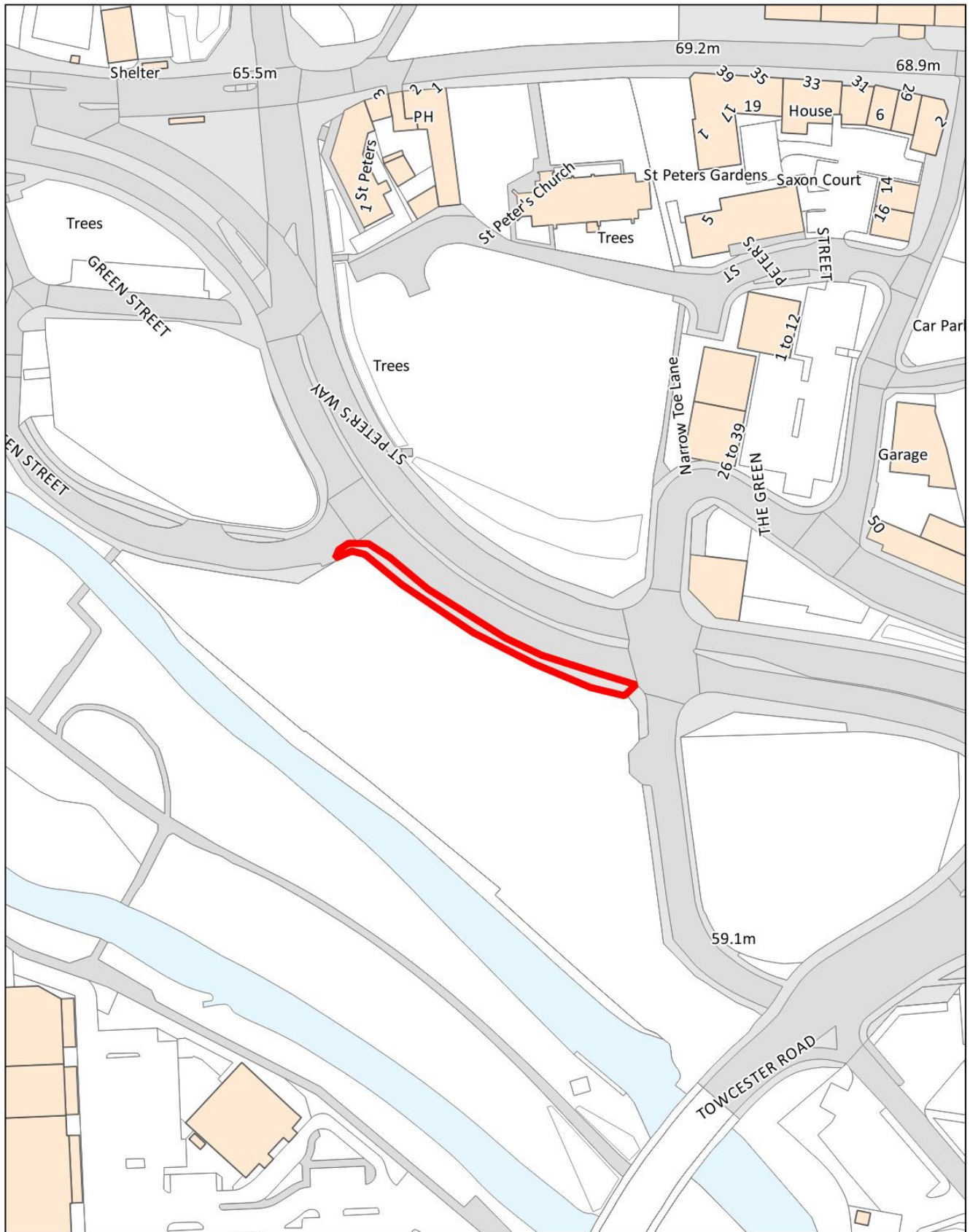
- 10.1 N/2019/0277.

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: **St Peter's Waterside Development**

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Date: 03-04-2019

Scale: 1:1,250

Drawn by: -----



Addendum to Agenda Items Tuesday 16th April 2019

7. OTHER REPORTS

Item 7a

N/2019/0295

**Variation of S106 Agreement to amend type of affordable housing provision
Development Land, Lancaster Way**

Amended Recommendation:

Amendment to paragraphs 1.1 and 6.1. It is intended that the shared ownership would be occupied in the conventional manner. It is proposed that, instead, the affordable rented properties would be occupied using the Rentplus model as described in paragraph 6.5 of the committee report. This would not amend the total amount of affordable housing within the development, which would remain at 35% and for the reasons set out within the committee report, it is considered that the changes in tenure type are acceptable.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

Item 9a

N/2019/0200

**Community Hall extension, internal refurbishment and external courtyard alterations
Rectory Farm Community Centre, Olden Road**

No update.

Item 9b

N/2019/0277

**Installation of advertising hoarding
St Peters Waterside Development Site, St Peters Way**

No update.

10. ITEMS FOR DETERMINATION

Item 10a

N/2018/0848

**Erection of 115no dwellinghouses together with associated access, parking, open space
and landscaping
Former Blackthorn Middle School site, Blackthorn Road**

Following representations from the Highway Authority, the scheme has been revised. As a consequence, the housing mixture of the development now comprises:

- 12 x one bedroom dwellings
- 25 x two bedroom dwellings
- 68 x three bedroom dwellings
- 10 x four bedroom dwellings.

The revised layout has been the subject of consultation with the Highway Authority. However, at this juncture the Council has not received a response. As a result, it is requested that **delegated authority be given to the Head of Planning to consider any responses from the Highway Authority, and to secure amendments to the scheme, or impose additional conditions as may be appropriate.**

Following the receipt of additional information and consultation responses from the Lead Local Flood Authority, the following **revised and additional conditions** are recommended:

(19) Notwithstanding the details submitted, surface treatments to all roads, paths and driveways shall be carried out with the details shown on drawings FW180 012-01; FW180 012-02; FW180 012-03; and FW180 012-04 and shall be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.

Reason: In the interests of highway and pedestrian safety, in accordance with the requirements of the National Planning Policy Framework.

(21) No above ground work shall take place until full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment and Drainage Strategy FW1480/FRA/001 – v8 prepared by Farrow Walsh dated 27th March 2019 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include,

i) details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures (if required).

ii) details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations

iii) cross sections and manufacturers hydraulic curves for all control chambers and flow control devices.

iv) Full permeable paving specification

Reason: To reduce the risk of flooding both on and off site by ensuring the satisfactory means of surface water attenuation and discharge from the site in accordance with Policy BN7 of the Core Strategy for West Northamptonshire

(22) No above ground work shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter.

Details are required of the organisation or body responsible for vesting and maintenance of individual aspects of the drainage system. The maintenance and/or adoption proposal for every element of the surface water drainage system proposed on the site should be considered for the lifetime of the development and a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used including details of expected design life of all assets with a schedule of when replacement assets may be required, should be submitted.

A maintenance schedule should be accompanied by a site plan to include access points, maintenance access easements and outfalls. Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arising's generated from the site.

Reason: To ensure the future maintenance of drainage systems associated with the development in accordance with Policy BN7 of the West Northamptonshire Joint Core Strategy.

(23) No Occupation shall take place until the Verification Report for the installed surface water

drainage system for the site to be submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority prior to occupation of the site based on the approved Flood Risk Assessment and Drainage Strategy FW1480/FRA/001 – v8 prepared by Farrow Walsh dated 27th March 2019 These shall include:

- a) Any departure from the agreed design is keeping with the approved principles
- b) Any As-Built Drawings and accompanying photos
- c) Results of any Performance Testing undertaken as a part of the application process (if required / necessary)
- d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with Policy BN7 of the West Northamptonshire Joint Core Strategy.

Item 10b

N/2018/1404

Installation of hydraulic car park barrier with associated access control post to serve existing car park

Car Park Adjacent to Duston Community Centre, Pendle Road

Northamptonshire Police – no objection.

Northamptonshire Highways – no objection.

Item 10c

N/2018/1544

Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 6 occupants, including new rear and front roof lights and new basement window to front elevation (Part retrospective)

25 Alcombe Road

1 additional representation has been received. All the points raised in this representation have already been addressed in officer's report.

Item 10d

N/2018/1743

Conversion and alterations of existing dwelling/outbuildings to form 3no apartments

98 Euston Road

Three additional neighbour representations received objecting on overlooking from rear outbuilding, parking concerns, refuse and noise pollution. Additional condition added below removing permitted development rights for dormer windows on the rear dwelling.

Additional Condition:

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no dormer windows shall be installed in the front or rear roof of the rear dwelling (Unit 3) hereby permitted.

Reason: To safeguard the privacy of nearby residents in accordance with Policy E20 of the Northampton Local Plan.

Item 10e

N/2019/0104

Conversion of single dwellinghouse to form 3 no. flats

96 Lea Road

Environmental Health - refer to the need for low emission boilers and acoustic separation, as

well as noting that there is a route for all residents to the bin store.

In response to this, officers would comment that there is no policy basis to require low emission boilers whilst acoustic separation would be required under the Building Regulations.

Item 10f
N/2019/0117

Renew windows with casement windows, new guttering, fascia, replacement wooden cladding with cement fibre board cladding and installation of wheelie bin enclosures at 28-35 Spenfield Court

No update.

Item 10g
N/2019/0118

Renew windows with casement windows, new guttering, fascia, replacement wooden cladding with cement fibre board cladding and installation of wheelie bin enclosures at 28-35 Waypost Court

No update.

Item 10h
N/2019/0119

Renew windows with casement windows, new guttering, fascia, replacement wooden cladding with cement fibre board cladding and installation of wheelie bin enclosures at 10-21 Stonebridge Court

No update.

Item 10i
N/2019/0176

**Demolition of 4no domestic garages and erection of 2no 2-bed flats with car parking spaces
Lock Up Garages Adjacent to 2, Orchard Close**

No update.

Item 10j
N/2019/0181

Renew windows with casement windows, new guttering, fascia, replacement of wooden cladding with cement fibre board cladding and installation of wheelie bin enclosures at 33-40 Stonebridge Court

No update.

Item 10k
N/2019/0203

**Demolition of 13no domestic garages and erection of 2no new build units and provision of car parking spaces
Garage 1 Lock Up Garages, Cherry Close**

An amended plan has been received in respect of this site, showing additional trees to be retained. The relevant conditions to be amended as a result.

Amended Conditions:

2. The development hereby permitted shall be carried out in accordance with the following approved plans: (P) 01; (P) 02; (P) 03 rev C; (P) 04; (P) 05; P 06); SCH-001; SCH-002 and SCH-

003.

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

7. The car parking and manoeuvring areas as shown on drawing (P) 03 rev C shall be fully implemented prior to the first occupation of the development hereby permitted and retained thereafter.

Reason: In the interests of highway safety, in accordance with the requirements of the National Planning Policy Framework.

Item 10I

N/2019/0250

Retention of container for use as offices and storage space adjacent to Community Hub for a further two years

Community Centre, Brunswick Place

No update.



PLANNING COMMITTEE: 16th April 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/0848

LOCATION: Former Blackthorn Middle School, Blackthorn Road

DESCRIPTION: Erection of 115no dwellinghouses together with associated access, parking, open space and landscaping

WARD: Rectory Farm Ward

APPLICANT: Countryside Properties
AGENT: Peter Brett Associates

REFERRED BY: Head of Planning
REASON: Major application requiring S106 legal agreement

DEPARTURE: Yes

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

1.1 **APPROVAL IN PRINCIPLE** subject to the completion of a S106 Agreement to secure:

- 1.1.1
- i) 35% on-site affordable housing;
 - ii) A payment towards primary school education;
 - iii) The provision of on-site public open space, including play equipment, and for it to be provided, maintained and made available for public access in perpetuity;
 - iv) A payment towards the provision and/or improvement and/or maintenance of off-site public open space facilities;
 - ix) The Council's monitoring fee, subject to the Head of Planning being satisfied the monitoring fee is necessary and of an appropriate scale.

1.1.2 The conditions as set out below and for the following reason:

The proposed development would contribute to the Council's five year housing land supply and, as part of a balanced assessment, is considered acceptable subject to conditions and a Section 106 Legal Agreement. Therefore, no objections are raised to the proposal with regards to the National Planning Policy Framework; Policies S1, S3, S10, C2, RC2, H1, H2, H4 and BN5 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.

- 1.1.3 It is also recommended that in the event of the Section 106 Legal Agreement not being completed within three calendar months of this Committee meeting, in addition to being able to grant planning permission as recommended above, the Head of Planning be given delegated authority to either refuse or finally dispose of the application (at his discretion) on account that the necessary mitigation measures have not been secured in order to make the proposal acceptable in line with the requirements of Policies INF1 and INF2 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

2 THE PROPOSAL

- 2.1 The applicant seeks planning permission to redevelop the site to create 115 dwellings. The composition of the development would be 12 one-bedroom, 14 two-bedroom, 68 three-bedroom and 21 four-bedroom dwellings. The bulk of these buildings would be two storeys, however, the flats (the one bedroom dwellings) would be over three storeys. In addition, a total of 239 car parking spaces would be provided (including garages).
- 2.2 In addition, the development also contains an area of public open space (that would also include play equipment) and a sustainable urban drainage system.

3 SITE DESCRIPTION

- 3.1 The application site was originally utilised as a middle school, however, this has been vacant for some time following the reorganisation of school provision within Northampton. The surrounding area is generally characterised through the provision of residential accommodation of varying types, which was generally constructed during the mid-part of the 20th century. Notwithstanding this prevailing characteristic, there are some comparatively small commercial units to the north of the site.
- 3.2 The sites does not feature any significant variations in topography, however, it does generally slope downwards in a southerly direction. The site features a number of trees on its periphery. The site is located towards the east of the town, in close proximity to Great Billing Way, which in turn feeds off of the A45.

4 PLANNING HISTORY

- 4.1 None relevant.

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, and emerging Neighbourhood Development Plans where relevant .

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:

Paragraphs 7-12 - Presumption in favour of sustainable development.

Section 5 - Housing Supply

Section 8 - Promoting healthy and safe communities.

Section 9 - Promoting sustainable transport
Section 11 - Making effective use of land
Section 12 - Achieving well-designed places
Paragraph 148 - Planning system should support the transition to a low carbon future.
Paragraph 163 - Ensuring development does not increase flood risk
Paragraph 165 - Incorporating sustainable drainage systems in major developments
Section 12 - Achieving well designed places
Section 15 - Conserving and enhancing the natural environment
Section 16 - Conserving and enhancing the historic environment

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 S1 - The Distribution of Development
Policy S3 - Scale and Distribution of Housing Development
Policy S10 - Sustainable Development Principles
Policy C2 - New Developments
Policy H1 - Housing Density and Mix and Type of Dwellings
Policy H2 - Affordable Housing
Policy H4 - Sustainable Housing
Policy BN3 - Woodland Enhancement and Creation
Policy BN7 - Flood Risk
Policy INF1 - Approach to Infrastructure Delivery
Policy INF2 - Contributions to Infrastructure Requirements

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

5.5 **Other Material Considerations**

Growing Together Neighbourhood Plan

The Growing Together Neighbourhood Plan (Covering Blackthorn, Goldings, Lings and Lumbertubs) was made in April 2017, and now forms part of the development plan for Northampton.

DES1 – High quality design
DEV1 – Priority development areas
H1 – Housing mix

6 CONSULTATIONS/REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **Anglian Water** – Request a condition regarding drainage provision.
- 6.2 **Arboricultural Officer** – The proposals within the arboricultural assessment are well argued. The tree protection measures should be implemented within a timely manner.
- 6.3 **Archaeology Advisor (NCC)** – Owing to the potential for matters of archaeological matters to exist, further survey work should be carried out, which can be the subject of a condition.

- 6.4 **Development Management (NCC)** – Request the securing, through a Section 106 Agreement, of financial contributions for the provision of primary education, fire hydrants and the library service.
- 6.5 **Ecology Advisor (NCC)** – No objections.
- 6.6 **Environmental Health** – The proposal should reduce the likelihood of there being an adverse impact on air quality, whilst the development should ensure that contamination is appropriately investigated. An acceptable noise assessment has been submitted. A condition should be imposed regarding the securing of a Construction Environment Management Plan.
- 6.7 **Highway Authority (NCC)** – Request amendments to the layout of the scheme and supporting documents (NB. These have been submitted).
- 6.8 **Highways England** – No objections .
- 6.9 **Lead Local Flood Authority (NCC)** – Request amendments to the Flood Risk Assessment (NB. These have been submitted).
- 6.10 **Natural England** – No objections.
- 6.11 **Northamptonshire Police Crime Prevention Design Advisor** – The majority of comments made have been included within revised iterations of the scheme. Further details should be secured regarding lockable access gates, and the maintenance of the open space.
- 6.12 **Growing Together Neighbourhood Forum** – Support the development, but would request the securing of the highest proportion of affordable housing. In addition, planning obligations are requested regarding the maintenance of open space and the control of noise during the construction process. In addition, some concerns are raised regarding the highway impacts of the development.
- 6.12 Representations from the occupiers of five properties have been received. Comments can be summarised as:
- There will be an adverse impact on the transport system.
 - Concerns are raised regarding the tenure mixture of the development.
 - There is a lack of school places and other infrastructure within the surrounding area.
 - Concerns are raised regarding the noise impacts of the development, including during the construction process.

7 APPRAISAL

Principle of the development

- 7.1 The application site was originally constructed as a middle school, however, it has been vacant since the reorganisation of education provision within Northamptonshire some time ago. As a consequence, it is considered that it is appropriate to consider alternative land uses for the site. Owing to the prevailing residential character of the surrounding area, it is considered that the development of this site for residential accommodation is appropriate that this site is development for residential accommodation. In addition, weight should be given to the fact that the Council cannot currently demonstrate a five year housing land supply. The development would therefore make a contribution to addressing this need.
- 7.2 Furthermore, the proposed development would result in the satisfactory reuse of a previously developed site within the existing urban area, which would contribute to the overall delivery of a sustainable form of development.
- 7.3 Whilst the site has been previously developed, it has been vacant for some time. The applicant has undertaken an ecological survey, which has demonstrated that there are no ecological barriers to

the development of the site, in line with the requirements of national and local planning policies. In addition, the development would secure the provision of new bat boxes. The development would not result in the removal of any protected trees, whilst protection measures would be installed with regards to the retained trees. As a consequence, the development is in conformity with the requirements of Policy BN5 of the Joint Core Strategy. Supplementary to this is that the new development would secure landscaping of the public areas, and this would include additional new trees. No objections have been received from the Council's Arboricultural Officer.

- 7.4 A desk based archaeological assessment has been submitted with the application, which identifies that there is evidence to suggest Iron Age and Romano-British activity within the vicinity. Whilst this does not represent an overriding constraint that would prevent the redevelopment of the site, it is considered prudent to place a condition on any consent that would require further archaeological surveying to be carried out.
- 7.5 In order to secure a satisfactory mixture of housing tenure types, and in line with the requirements of the NPPF, the applicant would enter into a Section 106 Agreement to ensure that at least 35% of the development is made available for occupation on affordable tenures. This would also ensure that the development is brought forward in conformity with the requirements of the Council's Affordable Housing Supplementary Planning Document.
- 7.6 The composition of the development comprises a mixture of dwelling types, ranging from one bedroom flats to four bedroom houses. This, in combination with the mixture of tenure types as discussed above, ensures that the development conforms to the requirements of the NPPF in terms of creating a varied form of development that meets the future needs of the community.

Design, appearance and impact on neighbours

- 7.7 Whilst the proposed dwellings are of a relatively standard design, they do feature some architectural features (such as door and window detailing and porches) that serve to break up the massing of the development and add interest to the future streetscene. In addition, it is considered that the proposed development would not appear incongruous in terms of height and scale, when compared to the type and form of dwellings within the environs of the application site.
- 7.8 The design of the dwellings would ensure that the future residents of the development would have a satisfactory level of light, outlook and privacy. This would ensure conformity with the requirements of national and local planning policies and result in residents of the development having a satisfactory level of amenity. In addition, suitably sized garden spaces have been provided, which is considered to be necessary given the provision of family accommodation as part of the development. In order to ensure that these spaces are safe and secure, a condition is recommended that would ensure that suitable boundary treatments are provided. This would also aid the creation of sufficient privacy to these spaces.
- 7.9 Due to the design and layout of the development, it is considered that sufficient separation distances exist between the siting of the proposed dwellings and existing properties to prevent a significant loss of light, outlook and privacy. In order to fully ensure this, a condition is recommended that would ensure that details of site levels are submitted to, and agreed by the Council.
- 7.10 The application has been accompanied by an assessment of noise levels that demonstrates that a satisfactory level of amenity can be secured for the future occupiers of the development. In order to provide certainty of this, it is recommended that a condition be utilised to ensure that the development is constructed in accordance with this assessment's findings (e.g. specification of windows and ventilation).
- 7.11 It is appreciated that the construction process has the potential to have some impacts on neighbouring properties in terms of noise and other activities. In order to counteract this, a condition would secure the submission, and agreement, of a Construction Environment

Management Plan (CEMP). This would cover, but not be limited to, hours in which construction works would take place, the routing of construction traffic and strategies to control noise and dust.

Highways

- 7.12 Access to the development would be via Blackthorn Way. This was constructed to serve the original school, and therefore is considered to be of sufficient size and proportions to serve the scale of the residential development. In addition, the positioning of the access is some distance away from the existing residential properties. It is considered that the noise arising from vehicles entering and leaving the site would not be significant. No objections have been received from the Highway Authority with regards to the impact on the wider highway network. In reaching this conclusion, weight needs to be given to the fact that the site's previously permitted use was as a school, and as such there would have been a significant number of vehicle movements associated with such a use.
- 7.13 The scheme has been amended in line with the requirements of the Highway Authority with regards to the precise details of the internal layout, in order to ensure that there is appropriate visibility splays at junctions and driveways and that access roads are of the appropriate width. A formal response from the Highway Authority in respect of this revised plan is awaited at the time of preparing this report. Any further updates will be communicated to members of the committee via the addendum, which will be circulated prior to the committee meeting commencing.
- 7.14 It is noted that the Highway Authority have commented upon the level of car parking provision, and in particular, highlighted that a certain number of dwellings (24), which are the four bedroom dwellings feature two off road car parking spaces and a single garage. The standards used by the Highways Authority are that there should be three off street spaces and that a garage can only be counted if it is a double garage (and if so, it can only be classed as being one space). Whilst weight does need to be given to these standards, the matter for consideration within this planning application is whether there would be significant harm arising from the current proposed provision.
- 7.15 In response, it is considered that given the requisite three spaces have been provided, and given that a condition can be imposed that would require the retention of the garage for such purposes to prevent it from being converted to a habitable room at a later stage, it is considered that sufficient car parking has been provided. Furthermore, it should be recognised that should the level of hard surfacing be increased in order to increase the level of car parking provision, this would lead to a further diminishing of the green space, which would create an overly car dominated development that would also prevent a satisfactory level of visual amenity from being created.
- 7.16 The car parking spaces are located in positions that would ensure that they benefit from sufficient natural surveillance in order to ensure that they are safe and secure, which will serve to deter anti-social behaviour, whilst also encouraging their use.

Drainage

- 7.17 The site is not within an area associated with high flood risk, however, it is necessary to ensure that the construction of the development does not increase flood risk either on site, or elsewhere. As a consequence, the scheme includes the provision of a Sustainable Urban Drainage system, which has been revised following representations from the Lead Local Flood Authority. A further update in respect of this matter will be included on the addendum.

Legal Agreement

- 7.18 Due to the scale of the development, it is necessary to enter into a Section 106 Agreement to secure appropriate mitigation and infrastructure. This would include 35% of the development for occupation on affordable tenures.
- 7.19 Owing to the fact that family housing would be provided as part of the development, the legal agreement would secure the making of a financial contribution towards the provision of primary

education facilities within the vicinity. In addition to the provision of on-site open space, the Section 106 Agreement would secure the making of a financial contribution towards the provision and or enhancement of public open space within the surrounding area. This is because it is likely that owing to the scale of the development, some residents would require access to some offsite areas of open space in order to undertake the full spectrum of recreational activity.

- 7.20 Whilst it is appreciated that the County Council have requested obligations in respect of fire hydrants and the library service, it is considered that the former point is more appropriately, and effectively, dealt with under the relevant Building Regulations, whilst there is an insufficient planning policy basis to secure contributions for the latter request. Both of these conclusions are consistent with a number of other decisions previously reached by the Council.

8 CONCLUSION

- 8.1 It is considered that the proposed development represents an appropriate use of the site, and would assist in delivering needed additional housing within the Northampton area. In addition, it is considered that as the proposal would not unduly adversely affect the surrounding area and that the impacts of the development could be mitigated, the proposal is compliant with the requirements of national and local planning policies.

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 schedule of approved plans.

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

3. Full details of the method of the treatment of the external boundaries of the site together with individual plot boundaries (and including details of lockable gates) shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the buildings hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

4. Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: In the interests of residential and visual amenity in accordance with Policy E20 of the Northampton Local Plan. This is a pre-commencement condition to ensure timely submission of details.

5. Full, details of the provision for the storage of refuse and materials for recycling for the flats shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation or bringing into use of the flats hereby permitted and thereafter retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

6. Full details of facilities for the secure and covered parking of bicycles for the flats 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 and fully implemented prior to the development being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance with the National Planning Policy Framework.

7. Full details of all proposed external facing materials 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: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy E20 of the Northampton Local Plan.

8. No development shall take place until a desk top study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy. This condition is required in order to ensure the agreement of such details in a timely manner.

9. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared i), which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

10. No development shall take place until the applicant or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of archaeological research in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy. This condition is required in order to ensure the agreement of such details in a timely manner.

11. Notwithstanding the details submitted, a scheme for the provision of electric car charging points shall be submitted to, and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted, and shall be retained thereafter.

Reason: In the interests of creating a sustainable form of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

12. Notwithstanding the details submitted, full details of new bat boxes shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.

Reason: In the interests of promoting a more ecologically sustainable form of development in accordance with the National Planning Policy Framework.

13. Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved plan, which shall include:

- The control of noise and dust during the development process;
- Traffic management and signage during construction;
- Enclosure of phase or sub-phase development sites;
- Provision for all site operatives, visitors and construction vehicles loading, parking and turning within the site during the construction period;
- Arrangements during the construction period to minimise the deposit of mud and other debris on to the adjacent highway;
- The safe means of access of construction traffic to the site;
- Routing agreement for construction traffic; and
- The hours in which deliveries and construction works would take place.

Reason: In the interests of securing a satisfactory impact upon the highways system and neighbour amenity in accordance with the requirements of the National Planning Policy Framework and Policy BN9 of the West Northamptonshire Joint Core Strategy. This condition is required pre-commencement to ensure that such details are agreed in a timely manner.

14. The car parking and manoeuvring spaces as shown on drawing 40375/006 AF shall be fully implemented prior to the first occupation of the development and retained thereafter.

Reason: In the interests of highway safety in accordance with the requirements of the National Planning Policy Framework.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no garage accommodation shall be used as habitable accommodation without the prior written consent of the Local Planning Authority.

Reason: To ensure the retention of adequate parking facilities in accordance with the National Planning Policy Framework.

16. All trees shown to be retained in the approved plans shall be protected for the duration of the development in accordance with the details contained within the Tree Survey Report (dated May 2018). Within the fenced area no development works shall take place on, over or under the ground, no vehicles shall be driven, nor plant sited, no materials or waste shall be deposited, no bonfires shall be lit nor the ground level altered during the periods of development.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy.

17. All planting, seeding or turfing as shown on drawing 50216/001 H shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever

is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with the National Planning Policy Framework.

18. No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved.

Reason: To prevent environmental and amenity problems arising from flooding in accordance with the requirements of the National Planning Policy Framework.

19. Notwithstanding the details submitted, full details of the surface treatments to all roads, paths and driveways shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.

Reason: In the interests of highway and pedestrian safety, in accordance with the requirements of the National Planning Policy Framework.

20. The development hereby permitted shall be carried out in accordance with the recommendations of the submitted Noise Assessment (reference: AC106457-1R1, dated June 2018), which shall be fully implemented prior to the first occupation of the development hereby permitted, and retained thereafter.

Reason: In the interests of securing a satisfactory form of development in terms of residential amenity, and to secure conformity with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

10 BACKGROUND PAPERS

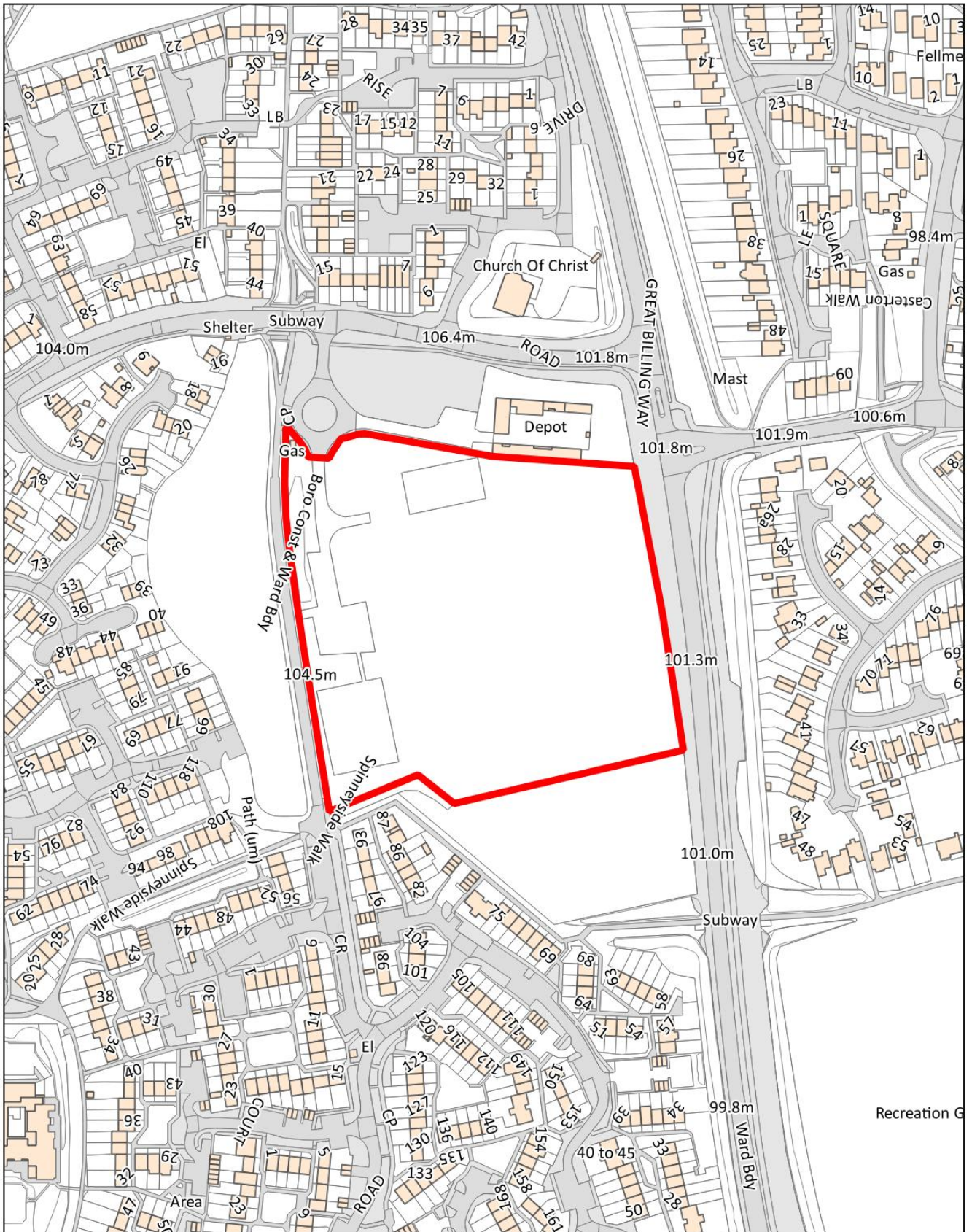
10.1 None.

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.



Title: **Former Blackthorn Middle School**

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Date: 03-04-2019

Scale: 1:2,500

Drawn by: -----



PLANNING COMMITTEE: 16th April 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/1404

LOCATION: Car Park adjacent to Duston Community Centre, Pendle Road

DESCRIPTION: Installation of hydraulic car park barrier with associated access control post to serve existing car park

WARD: Old Duston 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 aims and objectives of the National Planning Policy Framework.

2 THE PROPOSAL

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

3 SITE DESCRIPTION

3.1 The site consists of an existing car park serving a block of flats under the control of Northampton Partnership Homes. On one side, is a modern block of flats and on the other, a community centre. The site is not in a conservation area and is in a low risk flood zone. There are no nearby listed buildings.

4 PLANNING HISTORY

4.1 No recent planning applications.

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 and emerging Neighbourhood Development Plans.

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 8 – Promoting healthy and safe communities.

Section 12 – Achieving well-designed places.

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)

5.6 Other Material Considerations

Duston Neighbourhood Plan - No relevant policy.

6 CONSULTATIONS/ REPRESENTATIONS

6.1 **Duston Parish Council** – no objection.

7 APPRAISAL

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

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

7.3 In terms of the impact on highway safety, the location of the site access is located along a street with a relatively low volume of through traffic meaning there would be limited impact on highway safety. At the time of writing this report, no comments from the Local Highway Authority have been received. Any comment received will be reported to Committee by means of the addendum.

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 and is considered acceptable.

9 **CONDITIONS**

9.1 (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 and site plan, technical details of proposed barrier.

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

10 **BACKGROUND PAPERS**

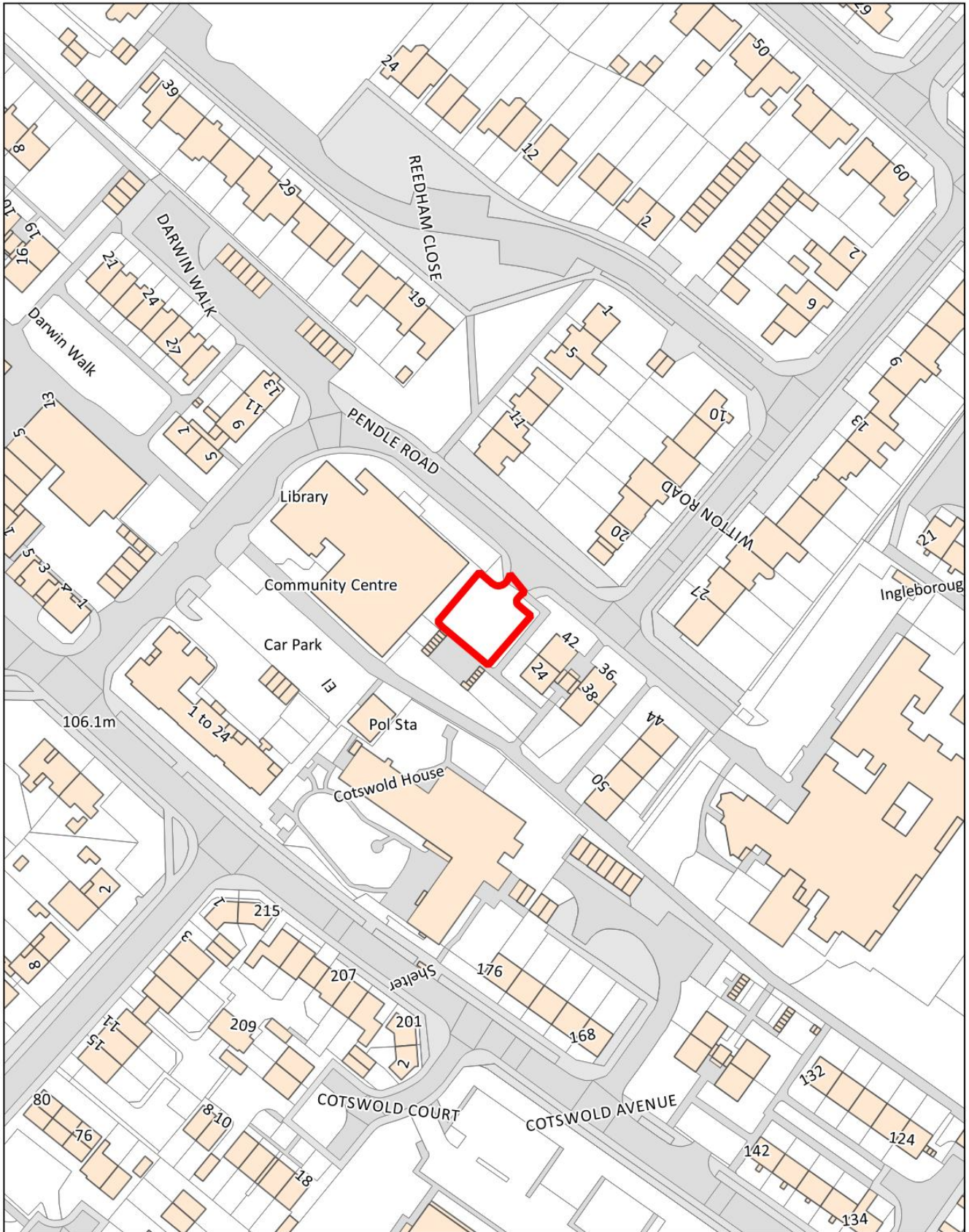
10.1 N/2018/1404.

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: **Car Park Pendle Road**

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Date: 03-04-2019

Scale: 1:1,250

Drawn by: -----



PLANNING COMMITTEE: 16th April 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/1544

LOCATION: 25 Alcombe Road

DESCRIPTION: Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants, including new rear and front roof lights and new basement window to front elevation (Part retrospective)

WARD: Castle Ward

APPLICANT: Deshmukh
AGENT: Matt Collerson

REFERRED BY: Councillor D Stone
REASON: Parking concerns

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 as it would not result in an overconcentration of similar uses within the vicinity of the site, would provide adequate facilities for future occupants and would not be at risk from flooding. The site is in a sustainable location close to a Local Centre, bus services and amenities and would provide adequate facilities for cycle storage and refuse storage. The proposal thereby complies with policies H1, H5, BN5 and S10 of the West Northamptonshire Joint Core Strategy, saved policies E20, E26 and H30 of the Northampton Local Plan, the Council's Houses in Multiple Occupation Interim Planning Policy Statement (IPPS) and the aims and objectives of the National Planning Policy Framework.

2 THE PROPOSAL

2.1 Permission is sought for a change of use from a dwellinghouse (Use Class C3) to a house in multiple occupation (HIMO) (Use Class C4) for 5 people including external alterations. New roof lights would be installed to the front and rear elevations and the existing basement window to the front elevation would be replaced with a larger window.

- 2.2 The proposal has been amended during the course of the application and the proposed flat roof dormer to the rear has been omitted from the scheme and number of occupants have been reduced from 6 to 5 occupants.
- 2.3 Parking would be on-street. The local area is parking permit controlled area.
- 2.4 The site lies within an Article 4 Direction area, which removes permitted development rights for changes of use from a dwelling to a HIMO.

3 SITE DESCRIPTION

- 3.1 The application site comprises a two storey, mid-terraced, 3 bedroom property on Alcombe Road located in a residential area with similar terraced properties on the street. The property has a kitchen, lounge, dining area, a bathroom on the ground floor, 3 bedrooms on the first floor and a basement room and a room in attic.
- 3.2 The site is in close proximity to Wellingborough Road, which is a designated District Centre with a parade of retail units. The site is within close proximity to bus routes on Raglan Street. The application site is located within the designated Boot and Shoe Quarter Conservation Area.
- 3.3 The application site lies in Flood Zone 1, which means very low risk of flooding.
- 3.4 The current application is a part-retrospective as part of the proposed external works have been started on site.

4 PLANNING HISTORY

- 4.1 None relevant.

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.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

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:

Paragraphs 72 (c) - ensure that a variety of homes to meet the needs of different groups in the community will be provided.

Paragraph 127 (f) - seeks to create safe and healthy places with a high standard of amenity for existing and future users.

Paragraph 193 - Great weight to be given to the heritage asset's conservation.

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 BN5 – Designated heritage assets
- Policy H1 - Housing Density & Mix & Type of Dwellings
- Policy H5 - Managing the Existing Housing Stock
- 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 policies are material to this application:

- Policy E20 – New development
- Policy E26 – Development in Conservation area
- Policy H30 – Multi occupation with a single dwelling.

5.5 **Supplementary Planning Documents**

- Northamptonshire Parking Standards (September 2016)
- Planning out Crime in Northamptonshire SPG 2004
- Boot and Shoe Quarter Conservation Area Appraisal and Management Plan

5.6 **Other Material Considerations**

Houses in Multiple Occupation (HIMO) Interim Planning Policy Statement (IPPS) (November 2014)

Proposals for HIMOs should:

- Result in a balanced and mixed community and protect the physical character of the street and neighbourhood as a whole, by not resulting in a concentration of similar uses, a material change or adverse impact on the character of the area, or more than 15% of HIMOs within a 50 metre radius.
- Secure the provision of adequate facilities, amenities and minimise flood risk;
- Promote use of public transport, cycling and walking and secure provision of adequate parking;
- Ensure provision of adequate storage for refuse and materials for recycling.

6 **CONSULTATIONS/ REPRESENTATIONS**

6.1 Comments received are summarised as follows:

6.2 **Councillor D stone** - raises objection on the basis that application would result in overdevelopment and will upset the balance of housing in the area. Calls in the application for consideration by the Planning Committee.

6.3 **Highway Authority (NCC)** - No objection. The property is within a permit zone.

- 6.4 **Private Sector Housing (NBC)** - did not raise any objection for 6 occupants as proposed under the original scheme.
- 6.5 **Conservation Officer (NBC)** - The change of use in itself will have a neutral impact on the Boot & Shoe Quarter Conservation Area, provided it would not result in an over-concentration of HIMOs in the street. The application has been amended to delete the rear dormer. The rooflight on the rear elevation will not be prominent and is acceptable but the rooflight on the front roof slope would harm the characteristic roofscape and streetscene and would be contrary to the adopted management plan for the Conservation Area.
- 6.6 **1 objection** has been received from a local resident, stating that the enlarged basement window will appear very large and would not be in keeping with the character of the area.

7 APPRAISAL

Principle of the development

- 7.1 The conversion of the existing dwelling to a HIMO is considered to be in line with national policy requirements to deliver a wide choice of homes to create sustainable and mixed communities. Policy H5 of the JCS allows for HIMOs where the proposal would not adversely impact on the character of the area and amenity of residential areas.

Area concentration

- 7.2 Council records evidence that there are 6 existing HIMO within 50m radius of the application site. The use of this property as a HIMO would equate to 6.3% concentration in the area. This would fall within the 15% maximum threshold recommended by the Council's adopted Interim Planning Policy Statement in relation to HIMOs. It is considered that there would be a reasonable mixture of house types within the vicinity in order to meet the differing needs of residents.

Size of property and facilities for future occupiers

- 7.3 Policy H30 of the Local Plan, although dated, is in line with the aims of NPPF in respect of the provision of adequate amenity for proposed occupiers and requires HIMOs to be of sufficient size to accommodate the proposed use. The property is considered to be of sufficient size, providing room sizes in accordance with the Council's HIMO Facilities and Amenities Guidance and appropriate kitchen/dining, WC and wash facilities. A condition restricting the use of the property to a maximum of 5 people would ensure over-development does not occur.
- 7.4 Private Sector Housing have confirmed that the room sizes, amenities and facilities indicated on the submitted plans indicate that the proposals would meet the requirements for the occupants of the proposed HIMO. All bedrooms under the amended scheme would be served by adequate outlook and light. The application property has a basement and a room in attic, a condition has been recommended to make sure that they will be used for storage area and a lounge only and at no point these rooms shall be used as bedrooms.
- 7.5 No details have been submitted for cycle storage, but there is adequate space to the rear of the property that can be used for the storage of bins and cycles, the details of which would be required by conditions.

Flood Risk

- 7.6 The application site is located in Flood Zone 1 and with very low risk of flooding.

Highways/Parking

- 7.7 The Interim Planning Policy Statement for HIMOs (IPPS) sets out clearly that where limited or no parking provision is proposed, the site must be either within 400m of a bus stop, or within walking distance of a district centre, local centre or neighbourhood parade. Only outside such locations is parking required to be provided.
- 7.8 It is considered that the application site is in a sustainable location within 300m of bus stops on Raglan Street and within walking distance of local facilities on Wellingborough Road. In this regard, the proposal is considered to be in accordance with the requirements of the IPPS in respect of parking considerations. Within such areas, the IPPS recommends that storage space should be provided which is accessible to cycle users. Space is available to the rear of the house, and a condition is recommended requiring details to be submitted for approval for secure cycle storage.
- 7.9 The proposal is, therefore, in compliance with this principle of the IPPS. However, a further consideration in respect of parking is the Northamptonshire Parking Standards. This document was adopted in September 2016, after the IPPS. The Northamptonshire Parking Standards state that Houses in Multiple Occupation shall provide on plot parking at the ratio of one parking space per bedroom. The proposed development will produce a demand for 5 parking spaces, which is an increase of 3 compared to the existing use, as parking requirement for a 3-bed dwelling is 2 spaces.
- 7.10 The Highways Authority has not raised objections to the proposal. The Highway Engineer has advised that the application property is within a Permit Zone and therefore all parking in the vicinity is controlled. The LHA holds the right to restrict the number of permits administered to any property as it sees fit. This may result in the number of permits being limited and there is no guarantee that every resident within the revised property will be issued with a permit.
- 7.11 Moreover, there is no evidence to support that all 5 residents would own cars. Given the number of occupants arising from the existing use and the sustainable location of the property, it is not considered that a refusal on highway grounds could be upheld at appeal.
- 7.12 Furthermore, regard must be paid to recent appeal decisions over the past few weeks where Planning Inspectors have consistently taken the view that where a site is close to local amenities and public transport, and no parking is provided, considerable weight has been given to the sustainable location of the site, and the appeals concerned have been allowed. Indeed, some Inspectors have taken the view that proposed occupiers in recognising the lack of parking provision and proximity to amenities, may choose the location for this purpose and not wish to have cars.
- 7.13 It should also be noted that in the most recent appeal decision, the Inspector, in taking the view that the IPPS is consistent with one of the core principles of the National Planning Policy Framework, which is to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, attached significantly more weight to the IPPS than to the Northamptonshire Parking Standards in determining the appeal.
- 7.14 in view of the recent appeal decisions, and the weight the Inspectors have given to the sustainability of locations, and having regard to the sustainable location of the application site, the number of occupants proposed, and that there is sufficient room within the site to provide secure bicycle storage, in accordance with the requirements of the IPPS, it is not considered that a refusal on highway grounds could be upheld at appeal.

Refuse storage

- 7.15 No details have been submitted for refuse storage or bin location. There is sufficient space to the rear of the property for bin storage, a condition is recommended to agree the details of refuse storage for the property to ensure it is of an appropriate size.

Amenity

- 7.16 The proposed use falls within Use Class C4, which in effect categorises this as a residential use. There is no evidence to demonstrate that the proposal would generate adverse amenity impacts such as noise or anti-social behaviour over and above those created by a more conventional C3 dwelling. Consequently, it is not considered that a refusal of planning permission, or the imposition of conditions in relation to amenity issues would be reasonable or sustainable at appeal.

Conservation Area

- 7.17 The property falls within the designated Boot and Shoe Quarter Conservation Area; however, the local area is not covered under Article 4 (2) Direction, therefore the properties in this area can carry certain alterations to the front elevations without requiring planning permission. The proposed development for a change of use would include few external alterations, which includes new rooflights on the roofscapes of the front and rear elevations and a larger basement window on the front elevation. Since the application is part retrospective, front roof light has already been installed on the site.
- 7.18 The Conservation Officer had initially raised an objection on the flat roof rear dormer and following the submission of the amended scheme, the objection was withdrawn and the only outstanding concern relates to the front roof light. However, the application site is outside an Article 4(2) Direction area and planning permission is not required to install conservation type roof lights. The agent has confirmed that the front roof light is a conservation type roof light and does not project more than 15cm from the roof plane.
- 7.19 The scheme has been amended during the course of the application. It is considered that the amended scheme would have a neutral impact on the character of the Conservation Area and is considered acceptable.
- 7.20 Comments have been received from a neighbour in relation to the size of the basement window; however, the application site is outside an Article 4(2) Direction area and planning permission is not required to replace the existing window with the proposed size window. It is considered that the enlarged basement window is acceptable and would not result in adverse impact on the character of the conservation area.

8 CONCLUSION

- 8.1 The proposed development would not lead to an unacceptable concentration of HIMO's within the locality that would adversely affect upon the character of the local area, street scene, nor would the development have significant adverse impacts on neighbouring amenity or parking provision. The property is of sufficient size to accommodate the level of accommodation as proposed. The proposed external works could be done without requiring Planning permission.
- 8.2 It is considered that the proposed development would be in accordance with the requirements of Policies H1, H5, and S10 of the West Northamptonshire Joint Core Strategy, saved Policies E20 and H30 of the Northampton Local Plan, the Council's Houses in Multiple Occupation Interim Planning Policy Statement and the aims and objectives of the National Planning Policy Framework.
- 8.3 The proposed development is recommended for approval subject to the following conditions.

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: 1903- 101, 1903- 103 Rev A, 1903- 105, 1903- 106.

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

3. The development hereby permitted shall be occupied by a maximum of five residents at any one time.

Reason: In the interests of amenity of the proposed occupiers and the surrounding area in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy

4. Full details of facilities for the recycling and refuse storage shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

5. Full details of facilities for the cycle storage shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

6. The basement room and the second floor attic room shall not be used as a bedrooms at any time.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of accommodation is provided, in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

10 BACKGROUND PAPERS

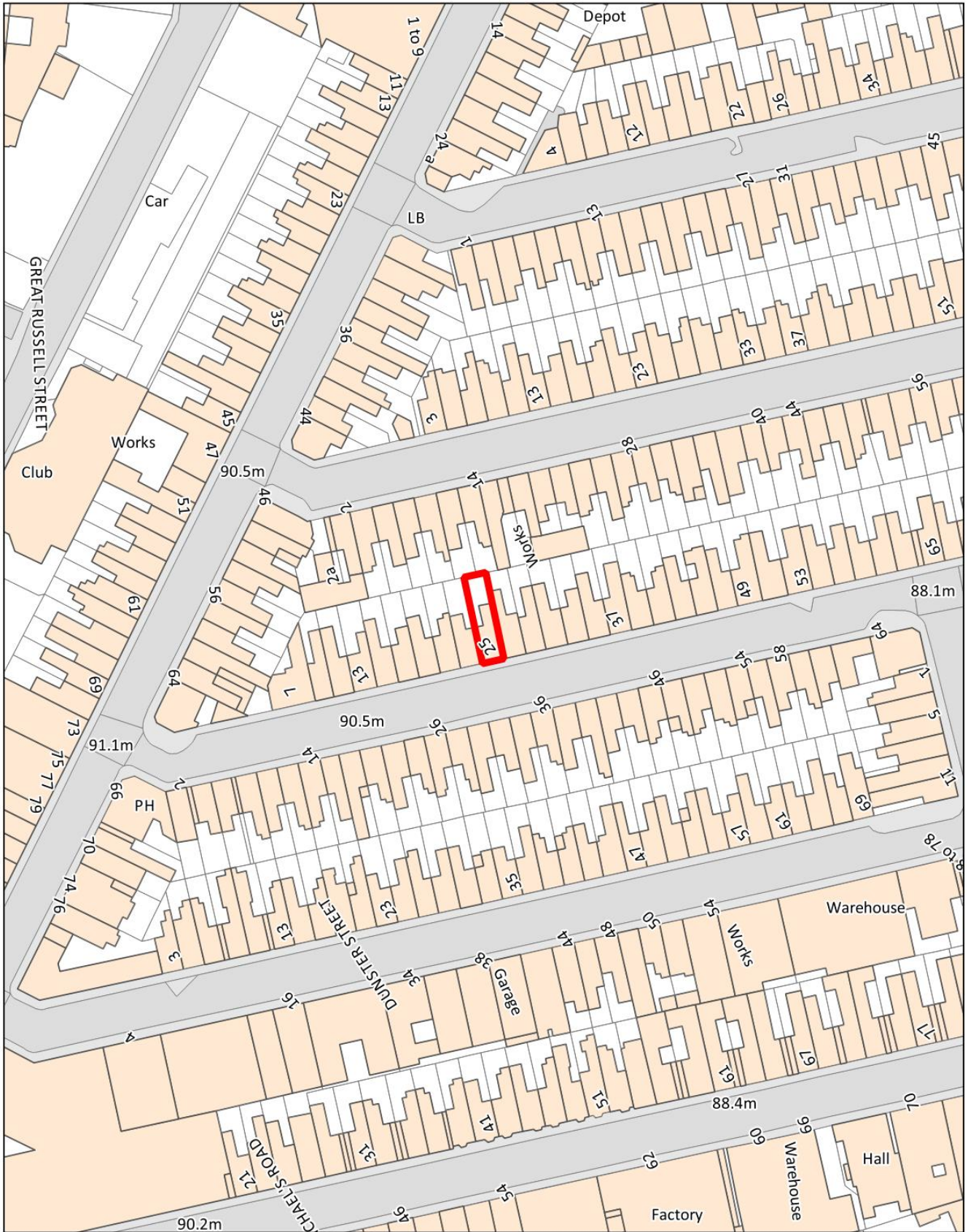
- 10.1 N/2018/1544.

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: **25 Alcombe Road**

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Date: 03-04-2019

Scale: 1:1,000

Drawn by: -----



PLANNING COMMITTEE: 16th April 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/1743

LOCATION: 98 Euston Road

DESCRIPTION: Conversion and alterations of existing dwelling/outbuildings to form 3no apartments

WARD: Delapre & Briar Ward

APPLICANT: L & P Real Estate Ltd
AGENT: J E D Design

REFERRED BY: Councillor J Davenport
REASON: Parking, refuse and noise concerns

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

As the site is within an established residential area, there is no objection in principle to conversion of the premises to flats. The proposal would also contribute to the Council's 5 Year Housing Land Supply. The proposal would not have an undue detrimental impact on the appearance and character of the host building, wider area, flood risk, residential amenity and parking/highway safety to accord with Policies E20, H21 and H23 of the Northampton Local Plan, Policies S10, BN7, BN9 and H1 of the West Northamptonshire Joint Core Strategy and the aims and objectives of the National Planning Policy Framework.

2 THE PROPOSAL

2.1 Permission is sought to convert an existing residential property and outbuilding into 3 flats, each with two bedrooms. The proposal also includes the provision of bin storage and new access gates fronting Euston Road.

3 SITE DESCRIPTION

3.1 The property consists of a two storey terraced dwelling with a vacant outbuilding to the rear. The outbuilding was used as an office/workshop in the 1970s. The property is situated on a residential

street comprising a mix of houses, flats and houses in multiple occupation, and in an area where on road parking is prevalent. The site is located in a sustainable location close to St Leonards Road, a street comprising both residential and commercial uses including shops, takeaways and offices. The property is not in a conservation area or near any listed buildings although it is in a flood zone.

4 PLANNING HISTORY

- 4.1 Planning permission was granted for conversion of the property into 3 flats (N/2006/0208). The permission has since expired. Prior to this, in 2005 a more intensive scheme for 4 flats was refused on the grounds of parking and over-development.

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 61 - housing should be provided for different groups including families, older people, students and disabled persons

Paragraph 117 - decisions should promote an effective use of land in meeting the need for new homes

Paragraph 127 - relates to good design and residential amenity

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

H1 Housing Design, Mix and density

BN7 Flood Risk

BN9 Planning and Pollution Control

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 policies are material to this application:

E20 New development (design)

H21 Flat conversions

H23 Flat conversions

5.5 Supplementary Planning Documents

6 CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **Environment Agency** - no objection to revised plan subject to condition that the development be carried out in accordance with amended plan and have no ground floor sleeping accommodation.
- 6.2 **Northamptonshire Highways** - It has been demonstrated that there is no residual parking capacity on street and that the proposed development would increase demand. In the interests of highway safety we would object as it would further exacerbate existing parking problems and compromise highway safety.
- 6.3 **Environmental Health (NBC)** - recommend that a condition be secured for contamination and consideration be given to acoustic separation to accord with Part E of Building Regulations.
- 6.4 **5 Objections** received on the following grounds:
- Parking
 - Loss of privacy/ overlooking
 - Drainage
 - Refuse concerns
- 6.5 **Councillor J Davenport** objects and calls in application on parking, refuse and noise.

7 APPRAISAL

Main issues

- 7.1 The main issues to consider are the principle of conversion, whether there is sufficient residential amenity for future occupiers, impact on neighbouring amenity, parking, flood risk and impact on the street scene.

Principle of conversion

- 7.2 By reason of the site's allocation for residential use in the Northampton Local Plan, it is considered that the development of this site for residential purposes is acceptable in principle, subject to the further considerations outlined below. If permitted the proposal would also contribute to the Council's 5 Year Housing Land Supply.

Development and Flood Risk

- 7.3 The site is located within a high risk flood zone. The Environment Agency objected to the original proposal which included ground floor sleeping accommodation. The plans have now been amended and there is now no ground floor sleeping accommodation reducing the potential impact of flood risk, which complies with Policy BN7 of the Joint Core Strategy and the Environment Agency requirements. A condition will be imposed to restrict the potential for sleeping accommodation on the ground level.

Amenity of future occupiers

- 7.4 In assessing the living conditions of future occupiers, the proposal needs to be considered against Saved Policies H21 and H23 of the Northampton Local Plan and Policy H1 of the Joint Core Strategy. Policy H23 specifies that planning permission will not be granted for the conversion to flats with a combined ground and first floor area of 100 square metres or less and with a frontage of less than 4.7 metres. The proposal floor areas exceed such limits and therefore accords with the Policy.

- 7.5 Policy H1 of the Joint Core Strategy can be afforded more weight in decision making given that it is up to date development plan policy; criteria (f) relates specifically to the amenity of future occupiers. It is considered that the proposal accords with the aims of Policy H1 in terms of residential amenity due to the sufficient room size and that all habitable rooms would have sufficient light and outlook. There would also be provision of bin storage and accessible to all units.

Impact on appearance and character of host building and wider area

- 7.6 Policy E20 of the Northampton Local Plan and S10 of the Joint Core Strategy require high standards of design. The proposed external works are reasonably limited and include erection of new set of gates fronting Euston Road, bin storage and changes to fenestration on the rear out building. Due to the design and minor scale of works, the proposal is considered in keeping with the host building to accord with Policy E20 of the Northampton Local Plan and S10 of the Joint Core Strategy.

Impact on amenity of neighbours

- 7.7 In respect of the conversion itself, given that the comings and goings would likely be similar to those as the lawful use as a C3 family dwelling, it is not considered that there would be any significant impact in terms of noise and disturbance. Although there are some neighbour concerns over the limited back to back separation between the rear outbuilding and the 2 adjoining occupiers, it is noted that this is no different to the existing situation. As the separation has not changed, there would be limited additional effect on the properties to the rear of the site and opposite fronting Euston Road.
- 7.8 It is also worth noting that a similar proposal for 3 flats was approved in 2006 (LPA reference N/2006/0208). Although this was never implemented, the intensity and impact are considered similar to the current proposal. This accords with Policy E20 of the Northampton Local Plan and H1 of the Joint Core Strategy.

Parking and Highways

- 7.9 The proposal relies upon on street parking along Euston Road. The Local Highway Authority object to the proposal, given that there is no residual parking capacity and that they consider demand to be higher than existing. However, the proposed accommodation would be unlikely to generate traffic significantly beyond the existing use and the fact that the site is sustainable being close to shops and services on St Leonards Road. Notwithstanding their comments, due to the site's sustainable location, it would not be defensible to object to the proposal on highway grounds.

Other issues

- 7.10 It is not considered necessary to secure a condition relating to contamination as the proposal is primarily for a change of use. Acoustic separation would be dealt with under Building Regulations. Drainage can be dealt with under Part H of the Building Regulations.

8 CONCLUSION

- 8.1 The principle of development is considered acceptable, with it being in an established residential area and contributing to the Council's 5 Year land supply. The proposal would not have an undue impact on parking, highway safety, residential amenity and visual amenity and is recommended for approval with the conditions below.

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: 2965/1, 2965/2E, site location plan.

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

3. Prior to the commencement of the use hereby permitted, full details of facilities for the secure and covered parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and fully implemented prior to the proposed flats being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance with Policy H1 of the Joint Core Strategy.

4. The bin storage areas shall be implemented in accordance with the approved plans prior to first occupation of the approved flats and retained throughout the life time of development.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy H1 of the Joint Core Strategy.

5. The east facing side window in the rear outrigger of the ground floor flat shall be glazed with obscure glass prior to the first occupation of the ground floor flat hereby approved and retained as such throughout the life time of the development.

Reason: In the interests of residential amenity to comply with Policy H1 of the Joint Core Strategy.

6. The layout of the flats hereby approved shall be in accordance with that shown on the approved plans and there shall be no ground floor sleeping accommodation at any time.

Reason: In the interests of flood risk to accord with Policy BN7 of the Joint Core Strategy.

10 BACKGROUND PAPERS

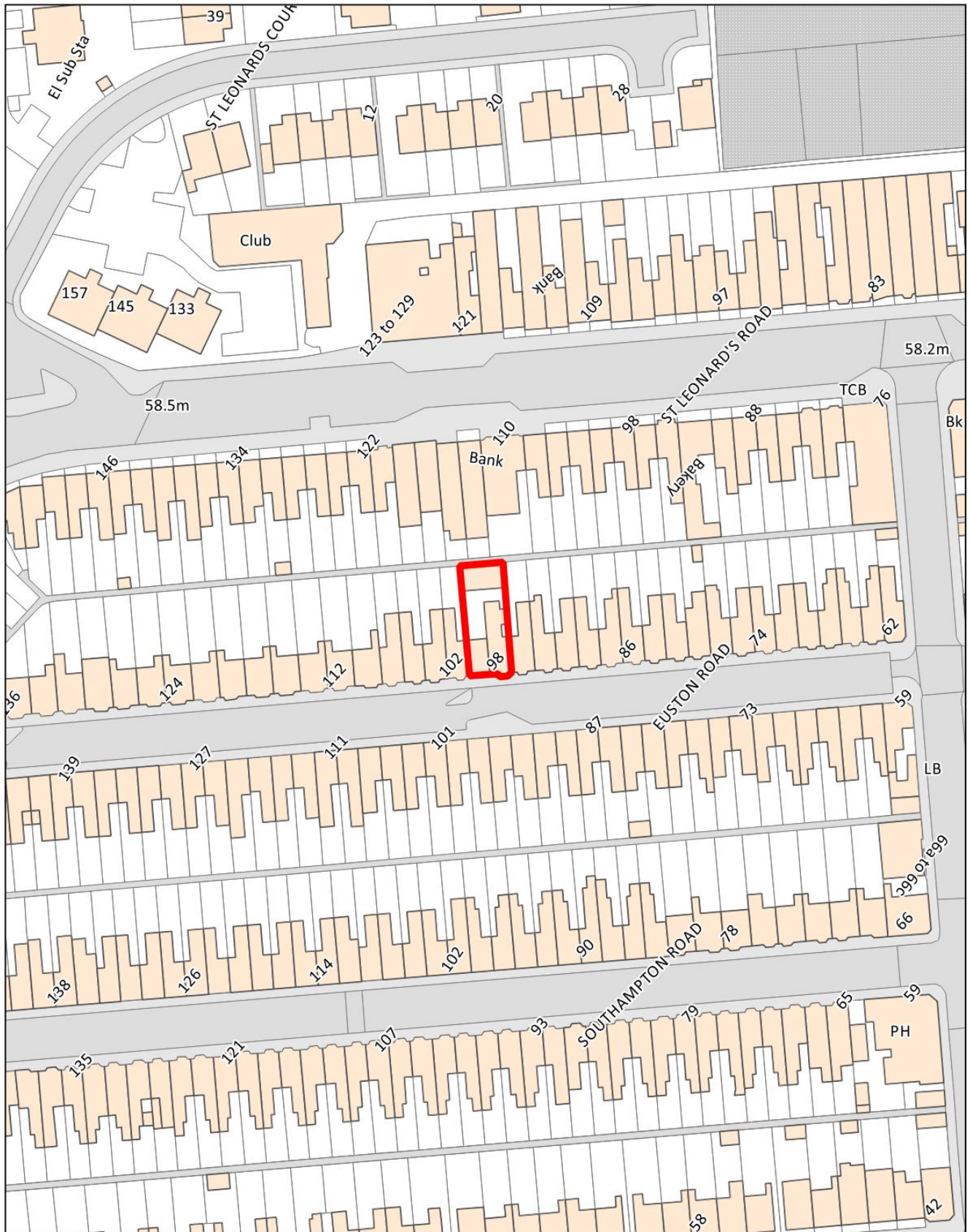
- 10.1 N/2018/1743.

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: **98 Euston Road**

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Date: 03-04-2019

Scale: 1:1,000

Drawn by: -----



PLANNING COMMITTEE: 16th April 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0104

LOCATION: 96 Lea Road

DESCRIPTION: Conversion of single dwellinghouse to form 3no flats

WARD: Abington Ward

APPLICANT: Mrs Abbasi
AGENT: N/A

REFERRED BY: Councillor Z Smith
REASON: Parking concerns and overdevelopment

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 as it would provide a mix of house types within the local area, it would provide adequate facilities for future occupants and would not unduly impact on the character of the street scene. The site is in a sustainable location close to local facilities and the town centre, public transport routes and would provide adequate facilities for refuse storage. The proposal thereby complies with Policies H1, H5, and S10 of the West Northamptonshire Joint Core Strategy, saved Policies E20, H21 and H23 of the Northampton Local Plan, and the aims and objectives of the National Planning Policy Framework.

2 THE PROPOSAL

2.1 The proposal is for the conversation of the existing four bedroom house to three self-contained one bedroom flats. No external alteration has been proposed.

3 SITE DESCRIPTION

3.1 The site comprises a two to three storey terraced house within a street of broadly similar properties. The area is generally residential in character.

4 PLANNING HISTORY

4.1 N/2018/0377 - Conversion of single dwellinghouse to create 4no flats – WITHDRAWN.

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 – Core Planning Principles
Paragraph 49 – Housing Applications
Paragraph 50 - Wide choice of high quality homes

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 H1: Housing Density & Mix & Type of Dwellings
Policy H5: Managing the Existing Housing Stock
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 policies are material to this application:

Policy E20: New Development (Design)
Policy H21: Conversion to flats
Policy H23: Conversion to flats

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 **NCC Highway** – no comment to make on this application.

6.2 **Environmental Health** – no objection.

6.3 **Councillor Z Smith** – Concerned about parking and overdevelopment of the site. Called in the application for determination by the Planning Committee.

6.4 Five representations received from the occupiers of nearby properties, making the following points in summary:

- Disappointing to see another application for flats.
- The area is already over-developed with serious issues in relation to parking, traffic flow and rubbish.
- Parking beat survey should be undertaken at 6pm not overnight.
- There are never any parking spaces.
- There are already a number of HIMO's in the street, more should not be permitted.

7 APPRAISAL

Principle of development

7.1 The conversion of the existing dwelling into three flats is considered to be in line with national policy requirements to deliver a wide choice of homes to create sustainable and mixed communities. Policy H5 of the JCS allows for the loss of existing dwelling where the proposal would not adversely impact on the character of the area and amenity of residential areas.

7.2 Policy H23 of the Northampton Local Plan is a saved policy. It specifies that planning permission will not be granted for the conversion to flats of a dwelling with a combined ground and first floor area of 100 square metres or less and with a frontage of less than 4.7 metres. The building does comply with these criteria, however, the policy is very dated and therefore can be afforded limited weight in decision making.

Amenity

7.3 The application site is currently a four bedroom dwelling with a kitchen, wc, dining room and living room on the ground floor and four bedrooms and a bathroom on the upper floors. The proposal would create three separate one bedroom units, one at the front of the ground floor, one at the rear of the ground floor and first floor, and one at the front of the first floor and also utilising the existing room in the roofspace. All units would have one bedroom, which would be separate from the living / kitchen space and in one case there would be a separate kitchen also. All units would have access into the rear garden area. Overall, it is considered that an appropriate standard of accommodation would be provided to future residents.

7.4 In considering the amenities of neighbouring occupiers, given that the flats would each have only one bedroom, it is considered that the associated comings and goings/noise would not be significantly greater than could result from a family dwelling.

Bin storage

7.5 The plans indicate an area of bin storage within the rear garden area. The plans have been amended from the previously withdrawn application to make this accessible to all three flats

Parking and Highways

7.6 No off street parking is available on the site. However, the site is within what can be regarded as a sustainable location, being close to bus stops and a local centre on Abington Avenue, meaning occupants need not have cars. In addition, as a four bedroom house the dwelling could potentially have as high a number of resident adults as would be accommodated in the flats, meaning there would be no additional demand. It can be noted also that the Local Highway Authority raise no objections on parking grounds and therefore it would be difficult to defend a refusal on this basis alone.

8 CONCLUSION

- 8.1 The proposed change of use would have no adverse impact on the amenities of adjoining occupiers and would not result in any impact on highway congestion or amenity, whilst providing a good standard of accommodation for future residents. The additional units would also contribute to the Council's housing supply.

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: 18004/002.

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

3. Details of the provision for the storage of refuse and materials for recycling shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation or bringing into use of the building for the use hereby permitted and thereafter retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

4. Full details of facilities for the secure and covered parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and fully implemented prior to the development being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance with the National Planning Policy Framework.

10 BACKGROUND PAPERS

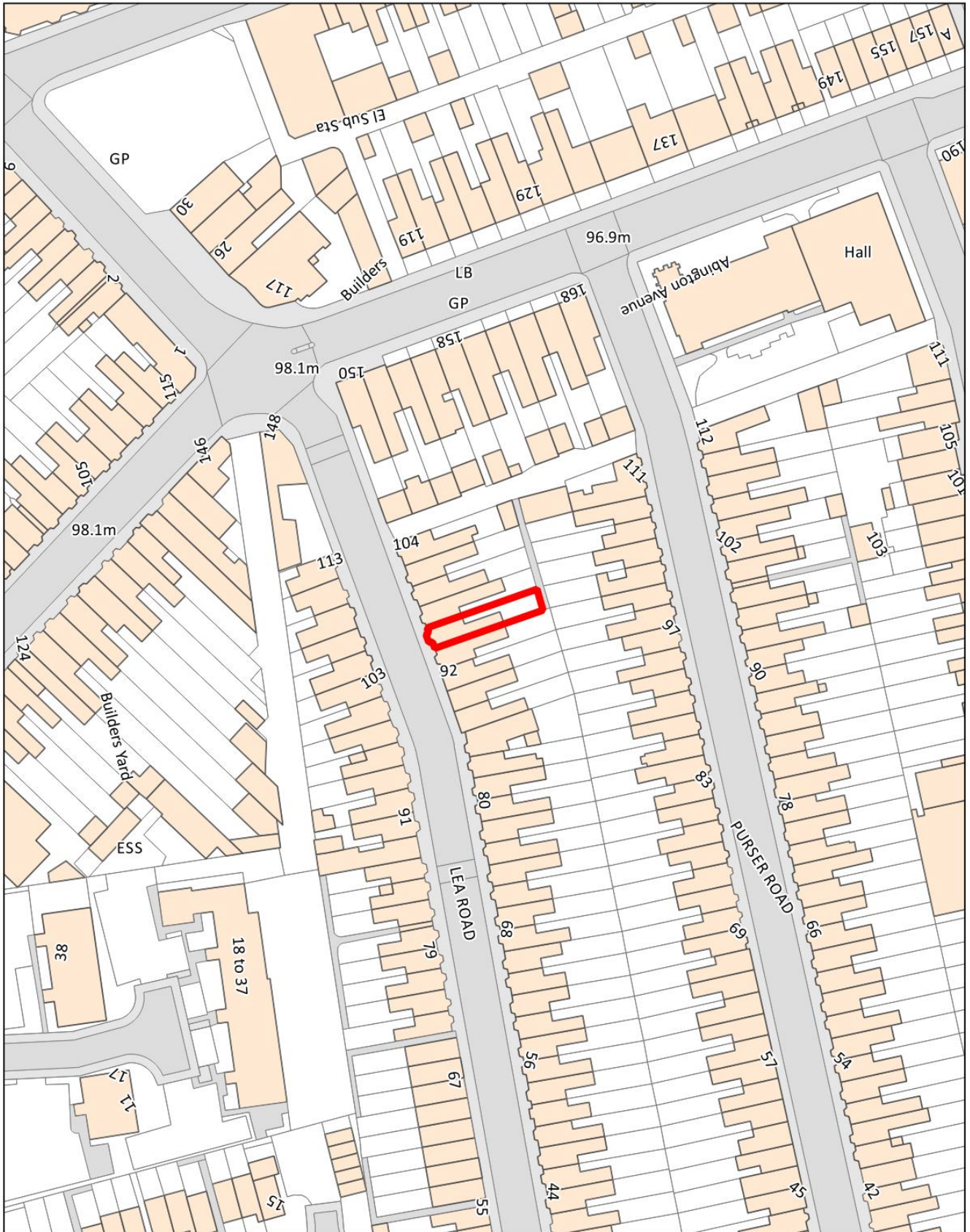
- 10.1 Application file N/2019/0104.

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: **96 Lea Road.**

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Date: 03-04-2019

Scale: 1:1,000

Drawn by: -----



PLANNING COMMITTEE: 16th April 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0117

LOCATION: 28 Spenfield Court

DESCRIPTION: Renew windows with casement windows, new guttering, fascia, replacement wooden cladding with cement fibre board cladding and installation of wheelie bin enclosures at 28-35 Spenfield Court

WARD: Brookside 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 not lead to a significant adverse impact upon the character and appearance of the surrounding area and neighbour amenity. As a consequence, the proposal would comply 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 applicant seeks planning permission to replace the windows and timber cladding (with a cement fibre board material) and to install new, covered, refuse stores to serve the block of flats.

3 SITE DESCRIPTION

3.1 The application site is a residential block of two storeys in height that contains eight flats. The surrounding area is predominantly residential. The surrounding buildings are typically of two storeys, and whilst these were all generally constructed within the same period, there are a number of different design approaches taken to the form of buildings. Further alterations have

been carried out to other building, which when combined, serve to differentiate between the various buildings.

4 PLANNING HISTORY

4.1 None relevant.

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 section is of particular relevance to this application:

Section 7 – requiring good design

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:

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:

E20 – New development

6 CONSULTATIONS/ REPRESENTATIONS

6.1 No comments received.

7 APPRAISAL

7.1 The proposed alterations to the flats would not alter the general bulk or massing of the block, or change or make additions to the number or size of windows, so it is considered that there would not be a significant adverse impact upon the amenities of surrounding occupiers in terms of considerations such as light, outlook and privacy. In addition, new cladding and replacement windows would generally improve the appearance of the building's elevations and would help in creating a building that makes a better contribution to the general visual amenity of the locality. For these reasons, it is considered that these alterations would make a positive impact upon the visual amenity of the site's environs.

7.2 The introduction of covered refuse stores are likely to encourage residents to take part in recycling programmes. In addition, the creation of defined collection area is likely to be of some benefit in the collecting of such materials, which would aid general efficiency.

7.3 On account of their limited size, it is considered that this element of the proposed development would not have a significant adverse impact upon the amenities of surrounding properties.

8 CONCLUSION

8.1 It is considered that the proposed development would result in an improved building and layout, which is in conformity with the requirements of the NPPF and Development Plan Policy.

9 CONDITIONS

9.1 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: Sheet 1 of 1; LIN-PL-103; and Proposed Specifications.

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

10 BACKGROUND PAPERS

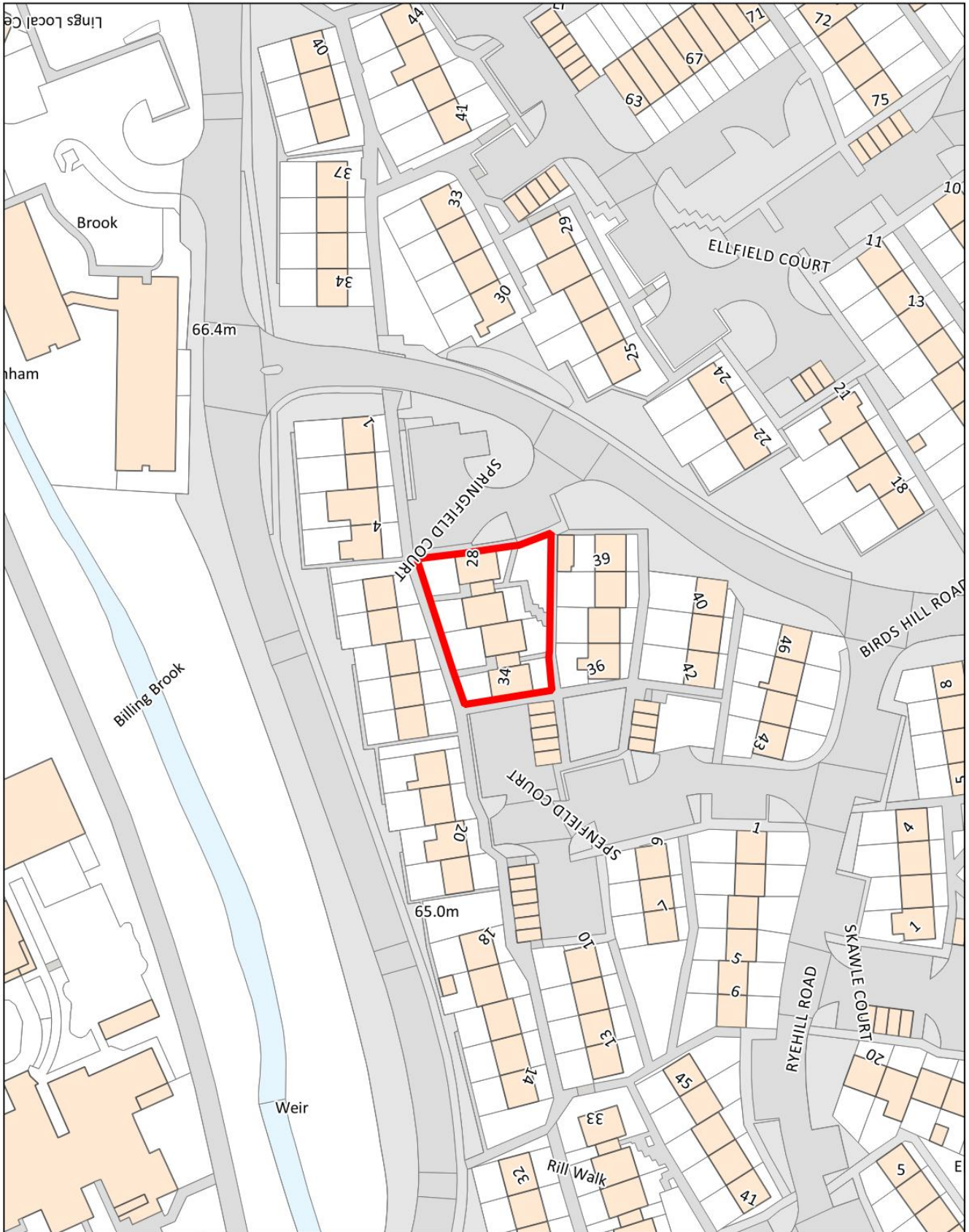
10.1 None.

11 LEGAL IMPLICATIONS

11.1 The development is CIL not 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: **28 - 35 Spenfield Court**

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Date: 03-04-2019

Scale: 1:1,000

Drawn by: -----



PLANNING COMMITTEE: 16th April 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0118

LOCATION: 28 Waypost Court

DESCRIPTION: Renew windows with casement windows, new guttering, fascia, replacement wooden cladding with cement fibre board cladding and installation of wheelie bin enclosures at 28-35 Waypost Court

WARD: Brookside 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 not lead to a significant adverse impact upon the character and appearance of the surrounding area and neighbour amenity. As a consequence, the proposal would comply 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 applicant seeks planning permission to replace the windows and timber cladding (with a cement fibre board material) and to install new, covered, refuse stores to serve the block of flats.

3 SITE DESCRIPTION

3.1 The application site is a residential block of two storeys in height that contains eight flats. The surrounding area is predominantly residential. The surrounding buildings are typically of two storeys, and whilst these were all generally constructed within the same period, there are a number of design features (in addition to other alterations that have been carried out over time) that serve to differentiate between the various buildings.

4 PLANNING HISTORY

4.1 None relevant.

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 section is of particular relevance to this application:

Section 7 – requiring good design

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:

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:

E20 – New development

6 CONSULTATIONS/ REPRESENTATIONS

6.1 None received.

7 APPRAISAL

7.1 The proposed alterations to the flats would not increase the bulk or massing of the block, or change or make additions to the building's fenestration, so it is concluded that there would not be a significant adverse impact upon the amenities of surrounding occupiers in terms of considerations such as light, outlook and privacy. In addition, the introduction of new cladding and replacement windows would update and improve the general appearance of the building's façade, which would assist in the creation of a building that makes a better contribution to the general visual amenity of the locality. For these reasons, it is considered that these alterations would make a positive impact upon the visual amenity of the site's environs.

7.2 The introduction of new, covered, refuse stores are likely to improve the likelihood of these being used, which would be of benefit in encouraging residents to take part in recycling materials.

Simultaneously, the creation of defined collection area is likely to be of some benefit in the collecting of such materials, which would aid general efficiency.

7.3 On account of their relatively reduced size, it is considered that this element of the proposed development would not have a significant adverse impact upon the amenities of surrounding properties.

7.4 The replacement guttering is of such a small scale and of an essential nature, and as a consequence, it is considered that these would not be significant enough to create any notable harm to visual or neighbour amenity.

8 CONCLUSION

8.1 It is considered that the proposed development would result in an improved building and layout, which is in conformity with the requirements of the NPPF and Development Plan Policy.

9 CONDITIONS

9.1 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: Sheet 1 of 1; LIN-PL-100; and Proposed Specifications.

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

10 BACKGROUND PAPERS

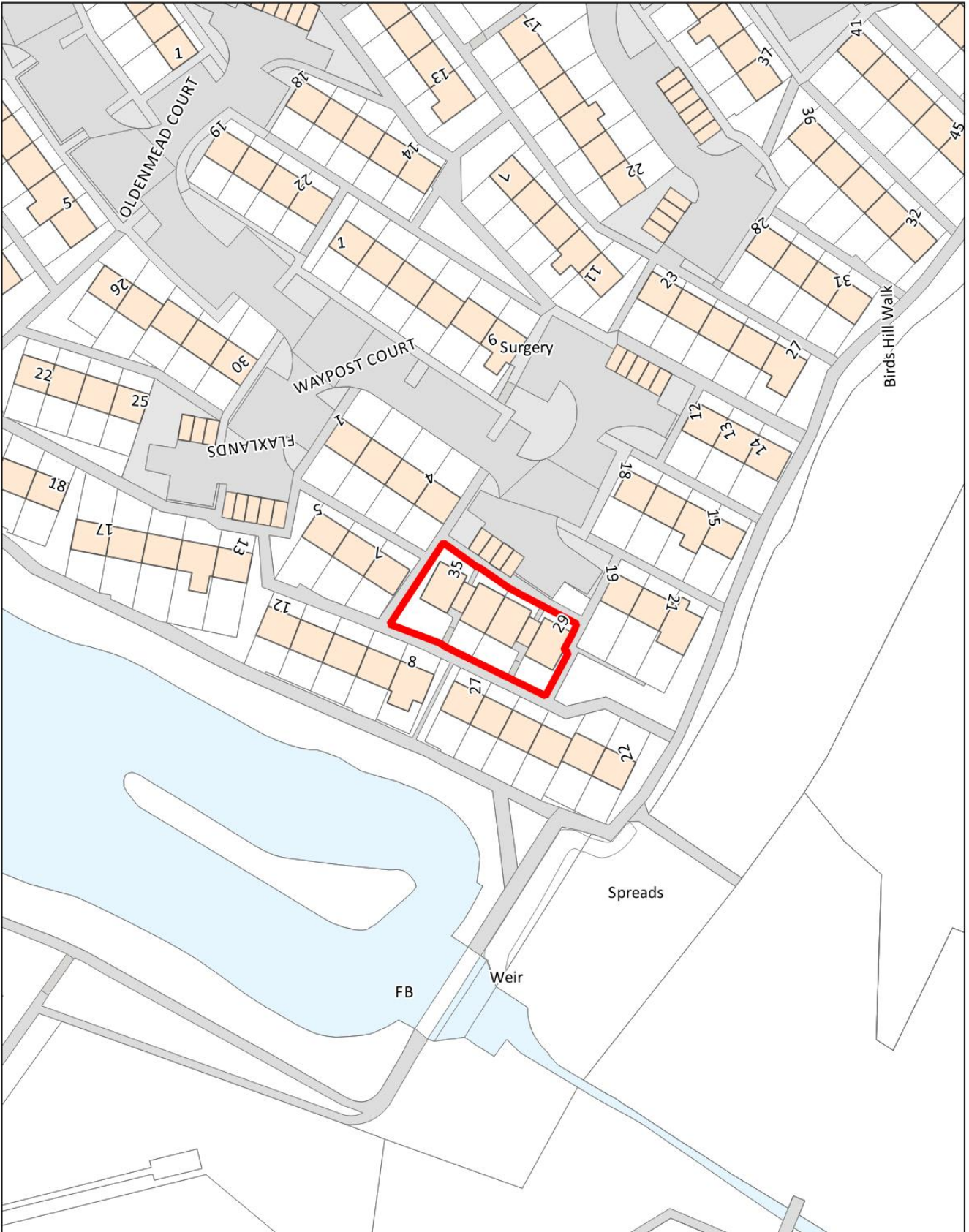
10.1 None.

11 LEGAL IMPLICATIONS

11.1 The development is CIL not 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: **28 - 35 Waypost Court**

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Date: 03-04-2019

Scale: 1:1,000

Drawn by: -----



PLANNING COMMITTEE: 16th April 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0119

LOCATION: 10 - 21 Stonebridge Court

DESCRIPTION: Renew windows with casement windows, new guttering, fascia, replacement wooden cladding with cement fibre board cladding and installation of wheelie bin enclosures at 10-21 Stonebridge Court

WARD: Brookside 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 not lead to a significant adverse impact upon the character and appearance of the surrounding area and neighbour amenity. As a consequence, the proposal would comply 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 applicant seeks planning permission to replace the windows and timber cladding (with a cement fibre board material) and to install new, covered, refuse stores to serve the block of flats.

3 SITE DESCRIPTION

3.1 The application site is a residential block of two storeys in height that contains twelve flats. The surrounding area is predominantly residential area. The surrounding buildings are typically of two storeys, and whilst these were all generally constructed within the same period, there are a number of design features, for instance, there are a number of different roof shapes. Further

alterations have been carried out to other building, which cumulatively, serve to differentiate between the various buildings.

4 PLANNING HISTORY

4.1 None relevant

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 section is of particular relevance to this application:

Section 7 – requiring good design

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:

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:

E20 – New development

6 CONSULTATIONS/ REPRESENTATIONS

6.1 None received.

7 APPRAISAL

7.1 The proposed alterations to the flats would not alter the general bulk or massing of the block, or change or make additions to the number or size of windows, so it is considered that there would not be a significant adverse impact upon the amenities of surrounding occupiers in terms of considerations such as light, outlook and privacy. In addition, the introduction of new cladding and replacement windows would generally improve the appearance of the building's façade, which would help in creating a building that makes a better contribution to the general visual amenity of the locality. For these reasons, it is considered that these alterations would make a positive impact upon the visual amenity of the site's environs.

- 7.2 The introduction of covered refuse stores are likely to encourage residents to take part in recycling programmes. In addition, the creation of defined collection area is likely to be of some benefit in the collecting of such materials, which would aid general efficiency.
- 7.3 On account of their limited size, it is considered that this element of the proposed development would not have a significant adverse impact upon the amenities of surrounding properties.
- 7.4 The replacement guttering is of such a small scale and of an essential nature, and as a consequence, it is considered that these would not be significant enough to create any notable harm to visual or neighbour amenity.

8 CONCLUSION

- 8.1 It is considered that the proposed development would result in an improved building and layout, which is in conformity with the requirements of NPPF and Development Plan Policy.

9 CONDITIONS

- 9.1 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: Sheet 1 of 1; LIN-PL-101; and Proposed Specifications.

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

10 BACKGROUND PAPERS

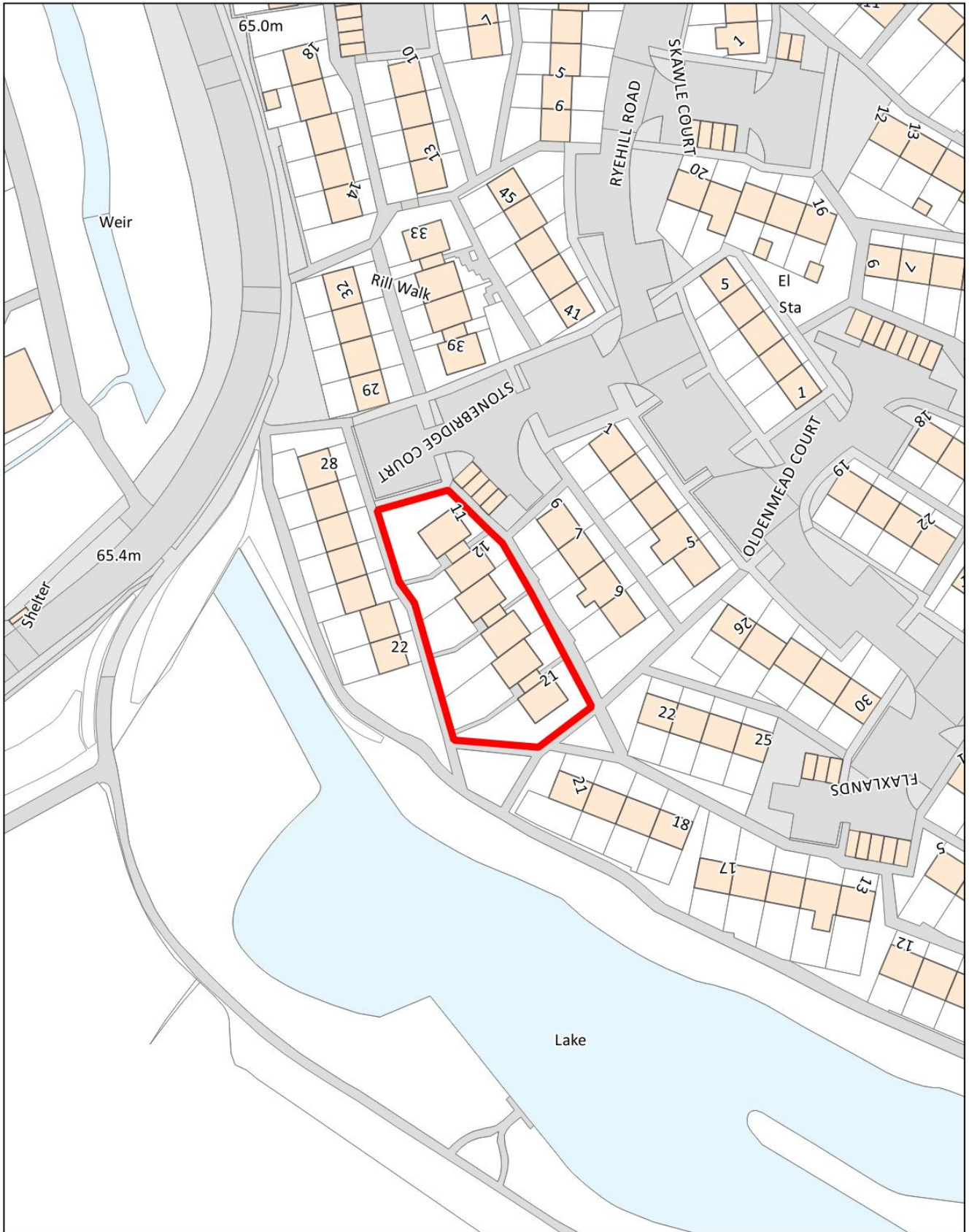
- 10.1 None.

11 LEGAL IMPLICATIONS

- 11.1 The development is CIL not 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: **10 - 21 Stonebridge Court**

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Date: 03-04-2019

Scale: 1:1,000

Drawn by: -----



PLANNING COMMITTEE: 16th April 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0176

LOCATION: Lock Up Garages adjacent to 2 , Orchard Close

DESCRIPTION: Demolition of 8no domestic garages and erection of 2no 2-bed flats with car parking spaces

WARD: Nene Valley Ward

APPLICANT: Northampton Partnership Homes
AGENT: Baily Garner 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 development would result in the satisfactory reuse of this site and would not cause significant harm to the character and appearance of the surrounding area, neighbour amenity and the highway system, whilst securing a satisfactory level of accommodation for the future occupiers of the development. The proposal is therefore in accordance with the requirements of the National Planning Policy Framework, Policies BN5, S1, S10 and H10 of the West Northamptonshire Joint Core Strategy, and Policy E20 of the Northampton Local Plan.

2 THE PROPOSAL

2.1 Permission is sought for the demolition of eight garages and the erection two two-bedroom flats and the provision of four car parking spaces.

3 SITE DESCRIPTION

3.1 The site comprises of a single block of eight garages on a corner plot on Orchard Close in Wootton. The site lies within a residential area of two storey brick and tile dwellings constructed in the 1950/60s.

- 3.2 Orchard Close is located off Water Lane and the first section rises steeply and then levels as the road curves round to the right. Therefore, the properties to the north west of the site are at a higher level, but the ones to the south and east are at a lower level.
- 3.3 Many of the properties in this area have created off street parking areas to the front of the dwellings, however there are a number of vehicles parked on the highway around the site.

4 PLANNING HISTORY

- 4.1 None.

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:

Paragraphs 7-12 - Presumption in favour of sustainable development.

Paragraph 60 - Housing needed for different groups in the community.

Paragraph 127 - Create places with a high standard of amenity for existing and future users.

Section 8 - Promoting healthy and safe communities.

Section 9 - Promoting sustainable transport

Section 12 - Achieving well-designed places.

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 H1 Housing Design, Density and Mix

Policy BN9 Planning and Pollution Control

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

Comments received are summarised as follows:

- 6.1 **NBC Public Protection** – concerns about contamination of land (condition requested), hours of work, low emission strategy (boilers and charging points).
- 6.2 **NCC Highways and Access** – no objection.
- 6.3 **Environment Agency** – no objection.
- 6.4 **NCC Local Lead Flood Authority** – no objection.
- 6.5 **Wootton Parish Council** – no objection.
- 6.6 Three letters of objection have been received:
 - Parking and traffic, Orchard Close is used for parking for local businesses
 - Noise and disturbance during works (some residents are shift workers)
 - Impact on air quality
 - Concerns about residents boundary treatment during the course of the development
 - Access to drains during construction
 - Timescale of work
 - Impact on natural spring running under site
 - Loss of privacy

One of the objections has raised a number of concerns that have been previously raised with the applicant. These relate to the need to enter into a party wall agreement, impact on structure of own property arising from works and details of timing and timescale for works. These are matters for the applicant to address as civil matters rather than considerations as part of the planning application.

7 APPRAISAL

- 7.1 The main issues for consideration are the principle of new residential development, impact on the character of the surrounding area, impact on adjacent and proposed residential amenity, security and highway conditions/ parking.
- 7.2 The garages are located within a residential area and is therefore considered an appropriate site for residential development. In addition, weight should be given to the fact that the Council cannot currently demonstrate a five year housing land supply. This development would make a contribution, albeit small, to addressing this need.
- 7.3 The proposal relates to the construction of a two storey building comprising of two two-bedroomed flats each with a large kitchen/lounge/diner, with hall and bathroom and store/utility. There is a landscaped amenity area around the property and four parking spaces within the site.
- 7.4 The design is acceptable in terms of design and layout and subject to the materials, and would not have an adverse impact on the streetscene, character or visual amenities of the area.
- 7.5 The windows in the proposed building are directed to the front and back of the property. In respect of the relationship between the site and the surrounding properties, 3 Orchard Close is located to the north-east of the site and at a similar level to the site. This property has no windows directed towards the site, but there is a separation distance of approximately 17m between the two properties. In terms of privacy, due to the orientation between the two properties, it is considered that there will not be direct overlooking to the rear of 3 Orchard Close from bedroom 2 of the first floor flat, although it may be possible for some obscure views. It is considered that the relationship

between these properties is acceptable and would not result in significant adverse harm in terms of overlooking, privacy and light.

- 7.6 In respect of the relationship between 2 Orchard Close and the application site, there is a difference in levels between the two properties with no. 2 on a lower level. The proposed building is indicated to be set away from the boundary, leaving a gap of around 6m. 2 Orchard Close has a side door, but no windows on the side elevation. The proposed building also does not indicate any windows on the side elevation. Therefore it is considered there is no direct overlooking. In addition, the proposed building is set back into the site and so the first floor window to the second bedroom would not overlook the private space at the rear of 3 Orchard Close, although there could be some obscure views across the end of the garden.
- 7.7 In terms of loss of light to 2 Orchard Close, given the orientation of the site and the relationship between the proposed and existing, it is considered that there will be no significant adverse impact on sunlight, although there could be marginal overshadowing.
- 7.8 In respect of the properties on the other side of the road in Orchard Close, that currently overlook the site, both are set well back from the highway. Those on the north west of the site, will look towards a blank wall. Those on the south west have a separation distance of approximately 25m. It is therefore it is considered that there is sufficient distance to protect privacy to both the existing and proposed dwellings.
- 7.9 Overall it is considered that the impact on residential amenity for the occupiers of the existing and proposed dwellings is acceptable and would not result in significant adverse harm.
- 7.10 A parking area for four vehicles is indicated on the plans. Whilst it is appreciated that the development would result in the loss of a relatively small garage court, it should be noted that within current planning policies (either at a national or local level) that there is no requirement to retain garages. The local highway authority has not objected to the layout, parking provision or access.
- 7.11 The Environmental Health Officer has requested the securing of car charging points and a specific type of boiler. It is considered that the provision of car charging points would be disproportionate given the scale of the development whilst the provision of boilers is a matter that would normally be addressed under the relevant building regulations.
- 7.12 The potential for contamination has also been raised by the Environmental Health Officer. Given the existing use of the site, is it possible that ground could be contaminated due to petrochemicals or other contaminants, due to the use of the garages. A condition is recommended to ensure that if identified, this is properly dealt with.
- 7.13 One of the residents has indicated that the site may have a spring under the garages. This area, being just off Water Lane, is known to the Environment Agency as being the source of many springs. This is very common in many areas of Wootton. This will be addressed through the Building Regulation application.
- 7.14 Overall this site provides the opportunity to reuse land that is currently underused and make a contribution, albeit small to the housing needs of the area, without significant adverse impacts on the amenities of the area.

8 CONCLUSION

- 8.1 It is considered that the proposed development represents an acceptable land use and, subject to conditions, would not have a significant adverse impact upon the character and appearance of the surrounding area, neighbour amenity and the highway system.

9 CONDITIONS

- 9.1 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: (P) 01; (P) 02; (P) 03; (P) 04; (P) 05; (P) 06; SCH-001; SCH-002 and SCH-003.

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

3. Full details of the method of the treatment of the external boundaries of the site together with the plot boundary shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the buildings hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

4. Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: In the interests of residential and visual amenity in accordance with Policy E20 of the Northampton Local Plan. This is a pre-commencement condition to ensure timely submission of details.

5. The car parking and manoeuvring areas as shown on drawing (P) 03 shall be fully implemented prior to the first occupation of the development hereby permitted and retained thereafter.

Reason: In the interests of highway safety, in accordance with the requirements of the National Planning Policy Framework.

6. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

7. Full details of all proposed external facing materials 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: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy E20 of the Northampton Local Plan.

10 BACKGROUND PAPERS

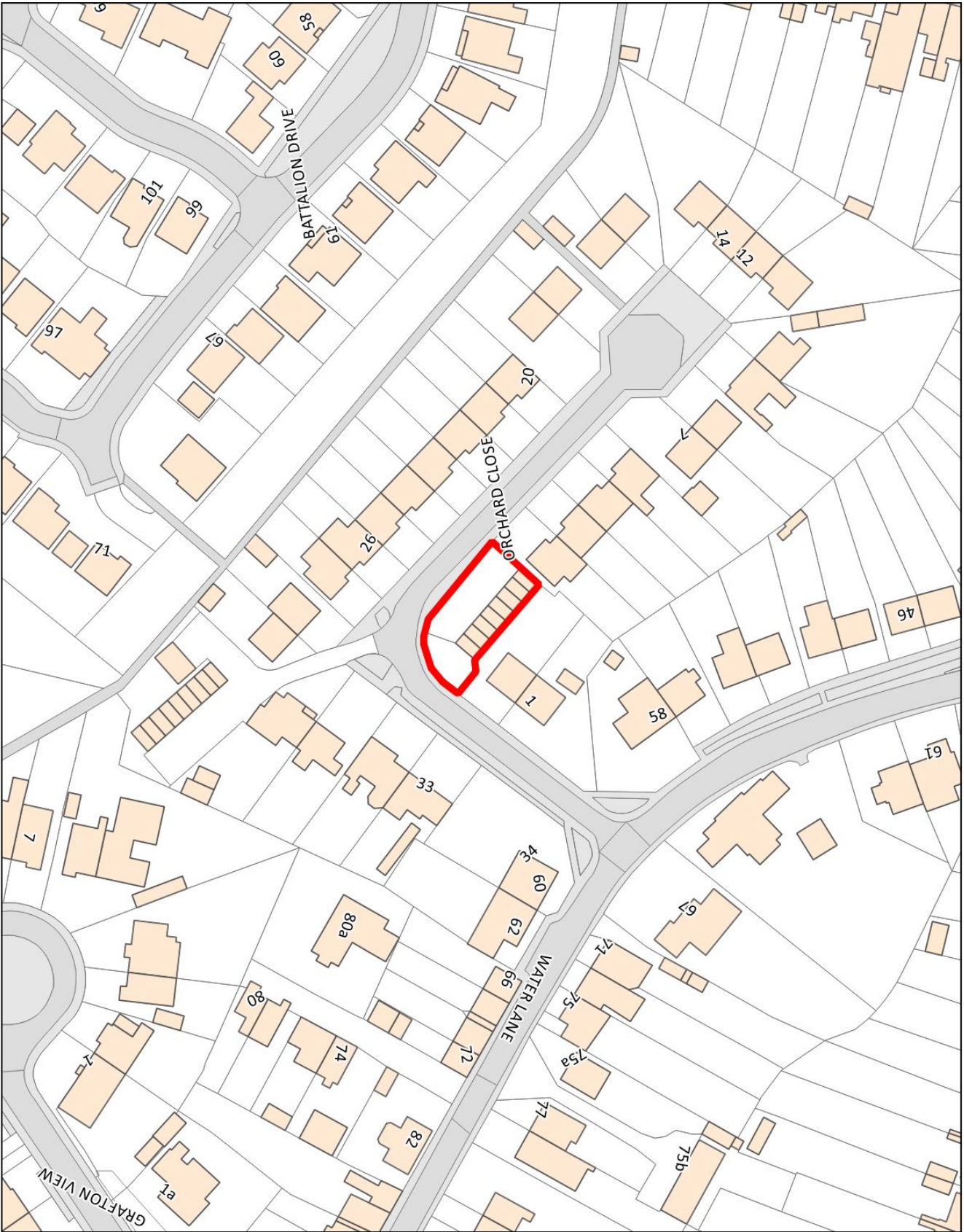
- 10.1 N/2019/0176.

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: **Lock up garages adj 2 Orchard Close**

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Date: 03-04-2019

Scale: 1:1,000

Drawn by: -----



PLANNING COMMITTEE: 16th April 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0181

LOCATION: 33 - 40 Stonebridge Court

DESCRIPTION: Renew windows with casement windows, new guttering, fascia, replacement of wooden cladding with cement fibre board cladding and installation of wheelie bin enclosures at 33-40 Stonebridge Court

WARD: Brookside 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 not lead to a significant adverse impact upon the character and appearance of the surrounding area and neighbour amenity. As a consequence, the proposal would comply 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 applicant seeks planning permission to replace the windows and timber cladding (with a cement fibre board material) and to install new, covered, refuse stores to serve the block of flats.

3 SITE DESCRIPTION

3.1 The application site is a residential block of two storeys in height that contains eight flats. The surrounding area is predominantly residential. The surrounding buildings are typically of two storeys, and whilst these were all generally constructed within the same period, there are a number of design features, such as different roof shapes (in addition to other alterations that have been carried out over time) that serve to differentiate between the various buildings.

4 PLANNING HISTORY

4.1 None relevant

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

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:

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:

E20 – New development

6 CONSULTATIONS/ REPRESENTATIONS

6.1 None received.

7 APPRAISAL

7.1 The proposed alterations to the flats would not change the bulk or massing of the buildings, or change or make additions to the building's fenestration, so it is considered that there would not be a significant adverse impact upon the amenities of surrounding occupiers in terms of considerations such as light, outlook and privacy. In addition, the introduction of new cladding and replacement windows would generally improve the appearance of the building's façade, which would help in creating a building that makes a better contribution to the general visual amenity of the locality. For these reasons, it is considered that these alterations would make a positive impact upon the visual amenity of the site's environs.

7.2 The introduction of covered refuse stores are likely to encourage residents to take part in recycling programmes. In addition, the creation of defined collection area is likely to be of some benefit in the collecting of such materials, which would aid general efficiency.

- 7.3 On account of their relatively small size, and the fact that the dwellings to the east have a sizeable rear fence, it is considered that this element of the proposed development would not have a significant adverse impact upon the amenities of surrounding properties.
- 7.4 The replacement guttering is of such a small scale and are of an essential nature, and as a consequence, it is considered that these would not be significant enough to create any notable harm to visual or neighbour amenity.

8 CONCLUSION

- 8.1 It is considered that the proposed development would result in an improved building and layout, which is in conformity with the requirements of the NPPF and Development Plan Policy.

9 CONDITIONS

- 9.1 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: Sheet 1 of 1; LIN-PL-102; and Proposed Specifications.

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

10 BACKGROUND PAPERS

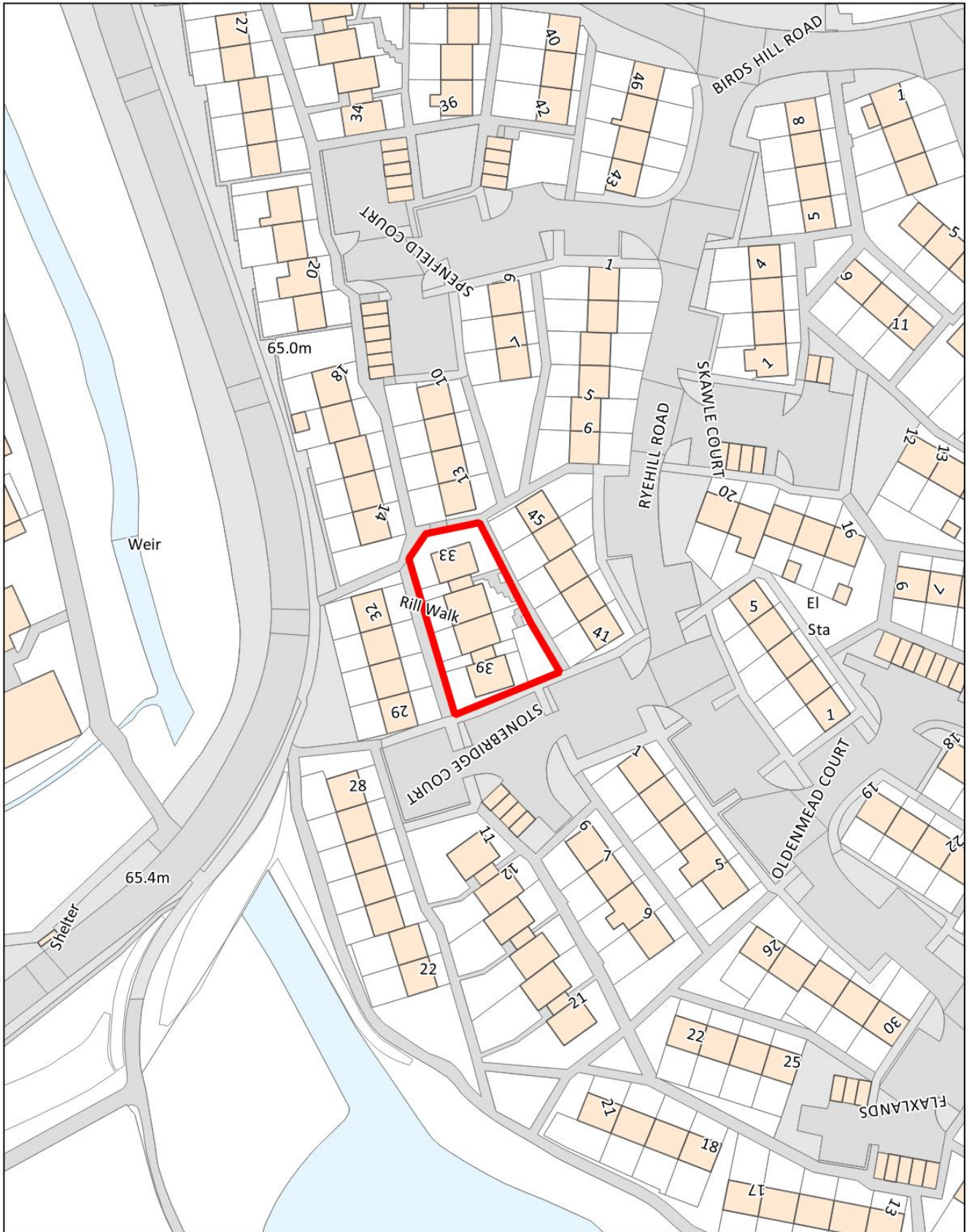
- 10.1 None.

11 LEGAL IMPLICATIONS

- 11.1 The development is CIL not 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: **33 - 40 Stonebridge Court**

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Date: 03-04-2019

Scale: 1:1,000

Drawn by: -----



PLANNING COMMITTEE: 16th April 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0203

LOCATION: Garage 1 Lock Up Garages, Cherry Close

DESCRIPTION: Demolition of 13no domestic garages and erection of 2no new build units and provision of car parking spaces

WARD: Westone Ward

APPLICANT: Northampton Partnership Homes
AGENT: Baily Garner 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 development would result in the satisfactory reuse of this site and would not cause significant harm to the character and appearance of the surrounding area, neighbour amenity and the highway system, whilst securing a satisfactory level of accommodation for the future occupiers of the development. The proposal is therefore in accordance with the requirements of the National Planning Policy Framework, Policies BN5, S1, S10 and H10 of the West Northamptonshire Joint Core Strategy, and Policy E20 of the Northampton Local Plan.

2 THE PROPOSAL

2.1 The application seeks planning permission to demolish the thirteen existing garages and to replace them with two semi-detached houses, which would each have two bedrooms. As part of the proposals, ten off street car parking spaces would be provided behind the proposed dwellings to serve the adjacent properties.

3 SITE DESCRIPTION

- 3.1 The site is located in a residential area and is currently a garage court containing 13 garages fronting James Lewis Crescent which are laid out in two blocks. The majority of the development in this area was constructed in the 1960-70s. Opposite the site is further open parking area.
- 3.2 The site is wider at the front and tapers away from the highway, at the same time sloping away from the main highway. There are number of mature trees on the site.
- 3.3 The site is overlooked by properties in Cherry Close and James Lewis Court. The Cherry Close properties have relatively small front windows facing in the direction of the proposed dwellings, although there are no windows overlooking the site from 40, 41, 43 or 45 Cherry Close which are a group of residential units with a communal entrance point.
- 3.4 The site is close to Birchfield Road East, which is a well-served bus route and close to Headlands Primary School.

4 PLANNING HISTORY

- 4.1 None.

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:

Paragraphs 7-12 - Presumption in favour of sustainable development.

Paragraph 60 - Housing needed for different groups in the community.

Paragraph 127 - Create places with a high standard of amenity for existing and future users.

Section 8 - Promoting healthy and safe communities.

Section 9 - Promoting sustainable transport

Section 12 - Achieving well-designed places.

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 BN5 – Trees and woodland

Policy H1 - Housing

Policy S1 - The Distribution of Development

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:

E20 – New development

5.5 **Supplementary Planning Documents**
Northamptonshire Parking Standards (September 2016)

6 CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **Environmental Health** – Recommend a condition regarding the treatment of unsuspected contamination, and further details regarding car charging points and boiler specifications. They have also suggested that an hours of work condition is imposed to protect local residents.
- 6.2 **Highway Authority** – No objection.
- 6.3 **Councillor B Markham** – support the application; have spoken to a number of people in Cherry Close and James Lewis Court and no one expressed any concern about the proposal. The garages are in a very poor state of repair and a magnet for anti-social behaviour. New homes with allocated parking spaces with better oversight and lighting can only improve matters.
- 6.4 Three letters received including one support which raised the following comments:
- Request that residents parking signage is provided, to prevent the land being used as school drop off parking
 - Alternative parking required by resident for loss of garage

7 APPRAISAL

- 7.1 The garages are located within a residential area and is therefore considered an appropriate site for residential development. In addition, weight should be given to the fact that the Council cannot currently demonstrate a five year housing land supply. This development would make a contribution, albeit small, to addressing this need.
- 7.2 The proposed dwellings are simple in design and layout; two storey brick and tile in structure, with a rain porch over the front door. The internal layout indicates a hall, lounge, kitchen/diner, store and WC on the ground floor with two bedrooms and a bathroom on the first floor. The layout also indicates an area that could be set aside for a lift, if required. During the course of the application, amendments were sought to install an additional window at first floor level to balance the appearance of the front elevation.
- 7.3 The proposed development would feature appropriately sized gardens that are necessary to ensure a satisfactory level of amenity for the future occupiers of the development. These will be surrounded by boundary treatment appropriate to this location (to be agreed in advance by the Council) and the gardens also include a separate bin storage area and shed.
- 7.4 To the rear of the properties, there is an area that is to be cleared and laid out as a parking area for ten vehicles (including spaces to serve the proposed dwellings) as part of this proposal. These are to be located on the rear boundary of the Cherry Close properties, giving a clear area for manoeuvring and turning. The Local Highway Authority have no objections to this layout or alteration to the access.
- 7.5 Whilst it is appreciated that the development would result in the loss of a relatively small garage court, it should be noted that within current planning policies (either at a national or local level) that there is no requirement to retain garages.

- 7.6 In terms of residential amenity, as there are no windows on the side elevation of 45 Cherry Close and relatively small window openings in the adjacent properties, it is considered that there is adequate separation distance between the properties 47, 48 and 43 Cherry Close.
- 7.7 50 Cherry Close is sited directly next to the rear garden area of the proposed dwellings, but the nearest window is a high-level, possibly a bathroom window. It is therefore considered that there is no significant harm in terms of overlooking arising from the relationship between the proposed and existing dwellings. In addition there are two mature trees on the boundary which provide some screening of the gardens.
- 7.8 There are a number of mature trees around the boundaries of the site. The submitted drawings indicate that they are to be retained and the dwellings are outside the root protection areas for these trees. The Council's Arboricultural Officer has yet to comment on this application and any comment received will be reported via the addendum to this report.
- 7.9 The Environmental Health Officer has requested the securing of car charging points and a specific type of boiler. It is considered that the provision of car charging points would be disproportionate given the scale of the development whilst the provision of boilers is a matter that would normally be addressed under the relevant building regulations. Due to the relatively small scale of development, it is not considered that a construction hour conditions is necessary and any potential nuisance would be covered by Environmental Health legislation.

8 CONCLUSION

- 8.1 It is considered that the proposed development represents an acceptable land use and, subject to conditions, would not have a significant adverse impact upon the character and appearance of the surrounding area, neighbour amenity and the highway system.

9 CONDITIONS

- 9.1 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: (P) 01; (P) 02; (P) 03 rev B; (P) 04; (P) 05; P 06); SCH-001; SCH-002 and SCH-003.

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

3. Full details of the method of the treatment of the external boundaries of the site together with individual plot boundaries shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the buildings hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no dormers shall be constructed in the roof of the dwellings hereby permitted.

Reason: To safeguard the privacy of nearby residents in accordance with Policy E20 of the Northampton Local Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions or outbuildings shall be erected to the dwellings hereby permitted.

Reason: To prevent overdevelopment of the site in accordance with Policy E20 of the Northampton Local Plan.

6. Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: In the interests of residential and visual amenity in accordance with Policy E20 of the Northampton Local Plan. This is a pre-commencement condition to ensure timely submission of details.

7. The car parking and manoeuvring areas as shown on drawing (P) 03 rev B shall be fully implemented prior to the first occupation of the development hereby permitted and retained thereafter.

Reason: In the interests of highway safety, in accordance with the requirements of the National Planning Policy Framework.

8. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

9. Full details of all proposed external facing materials 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: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy E20 of the Northampton Local Plan.

10 BACKGROUND PAPERS

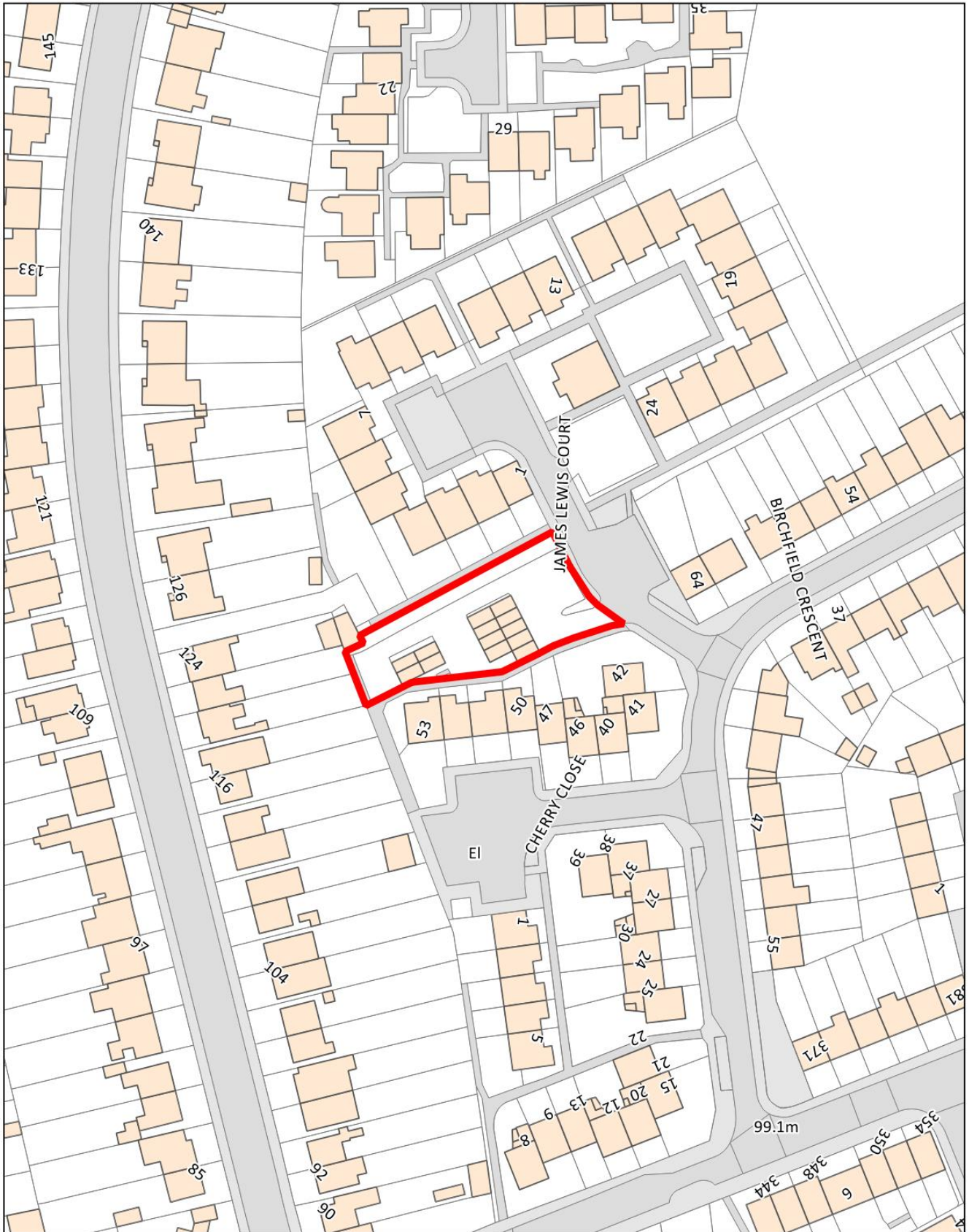
10.1 N/2019/0203.

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.



Title: **Lock up garages at Cherry Close**

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Date: 03-04-2019

Scale: 1:1,000

Drawn by: -----



PLANNING COMMITTEE: 16th April 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0250

LOCATION: Community Centre, Brunswick Place

DESCRIPTION: Retention of container for use as offices and storage space adjacent to Community Hub for a further two years

WARD: Castle 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 retention of the existing container as a temporary measure, would not have an adverse impact upon the character and appearance of the local area, neighbouring amenity and highway safety. The proposal would accord with the saved Policy E20 of the Northampton Local Plan, Policies S10 and RC1 of the West Northamptonshire Joint Core Strategy and advice contained within the National Planning Policy Framework.

2 THE PROPOSAL

2.1 The current application proposes the retention of a storage container for a temporary period of two years. The proposed container is located to the side of the community centre and measures 2.6m high, 2.4m wide and 6.1m long. The exterior has been cladded with wooden panelling. Temporary planning permission was granted in November 2016 for the installation of the subject container.

3 SITE DESCRIPTION

3.1 The application site is the side garden associated with the existing Community Centre, which is a brick built building with a play area to the rear and bordered by Brunswick Place, Market

Street and Exeter Place on three sides. The container has been installed in the side garden and is being used for storage area for the Elsie Café.

3.2 The surrounding area is residential in character.

4 PLANNING HISTORY

4.1 N/2016/1424 - Installation of 1 no. temporary storage container for a period of 2 years. Approved by Planning Committee on 22nd November 2016.

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 section is of particular relevance to this application:

Section 12 – Achieving well-designed places.

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 RC1: Delivering Community Regeneration

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.

6 CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

6.1 **NBC Environmental Health** has advised that provided that the unit is not proposed to have any plant or equipment sited externally that may cause noise nuisance to surrounding properties, have no objection to their continued use in this location.

6.1 **PEMBA Resident Association** has advised that they have no objection to the proposed extension for 2 years.

7 APPRAISAL

- 7.1 Temporary planning permission was granted in November 2016 for the installation of the container for a period of two years, ending on 24th November 2018.
- 7.2 The container is required to be used as office and to provide storage for food rescued from local businesses and supermarkets to be used by the local café (Elsie's Café), a project aimed to create enhanced community benefits such as volunteering, potential jobs and increased use of the café as a social meeting place.
- 7.3 The current application proposes to retain the structure on site for a further two years. Whilst it is accepted that the container is a temporary structure, the fact that it has been cladded with wood panels gave it the appearance of a wooden shed. Due to the scale and siting, it is considered that the structure would not unduly impact upon visual amenity of the area. The container is providing storage for a community facility and is considered acceptable as a temporary expedient.
- 7.4 There is no external plant or equipment attached to the building and therefore no impact of noise that would affect nearby residential properties. The Environmental Health Officer has confirmed that the retention of the container on site for use as café storage is acceptable. The siting of the structure would not impact on highway safety.

8 CONCLUSION

- 8.1 The proposal to retain the container on the site for another 2 years would not have an unacceptable impact upon the character and appearance of the local area, neighbouring amenity or highway safety.
- 8.2 The development accords with the saved Policy E20 of the Northampton Local Plan, Policies S10 and RC1 of the West Northamptonshire Joint Core Strategy and advice contained within the National Planning Policy Framework.
- 8.3 The proposal is considered to be acceptable and is recommended for approval.

9 CONDITIONS

1. The building hereby permitted shall be removed and the land restored to its former condition on or before 30th April 2021.

Reason: In the interests of amenity as the Local Planning Authority consider the building is only acceptable as a temporary expedient in accordance with Policies RC1 and S10 of the West Northamptonshire Joint Core Strategy and saved policy E20 of Northampton Local Plan.

10 BACKGROUND PAPERS

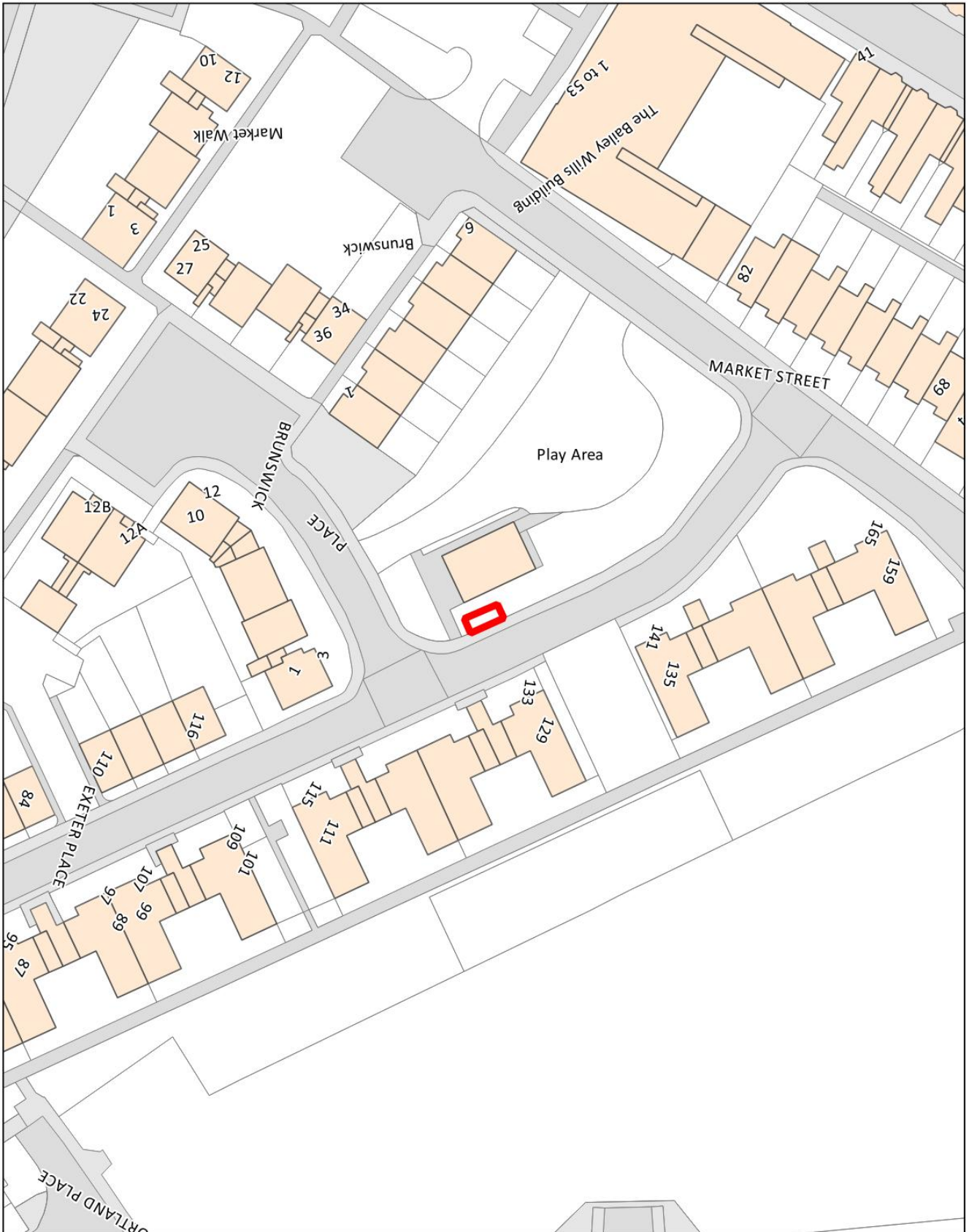
- 10.1 N/2016/1424 AND N/2019/0250.

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: **Community Centre, Brunswick Place**

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