



PLANNING AGENDA

Tuesday, 9 June 2020

This meeting will be held remotely at 5:00 pm at
<https://www.youtube.com/user/northamptonbcTV>
At 5:00 pm

Members of the Committee

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

Councillors: Alan Bottwood, Nazim Choudary, Mary Markham, Matthew Golby, Samuel Kilby-Shaw, Anna King, Catherine Russell, Jane Birch, Muna Cali, Arthur McCutcheon and Brian Markham.

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 14th April, 12th May, 19th May, 9th June, 7th July, 28th July, 1st September, 29th September, 27th October, 24th November, 22nd December 2020, and 21st January, 16th February and 16th March 2021.

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?

PLEASE BE AWARE THAT THIS MEETING WILL BE TAKING PLACE REMOTELY – SEE BELOW FOR DETAILS OF PUBLIC SPEAKER REGISTRATION/HOW TO VIEW THE MEETING

- 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

- Once registered to speak, an invitation will be sent to join the Zoom video conferencing webinar for this meeting.

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.

*****Remote Meeting Access for Participants*****

- Members of the public should register to speak by email (democraticservices@northampton.gov.uk) or telephone (01604 837722) by 12pm on the day of the meeting.
- An invitation will be sent to Members and registered Public Speakers for the meeting via Zoom Conferencing Webinar.

*****Remote Public Access*****

- The meeting will be available to view here: <https://www.youtube.com/NorthamptonBCTV>

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Your attendance is requested at a meeting to be held:

in This meeting will be held remotely at
<https://www.youtube.com/user/northamptonbcTV>

on Tuesday, 9 June 2020

at 5:00 pm.

AGENDA

- 1. APOLOGIES**
- 2. MINUTES**
(Copy herewith)
- 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** (page 9)
Report of Head of Planning (copy herewith)
- 7. OTHER REPORTS**
- 8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS**
- 9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS**
 - (A) N/2020/0035 AND N/2020/0075 - PLANNING AND LISTED BUILDING CONSENT APPLICATIONS FOR INSTALLATION OF GATES AT THE ENTRANCE AND EXIT OF JEYES JETTY. THOROUGHFARE AT JEYES JETTY (DRAPERY AND COLLEGE STREET ENTRANCES)** (page 11)
 - (B) N/2020/0328 - LISTED BUILDING CONSENT APPLICATION TO PUT UP BENEFACTORS AND PHILANTHROPIST BOARDS IN THE NORTH SOUTH CORRIDOR, MAG LOCK SOUTH ENTRANCE DOORS AND ADD INTERCOM AND CARD READER AND PUT UP CCTV CAMERA TO COVER THE SOUTH ENTRANCE EXTERNAL AREA. THE GUILDHALL, ST GILES SQUARE** (page 19)
- 10. ITEMS FOR DETERMINATION**
 - (A) N/2019/1388 - CREATION OF NEW ACCESS TO SERVE 379-399 HARLESTONE ROAD WITH ASSOCIATED HIGHWAY WORKS TO HARLESTONE ROAD. SJN CAR SHOWROOM AND PREMISES, 399 HARLESTONE ROAD** (page 27)

- (B) **N/2020/0299 - SINGLE STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION AND DETACHED GARAGE. 47 PARK AVENUE NORTH (page 35)**
- (C) **N/2020/0325 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE OF MULTIPLE OCCUPATION (USE CLASS C4) FOR 4 OCCUPANTS, WITH ALTERATIONS TO FRONT AND SIDE ELEVATIONS. 10 MELVILLE STREET (page 41)**
- (D) **N/2020/0381 - RELOCATION OF MULTI-USE-GAMES-AREA (MUGA), 5M TO THE SOUTH OF ITS APPROVED POSITION (RETROSPECTIVE). WOOTTON PARK SCHOOL, WOOTTON HALL PARK (page 49)**
- (E) **N/2020/0432 - DEMOLITION OF EXISTING OUTBUILDING AND SINGLE STOREY FLAT ROOF REAR EXTENSION AND ERECTION OF NEW TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION. 9 FARM CLOSE (page 57)**

11. ITEMS FOR CONSULTATION

12. NORTHAMPTON PARTNERSHIP HOMES APPLICATIONS

- (A) **N/2019/1518 - CREATION OF 2NO NEW PARKING ZONES (ONE FOR 5NO CARS AND ONE FOR 2NO CARS). PARKING AREA, PIKEMEAD COURT (page 63)**
- (B) **N/2020/0093 - VARIATION OF CONDITION 2 OF PLANNING PERMISSION N/2018/1770 (DEMOLITION OF 6NO. GARAGES AND ERECTION OF 1 NEW BUILD DWELLING AND PARKING) TO ALTER POSITION OF PROPOSED DEVELOPMENT. LOCK UP GARAGES, PIKEMEAD COURT (page 69)**

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.

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NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 12 May 2020

PRESENT: Councillor Oldham (Chair); Councillor Lane (Deputy Chair);
Councillors Birch, Cali, Golby, Haque, B Markham, McCutcheon and
Russell

OFFICERS: Peter Baguley (Director of Planning and Sustainability), Rita Bovey
(Development Manager), Nicky Scaife (Development Management
Team Leader), Hannah Weston (Principal Planning Officer), Adam
Smith (Principal Planning Officer), Theresa Boyd (Planning Solicitor),
Ed Bostock (Democratic Services Officer)

1. APOLOGIES

Apologies for absence were received from Councillors Bottwood, Kilbride and M
Markham.

2. MINUTES

The minutes of the meeting held on 17th March were agreed by the Committee.

3. DEPUTATIONS / PUBLIC ADDRESSES

RESOLVED:

That under the following items, the members of the public and Ward Councillors
listed below were granted leave to address the Committee:

N/2019/0416

Artur Postiliuk
Helen Town
Laura Elliott

N/2019/0417

Gemma Dudley
Helen Town
Laura Elliott

N/2019/0941

Andrew Gray
Sue Tooke Mangion-Cavarra
Helen Town
Laura Elliott

N/2020/0123

Jonathan Evans

4. DECLARATIONS OF INTEREST/PREDETERMINATION

None.

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

None.

6. LIST OF CURRENT APPEALS AND INQUIRIES

The Development Manager submitted a List of Current Appeals and Inquiries on behalf of the Director of Planning and Sustainability. She explained that 11 appeals were pending but no decisions had been reached at the time.

Members discussed the report.

RESOLVED:

That the report be noted.

7. OTHER REPORTS

None.

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

None.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

None.

10. ITEMS FOR DETERMINATION

None.

11. ITEMS FOR CONSULTATION

None.

12. NORTHAMPTON PARTNERSHIP HOMES APPLICATIONS

(A) N/2019/0416 - ADDITIONAL STOREY TO EXISTING BLOCK OF FLATS TO CREATE 10NO NEW FLATS WITH NEW BIN AND CYCLE STORES. DOVER COURT, ST JAMES ROAD

The Principal Planning Officer submitted a report to the Committee. Members' attention was drawn to the addendum which contained an additional objection letter signed by 12 occupants of the application property. The application sought approval for the construction of an additional storey to create 10 new flats, cycle storage and 2 new bays to the existing bin store. The application had been amended since its submission to reduce the size of the extension and number of flats from 17 to 10. No additional parking was proposed.

Artur Postoliuk, a local resident, spoke against the application and commented that existing sewage issues would be exacerbated, the proposal may overlook other

properties, structure of building may not be able to accommodate another floor, residents are against proposals, and the development would be overcrowded increasing the likelihood of crime in an unsafe area. Mr Postoliuk believed that the town should be growing on the outskirts not on top of existing buildings.

Helen Town, Assistant Director of Northampton Partnership Homes (NPH), spoke in favour of the application and commented that NPH are having a big push on building because there are currently 3,852 people on the Council's housing register, over a third of those qualifying for emergency housing. She advised that there were approximately 100 bids on 1 and 2 bedroom properties and a particular demand for town centre housing, with huge demand for housing manifesting itself in rough sleeping and overcrowding.

In response to questions, Ms Town explained that the flats were accessed using fobs and the number of existing CCTV cameras would be reviewed and increased. She advised that NPH have reviewed the car park barriers on site and that all residents had been contacted regarding the proposal and offered face-to-face meetings, being mindful of residents' individual needs around construction and design.

Laura Elliott, NPH, spoke in favour of the application and commented that the proposal would bolster the Council's existing housing stock. The proposal would use a similar lightweight steel structure system to that utilised for the Centenary House project. She noted that the proposal was part of £1.6m investment in the last 4 years.

In response to questions, the Committee heard that drainage had been reviewed and the building had capacity for the proposed developments, however NPH would be willing to have this reviewed again.

Councillor Golby left the meeting at 17:35

The Principal Planning Officer confirmed that details relating to air quality and ventilation would be controlled by a condition for the proposed additional storey, but that under planning such details could not be required for the lower floors.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

(B) N/2019/0417 - ADDITIONAL STOREY TO EXISTING BLOCK OF FLATS TO CREATE 10NO NEW FLATS WITH NEW BIN AND CYCLE STORES. WOODSTOCK, BILLING ROAD

Councillor Golby re-joined the meeting at this juncture.

The Principal Planning Officer submitted a report to the Committee. Members' attention was drawn to the addendum which contained two additional letters of objection from local residents. The application sought approval for the construction of an additional storey to the existing block of flats to create 10 new flats, a new cycle

store and 2 additional bays to the bin store. The proposed new floor would be set in from the existing building and covered in grey cladding. Conditions were included in the report that required revised cycle storage details prior to any occupation of the proposed development. No additional parking was proposed.

Gemma Dudley, a local business employee, spoke against the application and commented that there was hugely inadequate level of parking provision at Woodstock and that unlawful on-street parking practices were common in the area due to a lack of spaces at the application property; the development would exacerbate parking problems. Common for occupiers of Woodstock to park on shared access road with neighbouring business and obstruct access; also instances of unauthorised parking in car park for business. She advised that parking restrictions in the area were not enforced and sought a condition to secure a travel plan officer to discourage unauthorised parking by residents. Access to the site from the Billing Road is difficult and unsafe; development would add to difficulties with access, particularly during the construction phase. Ms Dudley commented that local residents and businesses would suffer a loss of amenity from the proposal, including outlook and light, and that the scale and density of development would not be consistent with character of area.

Helen Town, NPH, spoke in favour of the application and explained that there are currently 3,852 people on the Council's housing register with a high demand for 1 and 2 bed properties in the town. She acknowledged a parking issue around the status of the shared access road and advised that NPH are in discussions with the Local Highway Authority regarding a Traffic Regulation Order (TRO) to seek to resolve the issue. Ms Town advised that residents declare their registration numbers for a fob which has enabled NPH to find out that a lot of people parking on shared access road are not residents; parking issues is not about parking overflow from Woodstock residents and is a separate issue relating to yellow lines. She also advised that a car park barrier was introduced on the site because residents complained about non-residents using car park. NPH has typically found that since introduced fobs and car park barriers into car parks across the town centre that this has made the parking situation better for residents; on the whole NPH has enough spaces for people that have cars in the town centre.

Laura Elliott, NPH, spoke in favour of the application and explained that the proposal would utilise a lightweight steel structure system largely fabricated offsite to minimise impacts and that NPH would also work with residents to create individual plans to further minimise the impacts of construction works. In addition, she commented that a lengthy consultation had taken place with residents and to address concerns advised that NPH were working with the Local Highway Authority to introduce a TRO to the feeder road. To address concerns around antisocial behaviour, Ms Elliott stated that persons with a criminal record would not be permitted to move into the flats. In addition, she advised that visually, the proposal was amended to reduce offset to minimise impact, and that the reduction in the number of units was also connected to the parking issue.

The Principal Planning Officer noted that the Local Highway Authority had not objected to the application. He further noted in response to a question that Environmental Health did not object to the application and advised that Conditions 6 required the developer to submit details of a ventilation scheme prior to occupation,

and Condition 8 required full details of security measures to be submitted to the Council prior to occupation.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

(C) N/2019/0941- DEMOLITION OF EXISTING LOCK-UP GARAGES AND DEVELOPMENT OF 2NO FLATS AND ASSOCIATED PARKING. LOCK UP GARAGES, ADJACENT TO 62 MAIDENCASTLE

The Principal Planning Officer submitted a report to the Committee. Members' attention was drawn to the addendum which contained an amended Condition 2 and additional neighbour objections. She advised that should the application be approved by the Committee an additional condition would be included in respect of lighting. The application had been amended since its submission to reduce the height of the proposed development and improve occupants' living conditions, the proposed development's relationship with neighbouring properties and the removal of parking spaces to overcome Highways objections.

Andrew Gray, on behalf of local residents, spoke against the application and commented that the proposal did not meet the Council's own parking standards, nor did the separation distance between the proposed development and existing properties meet the minimum requirement of 21m. Mr Gray stated that the benefits of the proposal did not outweigh the harm that it would cause.

Sue Tooke Mangion-Cavarra, a local resident, spoke against the application and voiced concern around the lack of proposed parking, privacy and security issues and access for disabled residents. Mrs Tooke Mangion-Cavarra advised that emergency service vehicles sometimes had trouble accessing the building due to bad parking practices; the proposal would exacerbate this problem.

Laura Elliott, NPH, spoke in favour of the application and commented that the application included changes made based on extensive consultation with residents and the Council's Planning Officer and NCC Highways Officer; materials used and the rotation of proposed buildings were now in-keeping with existing buildings on Blackthorn.

Responding to questions, Ms Elliott advised that the access to the proposed dwellings would be level at the ground floor, designed specifically for wheelchair users. She further advised that there was no existing disabled parking provision; this had been included at the request of residents.

The Principal Planning Officer confirmed that the Local Highway Authority was happy with the proposal, in respect of emergency access and parking. It was also advised that the northern boundary was unchanged as a result of this proposal and a tree was being retained in response to Tree Officer comments. Following a question she advised that solar panning was not proposed as part of the development.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report and **amended Condition 2** in the addendum with additional Condition 12 in relation to lighting.

Councillor Cali left the meeting at this juncture.

(D) N/2019/1593 - INSTALLATION OF BRICK BUILT BIN ENCLOSURES WITH DROP KERB ADJACENT TO 34-56 BROOM COURT. LAND ADJACENT TO BROOM COURT, HUNSBARROW ROAD

The Development Manager submitted a report to the Committee and explained that the proposal would benefit occupants of the flats; 2 parking spaces would be removed to allow the development to take place and it was noted that there were no statutory objections to the application.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

(E) N/2019/1594 - INSTALLATION OF BRICK BUILT BIN ENCLOSURES ADJACENT TO 4-24 FURZE COURT WITH ACCESS PATH. FURZE COURT, HUNSBARROW ROAD

The Development Manager submitted a report to the Committee and explained that the proposal would benefit occupants of the flats; the installation would not adversely affect neighbour amenity and it was noted that there were no statutory objections to the application.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

(F) N/2020/0123 - DEMOLITION OF OUTBUILDING AND ERECTION OF NEW SINGLE STOREY SIDE EXTENSION TOGETHER WITH NEW OFF ROAD PARKING AND DROPPED KERB. 191 FULLINGDALE ROAD

The Development Management Team Leader submitted a report to the Committee. Members heard that the application sought approval for the demolition of an outbuilding to create a side extension, new vehicular access and dropped kerb. The nearby tree would be retained as part of the application.

Jonathan Evans, NPH, spoke in favour of the application and advised that the proposed development would benefit the current occupier of the property who was disabled.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

(G) N/2020/0168 - CHANGE OF USE OF COMMUNITY ROOM (USE CLASS D2) TO DWELLING (USE CLASS C3), WITH OFF ROAD PARKING AND DROPPED KERB AND DEMOLITION OF LINK OFFICE STRUCTURE. COMMUNITY ROOM, 19A BLACKBERRY LANE

The Development Management Team Leader submitted a report to the Committee. The application sought approval for a change of use from Community Room to Dwellinghouse. It was explained that the site was underused, and another community centre was located nearby. An additional condition relating to details of boundary treatment was recommended by officers.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report and an additional condition to agree details of boundary treatments.

(H) N/2020/0326 - NEW PORCH TO FRONT ENTRANCE TOGETHER WITH GARAGE CONVERSION. 24 MORTAR PIT ROAD

The Principal Planning Officer submitted a report to the Committee and explained that the proposed development would be constructed using the same materials as the existing property and that the garage was proposed to be converted into a bedroom, however the number of bedrooms in the property would remain unchanged. Two additional windows, matching those existing, would be added in place of the garage door.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

The meeting concluded at 7:20 pm

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Planning Service

Director of Planning and Sustainability: Peter Baguley



List of Appeals and Determinations – 9th June 2020

Written Reps Procedure

Application No.	DEL/PC	Description	Decision
N/2019/0486 APP/V2825/W/19/3241756	DEL	Loft conversion and extension of residential building to create 4no additional rooms and a kitchen to existing House in Multiple Occupation (Sui Generis) at 5-11 Horseshoe Street	AWAITED
N/2019/0749 APP/V2825/W/20/3244897	DEL	Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants at 5 St Michaels Mount	AWAITED
N/2019/0884 APP/V2825/W/20/3246371	PC	Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants at 49 Lutterworth Road	AWAITED
N/2019/0959 APP/V2825/W/20/3244727	DEL	Change of Use from Offices/Warehouse (Use Class B1/B8) to Church (Use Class D2) (Amendment to planning application N/2018/0055) to include additional on site parking and turning area on land under client ownership at 3A Kingsfield Way	AWAITED
N/2019/1165 APP/V2825/W/20/3246171	PC	Change of Use from Dwelling house (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants, including single storey rear extension at 15 Burns Street	AWAITED
N/2019/1175 APP/V2825/W/19/3242722	DEL	Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Sui Generis) for 8 occupants at 8 Bostock Avenue	AWAITED
N/2019/1286 APP/V2825/W/20/3245912	PC	Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants (retrospective) at 41 Alfred Street	AWAITED
N/2019/1329 APP/V2825/Z/20/3246034	DEL	Installation of illuminated D-Poster and ancillary vertical meadow at Aladdin Balti Hut, 96 Bridge Street	AWAITED
N/2019/1390 APP/V2825/W/20/3245648	DEL	Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants including single storey rear extension and new rear door and window at 9 Allen Road	AWAITED
N/2019/1416 APP/V2825/D/20/3246374	DEL	Loft conversion with reduced dormer and new roof to rear (Part Retrospective) at 58 Whitworth Road	AWAITED
N/2019/1425 APP/V2825/D/20/3246616	DEL	Single storey rear extension, loft conversion with dormers and detached garage- part retrospective at 25 Beechwood Road	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 Service
The Guildhall, St Giles Square,
Northampton, NN1 1DE

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PLANNING COMMITTEE: 9th June 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2020/0035 and N/2020/0075

LOCATION: Thoroughfare at Jeyes Jetty (Drapery and College Street Entrances)

DESCRIPTION: Planning and Listed Consent Applications for the installation of gates at the entrance and exit of Jeyes Jetty

WARD: Castle Ward

APPLICANT: Northampton Borough Council
AGENT: N/A

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

DEPARTURE: No

APPLICATIONS FOR DETERMINATION:

1. RECOMMENDATION

N/2020/0035 – Planning Application

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

The proposed development and would not have a significant adverse impact upon the character and appearance of the surrounding area or the amenity of local residents and businesses. Whilst there would be some harm to the historic environment, this would not be significant and would be outweighed by the public benefits of the scheme. As a consequence, the proposal is in conformity with the requirements of the National Planning Policy Framework, Policies BN5 and S10 of the West Northamptonshire Joint Core Strategy, and Policies 1 and 32 of the Northampton Central Area Action Plan.

N/2020/0075 – Listed Building Consent Application

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

The proposed works would not have a significant adverse impact upon the adjoining Grade II Listed Building's setting and features of special and historical interest as required by the National Planning Policy Framework and Policies BN5 and S10 of the West Northamptonshire Joint Core Strategy.

2. THE PROPOSAL

- 2.1 The planning application proposes the installation of gates at either end of Jeyes Jetty that leads from Drapery to College Street.
- 2.2 The gate positioned at the Drapery end of the alleyway would fill the entranceway completely and be inwardly opening and fitted with a FB1 mortice lock.
- 2.3 The gate positioned at the College Street entrance would be 3.05m in height and 2.25m in width, with the gate opening being 1.2m. The gate would be set back from the College Street footpath by 1.2m to allow adequate clearance. The gate would be fitted with a push bar to allow emergency exit from the inside. A decorative panel and side infill panels will shroud the push bar from the outside. The existing Council waste bin would be removed.
- 2.4 The corresponding Listed Building Consent application (N/2020/0075) is submitted as the gates would be attached to the side wall of 6-7 Drapery, which is a Grade II Listed Building.

3. SITE DESCRIPTION

- 3.1 The application site comprises of an alleyway, Jeyes Jetty, located adjacent to 6-7 Drapery and 8-12 College Street. The building to the north, facing Drapery, was occupied by Jeyes Pharmacy, established by the Jeyes Brothers in 1810 and occupied the site until 1969. It is this association with the Jeyes business which gives the jetty its name.
- 3.2 The site is located within the town centre and Central Area as defined by the Central Area Action Plan and lies within All Saints Conservation Area. The surrounding area is mixed commercial uses with a number of listed buildings, and locally listed buildings are located within the vicinity of the site.

4. PLANNING HISTORY

- 4.1 The building to the north of the alleyway has been granted planning permission on 4th December 2019 for the partial demolition of the retail unit and conversion into 14no. apartments and 1no. retail units with alterations to the shop front (N/2019/0932).

5. PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and the Central Area Action Plan.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.

5.2 National Planning Policy Framework

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 sets out core planning principles that include seeking to secure high quality design and a good standard of amenity for existing and future occupiers; encouraging the effective use of land by using brownfield sites; managing patterns of growth to make fullest use of sustainable transport methods and in sustainable locations.

Paragraph 56 seeks to ensure good design is a key aspect of sustainable development and should contribute to making places better for people.

Paragraph 129 identify and assess the particular significance of any heritage asset that may be affected by a proposal.

Chapter 12: Conserving and enhancing the historic environment – advises on the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social benefits that the conservation of the historic environment can bring and the positive contribution that conservation of the heritage asset can make to sustainable communities.

Paragraphs 132 to 134 advise that great weight should be given to the asset's conservation. Any harm or loss through alteration should require clear and convincing justification. Where a proposed development would lead to substantial harm or total loss of significance of a designated heritage asset, consent should be refused, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a development would lead to less than substantial harm, this harm should be weighed against the public benefits, including securing its optimum viable use.

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

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

5.4 Northampton Central Area Action Plan 2013

The Central Area Action Plan (CAAP) provides specific planning policy and guidance for the town centre and adjoining areas where significant regeneration and investment is proposed in the period up to 2026 and is in conformity with the objectives of the NPPF. Relevant policies include:

1 – Promoting Design Excellence
32 – Drapery

5.5 Other Material Considerations

All Saints Conservation Area Management Plan

6. CONSULTATIONS/REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **NBC Conservation** – The gating of the jetty is proposed due to the extent of criminal activity and anti-social behaviour which takes place along its length. The need to gate the historic jetty is unfortunate. However, the design of the gates will enable some visibility along the length of the historic route. The proposal will result in a level of harm to the historic significance of the route and its contribution to the street pattern which is considered to be less than substantial which needs to be weighed against the public benefit of the proposal.
- 6.2 **Northamptonshire Police** – Northants Police has no objection to the application to gate Jeyes Jetty. Adequate signage is required within the alley to indicate the direction of travel should persons need to evacuate any one of the premises with fire exits along the length of the alley. Currently the alley houses a number of wheeled Euro bins which will need to be relocated prior to this work being completed and adequate provision for wheeled bins outside of the alley should be demonstrated by tenants prior to the gate being erected at College Street. Unless this can be adequately demonstrated storage of such bins within the alley may continue which will compromise the security this measure has been designed to achieve.
- 6.3 **Northamptonshire Fire and Rescue** - With 5 businesses identified in the Cabinet Report of 16 October 2019 being affected by this proposal and only one exit from the jetty by means of a push bar (to facilitate safe escape in the event of fire) at College Street. There is no means of escape provision at the Drapery gate. Would ask that sufficient fire safety signage is installed inside the Jeyes Jetty clearly indicating the direction of travel in an emergency is towards College Street exit and not towards the Drapery.
- 6.4 **NBC Town Centre manager** – Fully supports the proposal and states that the closure of the jetty will have minimal impact on local residents, shoppers, visitors and businesses in and around the town centre. The pedestrian links between College Street and the Drapery will be maintained via Gold Street, Swan Yard and Bradshaw Street. The jetty has for many years been a location where anti-social behaviour occurs on almost a daily basis which impacts on the general public going about their day to day activities. The anti-social behaviour includes serious and violent crimes and gating off the jetty will make the area around the Drapery including the bus interchange, a safer and more attractive place for the general public and support the local businesses in and around the jetty.
- 6.5 **Town Centre Conservation Area Advisory Committee** – the jetty is an important part of Northampton heritage, and part of the All Saints Conservation Area. It has a prominent entrance in Drapery and College Street. It is important that the gates reflect the historical nature of the site. The Committee agreed that the latest amendments were an improvement on the original proposal but noted that there was still room for improvement. The arrowhead detail proposed for the College Street proposal should also be used on the Drapery entrance.
- 6.6 **NBC Environmental Health** – no objections to the proposal. The only observations relate to the use of the alleyway for refuse storage, and conveying of business waste to kerbside. Alternative arrangements need to be made for each business owner using this area for refuse storage. Would suggest that all business owners are contacted and have keys to enable access for refuse and bins to ensure that there will be no accumulations in this area, and to prevent pest control issues arising from waste.
- 6.7 **NCC Highways** – No objections to the proposal.
- 6.8 **Historic England** – no comments.
- 6.9 Comments were received from a local investor with interests in 6-7 Drapery supporting the closure of the alleyway for public pedestrian access but commented regarding the design of the Drapery entrance and felt that the design needed further thought. They also raised concerns regarding access to bin storage and means of escape for the local residents and asked that suitable arrangements be made prior to the installation of the gates.

- 6.10 Objections and observations received from 8no. Northampton residents and are summarised as follows:
- Disagree with blocking piece of history completely away.
 - Consider using decorative strong metal or clear toughened glass/composite retaining views but removing access.
 - Include reference to historical significance.
 - Provide lighting and CCTV in the jetty illuminating the red brick walls.
 - Alleyway is overlooked street and just needs cleaning.
 - Alleyway should be renovated and turned into a tourist feature.
 - Consider a Victorian or Georgian frame more in keeping to Drapery.
 - Barring this off will only make the town more ugly and unattractive.

7. APPRAISAL

Crime and Anti-Social Behaviour

- 7.1 The principle of introducing of the gates was agreed by Cabinet of the Council in October 2019 following a 12-week public consultation carried out in 2019, due to the extent of criminal activities and anti-social behaviour which take place along its length. The results of the consultation found that over 70% of the 188 respondents supported the complete closure of the alleyway with over 73% agreeing that there are suitable alternative routes.
- 7.2 The application as originally submitted, saw the Drapery gate set back from the front elevation of the buildings by 0.69m creating a recess capable of accommodating two individuals. Following discussion with the applicant, the position of the gate was relocated in order for it to be flush with the building frontages on Drapery. This removed the recess created by the development that would have given rise to possible anti-social activities.
- 7.3 The original proposal also consisted of round upright bars clad behind diamond section of heavy duty mesh. This design would have restricted visibility along the alleyway and would represent a harsh visual feature detrimental to the character and setting of the area.
- 7.4 Following discussions with the applicant, the design of the gates was amended in order to improve visibility along the alleyway from each entrance allowing better surveillance.
- 7.5 The principle of removing the thoroughfare for the general public is considered to be acceptable as there are alternative routes to link the Drapery with College Street, while allowing a more secure environment to serve the adjacent businesses and local residents on the upper floors.

Impact on Heritage Assets and Design

- 7.6 The building to the north fronting Drapery is Grade II listed and the building to the south facing College Street is included on the Local List of important building. The jetty is within the All Saints Conservation Area. There is an existing hanging sign for the jetty at the Drapery entrance and a decorative arch to College Street entrance, both of which are to remain.
- 7.7 Jeyes Jetty is a historical pedestrian route and is clearly identified on historic maps. The jetty is one of a number of similar pedestrian routes within the town centre which form part of the towns historic street pattern and are important in heritage terms. Notwithstanding the gates, the jetty would remain in place and would continue to be used by identified residents and business users. The gates are removable and works reversible and it is considered that any harm to heritage assets would be less than substantial.
- 7.8 Furthermore, the header panel at the College Street entrance as originally proposed was removed and replaced with a decorative panel with links to the design of the existing archway and reference to the historic significance of the area. The specific details of the decorative plate are yet to be

finalised and a condition should be included on any permission to ensure that the details are appropriate.

- 7.9 The gates are proposed to be attached to the adjacent listed building. However, it is not considered that the proposal would cause significant harm to the setting of the listed building and the works would be reversible. The Conservation Officer has no objection to the principle of the proposal.

Amenity

- 7.10 Businesses and other properties could use the proposed gate at the College Street end as an emergency exit where a push bar lock would be introduced. As per comments from Northamptonshire Fire and Rescue, adequate signage to clearly indicate the direction of travel should be installed before the installation of the gates.

Refuse Storage

- 7.11 Several large wheeled bins are currently located within the alleyway belonging to businesses in the area. Comments received from Northamptonshire Police, Environmental Health and the developer of 6-7 Drapery require the storage of refuse to be addressed with access provided for residents of the new residential development and existing businesses. Discussions with interested parties are ongoing and as such, a condition should be included with any permission to address the ongoing access, storage and waste arrangement with a management strategy. Having discussed the issues with the applicant, a pre commencement condition has been agreed for a Waste Management Strategy to be submitted to and approved by the Local Planning Authority to ensure that the outstanding matters are addressed prior to the installation of the gates.

8. CONCLUSION

- 8.1 The proposed works would result in harm to the heritage assets but the harm is considered to be less than substantial and is outweighed by the public benefits of the proposal. Therefore, the proposal is considered acceptable and the grant of planning permission and listed building consent.

9. CONDITIONS

N/2020/0035 Planning Application

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: SP/00/4C, SP/00/02D and SP/00/03.

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

3. Prior to the commencement of the development hereby permitted, a Waste Management Strategy which shall include details of storage and siting of refuse within Jeyes Jetty for adjacent businesses and residents shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented thereafter.

Reason: In the interests of amenity in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

4. Details of the decorative panel located at the College Street entrance hereby approved shall be first submitted to and approved in writing by the Local Planning Authority prior to installation.

Reason: In the interests of the historic environment in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy.

Informative

As per comments from the Northamptonshire Fire and Rescue Service, prior to the installation of the gates, sufficient fire safety signage is to be installed inside the Jeyes Jetty clearly indicating the direction of travel in case of an emergency.

N/2020/0075 Listed Building Consent Application

1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: SP/00/4C, SP/00/02D and SP/00/03.

Reason: For the avoidance of doubt and to accord with the terms of the listed building consent application.

10. BACKGROUND PAPERS

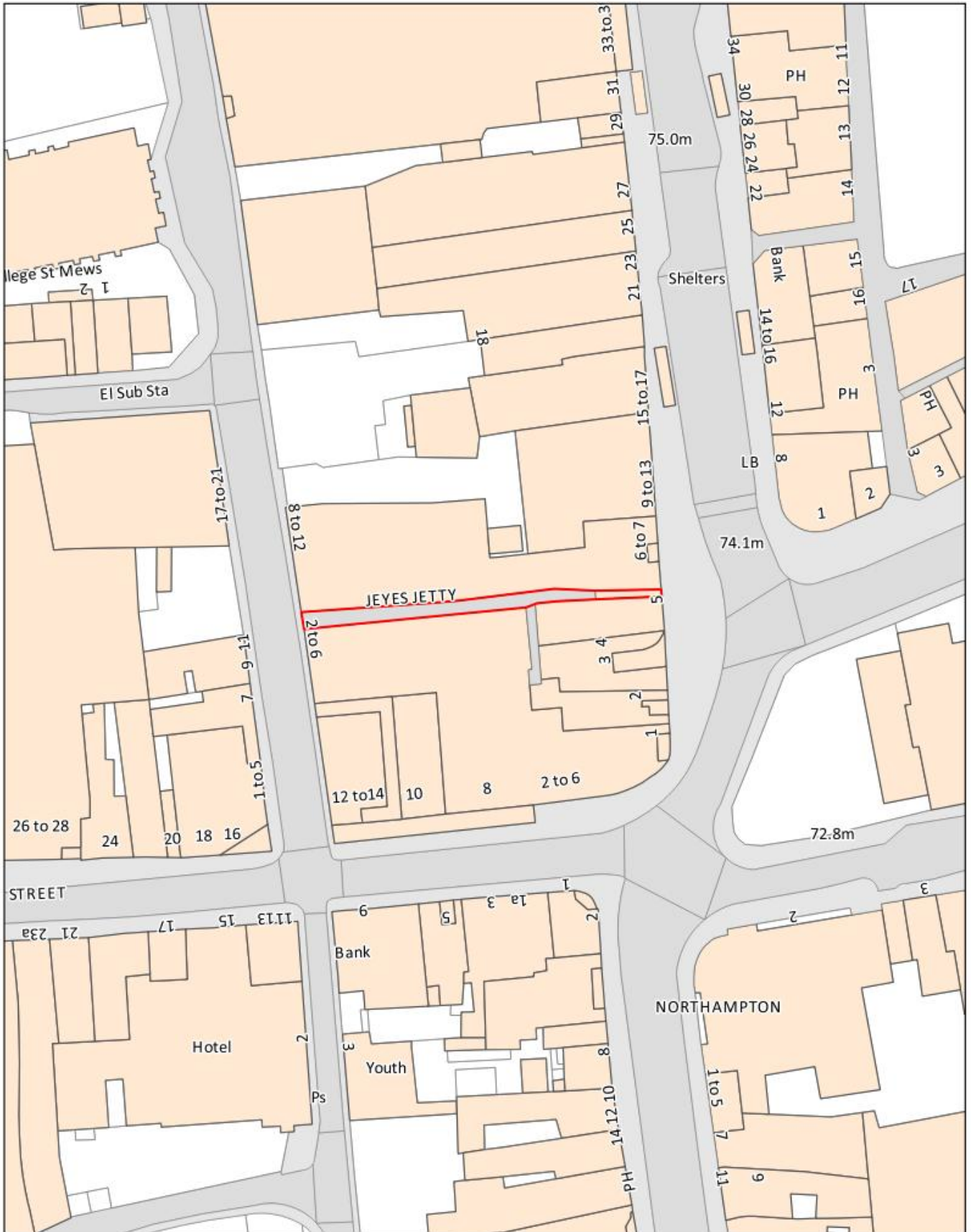
- 10.1 N/2020/0035 and 0075

11. LEGAL IMPLICATIONS

- 11.1 None.

12. SUMMARY AND LINKS TO CORPORATE PLAN

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



NORTHAMPTON
BOROUGH COUNCIL

Title: **Thoroughfare at Jeyes Jetty**

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Date: 28-05-2020

Scale: 1:750

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PLANNING COMMITTEE: 9th June 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2020/0328

LOCATION: The Guildhall, St Giles Square

DESCRIPTION: Listed Building Consent Application to put up two Benefactors and Philanthropist Boards in the North South corridor, mag lock South entrance doors and add intercom and card reader and put up CCTV camera to cover the South entrance external area

WARD: Castle Ward

APPLICANT: Northampton Borough Council
AGENT: N/A

REFERRED BY: Director of Planning and Sustainability
REASON: Council owned land and 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 works would not cause significant harm upon the character and appearance of this Listed Building, whilst supporting the ongoing use of this important heritage asset. The level of harm to the character, fabric and historic layout of the building would be less than substantial. The proposal is therefore in conformity with the requirements of the National Planning Policy Framework and Policies BN5 and S10 of the West Northamptonshire Joint Core Strategy and Policy 1 of the Northampton Central Area Action Plan.

2 THE PROPOSAL

2.1 The application related to Listed Building Consent for the siting of two Benefactors and Philanthropist Boards in the North South corridor, magnetic locks on the South entrance doors and add intercom and card reader and the installation of a CCTV camera to cover the South entrance external area.

3 SITE DESCRIPTION

- 3.1 The Guildhall is a Grade II* Listed Building, which was a purpose built town hall in 1861-4 by Edward Godwin in C13 Gothic style. It was later extended in 1889-92 by Matthew Holding, with interiors by Albert Jeffrey. In 1992 it was further extended to the eastern flank.
- 3.2 The Guildhall is constructed of stone with a slate roof and has an irregular shaped footprint. Its internal layout consists of rooms and chambers around a pair of central staircases and accessed of long corridors or galleries.

4 PLANNING HISTORY

Recent relevant planning history:

- 4.1 N/2010/0910 – removal of stud partition walls erected since 1948, re-opening of an existing doorway, rewiring and improvements to lighting. Approved 23/11/2010.
- 4.2 N/2018/0397 – Listed building application for the installation of primary and secondary barriers and control access through existing opening with new sliding doors, door furniture and electronic locks. Approved 08/05/2018
- 4.3 N/2019/0836 - Listed Building Consent Application for the installation of permanent external ladder and landing outside the first floor Farmers Room flat roof and the installation of permanent internal access staircase and landing inside the Guildhall Clock Tower (including mansafe at roof level below parapet level). Approved 04/09/2019

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).

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.

6 National Policies

- 6.1 **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 58 and 69 also advises on safe and accessible environments, where crime and disorder, and the fear of crime, do not undermine quality of life community cohesion.

Section 16 Conserving and enhancing the historic environment

Paragraph 192 states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

Paragraph 196 which considers the impact of harm in the context of a listed building. Where there is less than substantial harm, the harm should be outweighed against the public benefits of the proposal.

6.2 **West Northamptonshire Joint Core Strategy (2014)**

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

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

6.3 **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 – make efficient use of land by promoting an appropriate mix of land uses in order to increase the vitality and vibrancy of an area and a wider range of choice for users.

6.4 **Supplementary Planning Documents**

Planning out Crime in Northamptonshire SPG 2004

6.5 **Other Material Considerations**

All Saints Conservation Area Appraisal

7 **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 7.1 **NBC Conservation Section** – No objection to the Boards, although care needs to be given to the location and potential cumulative impact of further boards on the appreciation of the space and the architectural detailing it benefits from. Options have been offered regarding the location of the CCTV camera. There may be an optimal location from a security point of view but the impact of the proposals on the fabric of the building, including the wiring, should be taken into account when considering the final location to minimise the impact on the significance of the building. The proposals will cause a level of harm, but considered to be less than substantial.
- 7.2 **Historic England** – No objection to the application on heritage grounds. Consider that the application meets the requirements of the NPPF in particular in respect of paragraphs 189, 194 and 196.
- 7.3 **Victorian Society** – No objection in principle but seek guidance from the Council's Conservation Officers. Clarification should be sought regarding the number of Philanthropist and Benefactors boards to be installed.
- 7.4 **Northamptonshire Police** - Northants Police has no objection to the application and note that it forms the final aspect of a site wide security strategy. Concern about the size and location of the camera installed to look at the old wooden doors and the potential for it to be damaged resulted in

an exploration of alternative models which would be compatible with the rest of the NBC system. It has been agreed that the camera type DS-2CD2545 should be used.

- 7.5 **Town Centre Conservation Area Consultative Committee** - noted that the Guildhall is of significant historical importance as a Grade II* listed building, so it would be particularly important for care to be taken to preserve its heritage and aesthetic value. No objection to the philanthropist boards, although questions were raised about how quickly the space would be filled if a new board is added for each benefactor. The Committee was more concerned about the siting for the intercom and card reader, which appears to be quite prominent. Whilst it was understood that security was important, members felt that it should be possible to find a less prominent site for them, without obscuring or damaging the door and its frame, for example in a darker area to the side of the doors.

8 APPRAISAL

- 8.1 There are two elements of the proposal, the Philanthropist and Benefactor Boards and the security measures.
- 8.2 As part of the Council's action plan to market and promote Northampton's culture, heritage and tourism, it was agreed that the practice of updating the panels that commemorate Benefactors and Philanthropists would be reintroduced. The existing boards are located in the Mayors Names Gallery and currently there is no further space to install more in this location. The North/South corridor has been chosen as the location for the new boards, as it already hosts a selection of boards that include the names of the Mayoresses, Consorts and Town Clerks.
- 8.3 Two new boards have been commissioned to commemorate the Benefactors and Philanthropists in 2020, in a style of calligraphy to match those already on display. There are proposals to add further in the future, but this application only relates to two. They are proposed to be fixed using bracket and screws but following comments from the heritage consultees, it is proposed to add a condition to any consent granted, requiring further details of the method and location of the fixing.
- 8.4 The Benefactors and Philanthropists Boards would have a minor harmful impact on the fabric of the building and cover up stonework patterns, but they recognise the historic tradition of commemorating civic benefactors are also part of the historic significance.
- 8.5 In respect of the security measures, consent is sought for the change and upgrade of security measures, in respect of personal safety of Elected Members and staff who are based within the Guildhall, at a time of increased international threat of terrorism and violence.
- 8.6 The proposal related to the addition of door furniture and electronic locks to allow access the building to be controlled, which would help to protect the personal safety of those working in and visiting the building.
- 8.7 Listed Building Consent was granted in May 2018 for physical barriers and controlled access through existing openings, a new sliding door, door furniture and electronic locks. These works have been substantially completed.
- 8.8 These works did not cover the enhancement of security measures to the South Entrance (of St Giles Square), as a design solution could not be reached that preserved the historic features, fabric and form of the building and provided unobstructed use of the existing fire escape route. This entrance remains open and uncontrolled, giving access to the building, including the large stone stairs linking the entrance lobby to the first floor.
- 8.9 The proposal seeks to add electronic locks and door closures to the existing external timber doors to restrict and better control access to the building. Access would be by card system/door release for staff and members and an intercom for visitors, with a CCTV camera to allow security staff to see who is outside the building.

- 8.10 The card reader measures 75 x 40mm and will be attached to a plate which houses the intercom system. The total plate size measures 204 x 125 x 60mm and will be fitted to the south entrance doors. The door release will be located on the same door frame within the lobby of the south entrance.
- 8.11 Wiring can impact on the appearance and fabric of listed buildings, but in this instance, there is an existing run and hole that can be utilised for this purpose.
- 8.12 In addition, there is a proposal to install a CCTV camera at the top of the stone steps at the entrance of the building from St Giles Square, that would oversee the external covered entrance area. Options have been offered for the location of the camera and further details have been supplied of a more compact CCTV unit, that would be less obtrusive than originally proposed.
- 8.13 The combination of these works is considered to address the security concerns arising from this entrance and address the concerns of Northamptonshire Police, subject to the camera being located at a point which is difficult to be tampered with. They have suggested a more suitable design, which has been agreed with the Facility Manager and a higher more discrete location is welcomed on visual impact grounds.
- 8.14 Historic England have engaged with the Borough Council throughout the process and have raised no objections to the proposal, subject to the further details relating to the fixings.
- 8.15 It is considered that the proposal would result in less than substantial harm and conforms with the requirements of the National Planning Policy Framework and Policies BN5 and S10 of the West Northamptonshire Joint Core Strategy and Policy 1 of the Northampton Central Area Action Plan.

9 CONCLUSION

- 9.1 The proposed works are considered to be minimally obtrusive and would not have a significantly demonstrable impact on the historic fabric of the Guildhall. The benefits of the works outweigh any harm to the building and as such are considered to be acceptable.
- 9.2 Historic England and the Victorian Society have responded to the consultation and whilst not objecting have suggested that conditions be imposed regarding the number of boards and method of fixing. During the course of the application, the Facilities Manager has agreed that the application should relate to two boards and a pre-commencement condition added in respect of the fixings.
- 9.3 The design of the CCTV camera has been agreed with Northants Police and the further details relating to the location, addresses the concerns of the national heritage bodies. The Town Centre Conservation Area Consultative Committee have raised concerns about the siting of the entry system equipment, but this location has been chosen as it has a minimal impact on the fabric of the building during installation.
- 9.4 The proposed works would not cause significant harm upon the character and appearance of this Listed Building, whilst supporting the ongoing use of this important heritage asset. The level of harm to the character, fabric and historic layout of the building would be less than substantial. The proposal is therefore in conformity with the requirements of the National Planning Policy Framework and Policies BN5 and S10 of the West Northamptonshire Joint Core Strategy and Policy 1 of the Northampton Central Area Action Plan.

10 CONDITIONS

1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Site location Plan dated 24-03-2020, Block Plan dated 24-03-2020, UARN-60197-G(0), Security camera details type DS-2CD2545.

Reason: For the avoidance of doubt and to accord with the terms of the listed building consent application.

3. Prior to works commencing on site, full details shall be submitted to and approved in writing by the Local Planning Authority, indicating the exact location and the methods of fixing the CCTV camera, including wiring runs and philanthropist boards to the building. The works shall be carried out in accordance with the approved details.

Reason: To ensure the protection of the integrity of the Listed Building in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

11 BACKGROUND PAPERS

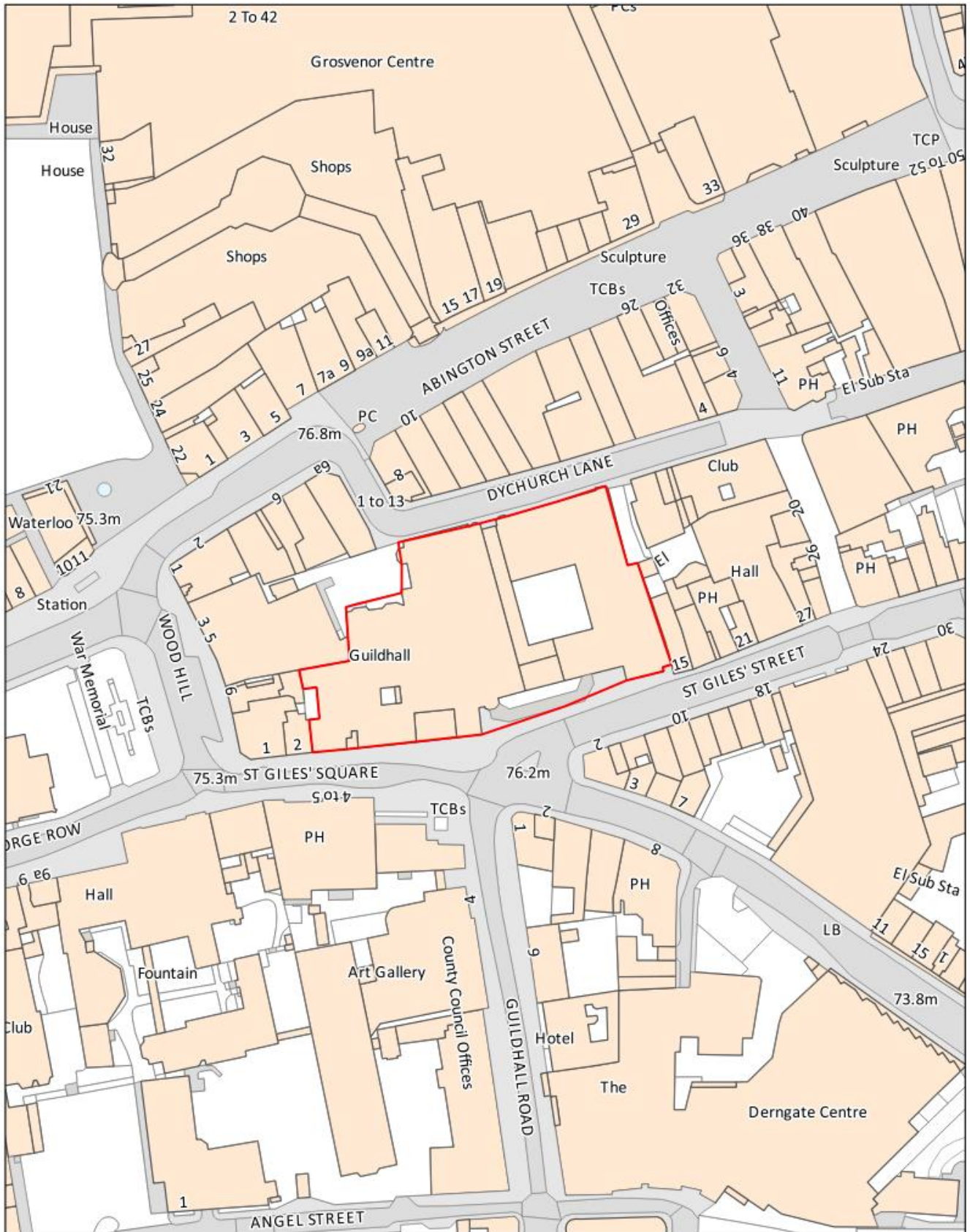
- 11.1 N/2020/0328.

12 LEGAL IMPLICATIONS

- 12.1 The development is not CIL liable.

13 SUMMARY AND LINKS TO CORPORATE PLAN

- 13.1 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: **The Guildhall**

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Date: 28-05-2020

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PLANNING COMMITTEE: 9th June 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/1388

LOCATION: Former Sjn Car Showroom and Premises, 399 Harlestone Road

DESCRIPTION: Creation of new access to serve 379 - 399 Harlestone Road with associated highway works to Harlestone Road

WARD: New Duston Ward

APPLICANT: Westley, Westley, Hill
AGENT: LSH

REFERRED BY: Director of Planning and Sustainability
REASON: Part 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 development would not have an adverse impact upon the highway system, the character and appearance of the surrounding area, or neighbour amenity. The development is therefore in conformity with the requirements of the National Planning Policy Framework; Policies S1, S10, C2, BN9 and N1 of the West Northamptonshire Joint Core Strategy; Policy E20 of the Northampton Local Plan; and Policies T1 and T2 of the Duston Neighbourhood Plan.

2 THE PROPOSAL

2.1 The application seeks full planning permission for the upgrading of the western access serving the site of 379 - 399 Harlestone Road with associated highway works to Harlestone Road. The upgraded access would serve a new access road with a width of 9 metres and including a pedestrian island and zebra crossing. In addition, the proposal includes the closure of the existing eastern access to the site, a new ghost island right turn lane into the site from Harlestone Road and a 3 metre wide shared use cycle-footways on both sides of the new access road that would connect into the existing footway on the Harlestone Road.

- 2.2 The submitted Transport Assessment aims to demonstrate the suitability of the proposed access arrangements for potential future developments (e.g. a primary school and food retail store). However, and for the avoidance of doubt, the applicant is not seeking planning permission for such future uses and the proposal is only for the new access into the site and associated works to the Harlestone Road.

3 SITE DESCRIPTION

- 3.1 The application site is located to the south side of Harlestone Road and has two vehicular accesses onto Harlestone Road with a horseshoe configuration. It is occupied by the remnants of a former car dealership, with the showroom building to the frontage of the site recently demolished and only the forecourt canopy and kiosk remaining as a hand car wash and the repair/service garage retained to the rear of the site for the repair of refrigeration trucks and other vehicles.

4 PLANNING HISTORY

- 4.1 N/2018/1225: Change of use of site to allow for refrigerated trucks, trailers and light goods vehicles to be repaired on site. Pending consideration at time of drafting report.

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 the Duston Neighbourhood Plan.

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 2 – Achieving sustainable development
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

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 – Distribution of development
Policy S10 – Sustainable development principles
Policy C2 – New developments
Policy BN9 – Planning for pollution control
Policy N1 – The regeneration of Northampton

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:

Saved Policy E20 – New development (Design)

5.5 Duston Neighbourhood Plan

At Full Council on 14th December 2015 Northampton Borough Council made the Duston Neighbourhood Plan. It now forms part of the Development Plan for Northampton. Policies of particular relevance are:

Policy T1 – Transport issues

Policy T2 – Transport needs

6 CONSULTATIONS / REPRESENTATIONS

Comments received are summarised as follows:

6.1 **Duston Parish Council:** No objections.

6.2 **NBC Environmental Protection:** No objections subject to contaminated land conditions due to the former use of the site including car repairs, petrol filling stations and historical brick works.

6.3 **NCC Highways:** After due consideration, the Local Highway Authority do not object to this application subject to conditions to require compliance with the approved plans (subject to s278 approval), the closure of the eastern access to the site and further details of the proposed zebra crossing facility.

However, it must be highlighted that the proposed road junction is over-engineered for the existing permitted uses. The swept path analysis is accepted.

For the purposes of clarity, whilst this application has modelled the proposed traffic impact of a school and supermarket, this application is for the access only. Therefore, wider considerations regarding traffic impact on the local network has not been considered. Any future application for uses on this site will require a Transport Assessment and must mitigate its impact on the local network.

6.4 **Eight third party letters of objection** were received to the application as originally submitted. The objection letters include the following points:

- Harlestone Road is extremely busy and nearby junction cannot tolerate more traffic.
- Vehicles turning into the site will obstruct and impede access to properties on the Harlestone Road.
- Concerned at noise, traffic and pedestrian safety associated with potential school and store uses on the site [Officer Note: The application is for access alterations and associated highway works and is not seeking planning permission for future uses]
- Concerned boundary of site abuts residential properties and potential future uses will reduce privacy [Officer Note: The application only relates to the frontage of the site and highway works (as outlined in red on the submitted plans; the blue edge on the submitted plans only denotes the extent of land in the ownership of the applicant] .
- Unclear why neighbours to the rear of the site have not be notified [Officer Note: The works only relate to the frontage of this large site and thus only neighbours on the Harlestone Road were notified by letter, however a site notice was also displayed on the frontage of the site to ensure that the application was more widely advertised].

6.5 **A further two third party letters of objection** were received following the submission of revised plans. The revised plans were submitted to address the comments of County Highways, with amendments including a new pedestrian refuse/island in the centre of the upgraded access and the re-siting of the zebra crossing within the new access road. The objections to the amended

plans re-iterate concerns relating to potential future uses of the site and also include the following points:

- The existing two accesses to the site are perfectly adequate and afford excellent visibility from and onto the highway; the altered access is not needed for the existing uses.
- The plans incorrectly show buildings on the site that have recently been demolished.
- Proposal should not be approved unless a change of use application is also submitted.

7 APPRAISAL

- 7.1 The application site is located within the built-up area of Northampton and, therefore, the proposed development is acceptable in principle under the development plan.
- 7.2 The proposed works to upgrade the existing access arrangements to the site together with the supporting Transport Assessment and Road Safety Audit have been extensively assessed by the County Highway Authority and found to be acceptable subject to conditions. It is noted that the Transport Assessment seeks to model the suitability of the access for potential future uses including a new primary school and food retail store, which has caused some concerns amongst third parties. However, and as clearly stated in the application supporting submissions, the application is not seeking planning permission for any such uses and the proposal is only for the new access arrangements as a potential catalyst for the generation of the site. As such, it is considered that the proposed access works the subject of the application would not have an adverse impact on highway safety and offer the potential for wider benefits through the integration of cycle-footways on both sides of the new access road.
- 7.3 The proposed access arrangements would be somewhat over-engineered for the existing uses on the site. However, such access arrangements are not unusual for large commercial sites such as the application property and it is considered that the proposal would not have an adverse impact on the character and appearance of the area.
- 7.4 The proposed works would only relate to the front part of the site and a small section of the Harlestone Road and, as such, would not have an adverse impact on the residential amenity of neighbours.
- 7.5 The site forms part of a former car sales and repair garage and is directly adjacent to a former petrol filling station and was historically a brick works. As such, it is recommended that land contamination conditions are imposed should planning permission be forthcoming.

8 CONCLUSION

- 8.1 To conclude, the proposed access alterations and associated highway works would not have an adverse impact upon the highway system, the character and appearance of the surrounding area, or neighbour amenity. Accordingly, 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 following approved plans: DWG/3022/SK05, DWG/3022/SK01A, DWG/3022/SK02A, DWG/3022/SK03C, and DWG/3022/SK04C.

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

3. Prior to the commencement of the development hereby permitted, an investigation and risk assessment in respect of any possible contamination on the site, whether or not it originates on the site, shall be submitted to and approved in writing by 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. This is a pre-commencement condition to ensure timely submission of details.

4. Prior to the commencement of the development hereby permitted, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings, and other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, an appraisal of remediation options, proposed remediation objectives and remediation criteria, timetable of works and site management procedures.

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 is a pre-commencement condition to ensure timely submission of details.

5. All remedial works found to be required under Conditions 3 and 4 shall be fully implemented in accordance with the approved remediation scheme 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.

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. Development on the part of the site affected shall be suspended and an investigation and risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development [or relevant phase of development] is resumed or continued.

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. Prior to the commencement of the development hereby permitted, full engineering and constructional details of the zebra crossing facility on the new access road (shown on drawing number DWG/3022/SK01A) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the use of the new access and retained thereafter.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety in accordance with Policies C2 and S10 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

8. Prior to the use of the new access hereby permitted, the existing eastern access from the site onto the highway shall be permanently closed in accordance with the details shown on drawing DWG/3022/SK01A including the reinstatement of the footway and verge.

Reason: To confine access to the permitted point(s) in order to ensure that the development does not prejudice the free flow of traffic or conditions of highway safety along the neighbouring highway in accordance with Policies C2 and S10 of the West Northamptonshire Joint Core Strategy.

10 BACKGROUND PAPERS

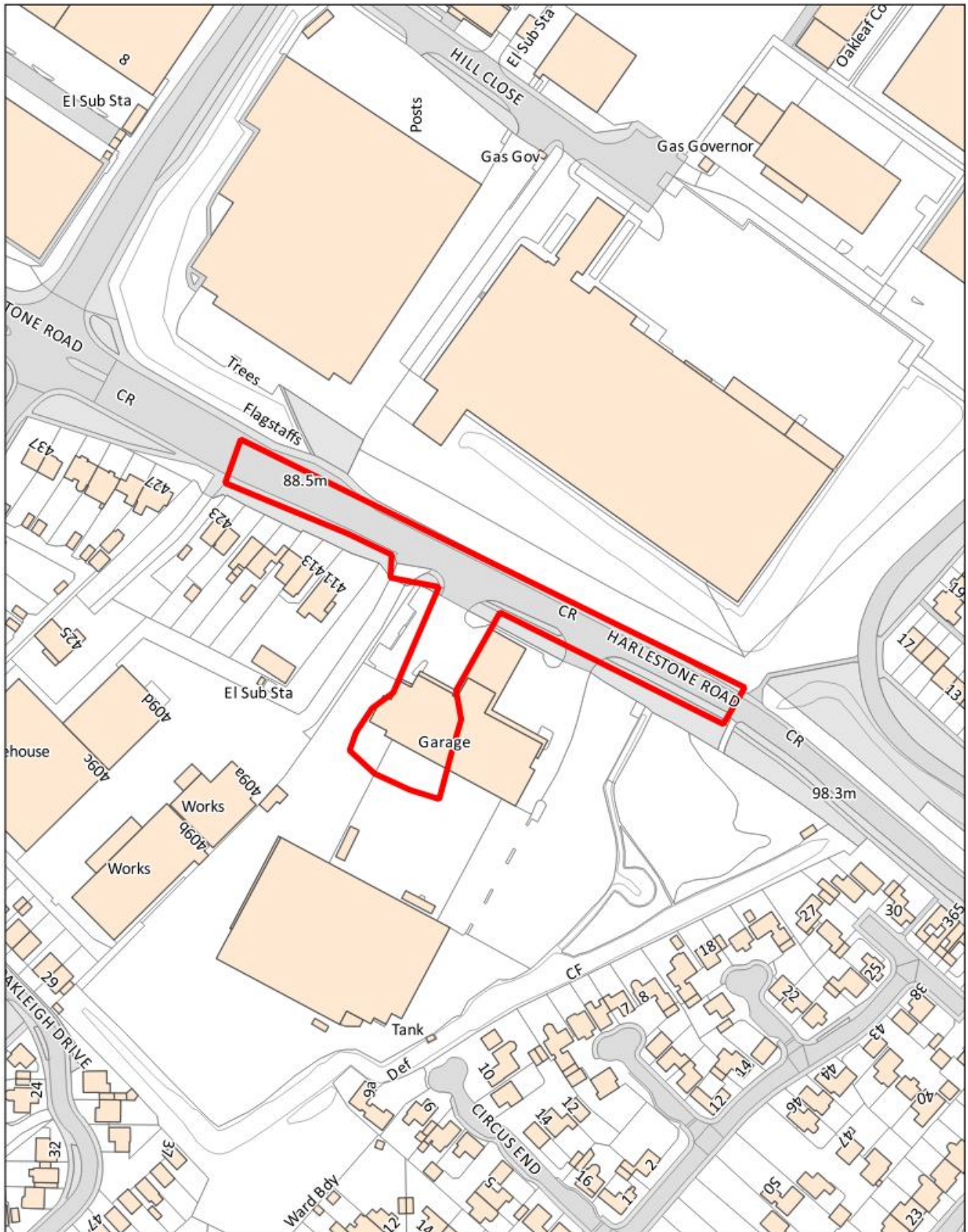
10.1 N/2019/1388 & N/2018/1225.

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: **399 Harlestone Road**

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Date: 28-05-2020

Scale: 1:1,750

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PLANNING COMMITTEE: 9th June 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2020/0299

LOCATION: 47 Park Avenue North

DESCRIPTION: Single storey side extension and single storey rear extension and detached garage

WARD: Phippsville Ward

APPLICANT: Mr & Mrs C Nunn
AGENT: Mr David Collins

REFERRED BY: Director of Planning and Sustainability
REASON: Procedural matter

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

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

The design and appearance of the proposed development is considered acceptable and would not lead to any unacceptable impacts on the character of the existing dwelling, local area and adjacent residential amenity. The proposed development would be in accordance with the aims and objectives of the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy, saved Policies E20 and H18 of the Northampton Local Plan, and the Council's Residential Extensions and Alterations Design Guide.

2 THE PROPOSAL

2.1 Single storey side extension and single storey rear extension and a detached garage.

3 SITE DESCRIPTION

3.1 The site comprises an existing end of terrace dwelling situated on the corner of Park Avenue North and Broadway. The rear of the site contains a large garden, part of which was developed when a single dwelling was erected under a 2016 planning permission. The site has a side vehicle access from Broadway which allows vehicles to park in the rear garden but there is not currently a garage on the site.

4 PLANNING HISTORY

- 4.1 N/2007/0212 - Erection of new dwelling with detached garage. Approved
- 4.2 N/2010/0216 - Erection of 2 bed detached dwelling. Approved
- 4.3 N/2011/0127 - Detached double garage with home office over. Withdrawn
- 4.4 N/2012/1275 - Proposed single storey rear extension. 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), Northampton Local Plan (1997) saved policies

6 National Policies

- 6.1 **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 2: Achieving sustainable development

Section 12: Achieving well-designed places

- 6.2 **West Northamptonshire Joint Core Strategy (2014)**

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policy of particular relevance is:

Policy S10 – Sustainable Development Principles

- 6.3 **Northampton Local Plan 1997 (Saved Policies)**

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

Policy E20 – New Development (Design)

Policy H18 – Extensions

- 6.4 **Supplementary Planning Documents**

Planning out Crime in Northamptonshire SPG 2004
Residential Extensions and Alterations Design Guide SPD 2011
Northamptonshire County Parking Standards 2016
Northampton Parking Standards 2019

7 CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

7.1 **Councillor A King** – Called in the application due to impact of detrimental light to no.49 Park Avenue North.

(The call-in was not made in accordance with the Council Constitution, but as the objector had difficulty establishing who was the Ward Councillor, the Director of Planning and Sustainability has referred the application to Committee).

7.2 Six third party objections were received; these are summarised below:

- Loss of light and over shadowing from the detached garage and the extension
- Garage out of keeping with the area
- Over development of the plot
- Removal of garden wall in relation to the garage and impact of the party wall agreement
- Negative impact of development on the environment

8 APPRAISAL

8.1 The main issues to consider are the impact on the appearance and character of the host building, local area and impact on the residential amenity of neighbours.

Design and appearance

8.2 As set out above, there is a history of previous applications for this site. The last application in 2012 received permission for a single storey rear extension, which extended along the boundary with the attached neighbour No.49 Park Avenue North by 2.5m and had a flat roof 3m in height. It then extended to the existing outbuilding which was converted into a utility room and thereby creating a L-shaped extension to the rear of the dwelling. The proposal was found to be acceptable in terms of design including impact on the adjoining property No.49. However, this permission was not implemented.

8.3 The current application is a variation of the 2012 approved scheme, along with the addition of a detached garage to the rear of the site. The current single storey rear extension extends 2.1m along the boundary with the attached neighbouring property at No.49 Park Avenue North and has a flat roof to 3m with roof lantern over, taking it to 3.2m in total. This aspect of the proposal is in matching materials to the host dwelling and would therefore constitute permitted development under current Planning Legislation and would not require the submission of a planning application. Notwithstanding this, this part of the proposal is included in the application.

8.4 The proposed single storey side extension would extend from the existing kitchen to the outbuilding by 2.4m infilling this section to create a utility room and shower and also extend the kitchen. This part of the proposal would have a flat roof to 3.2m in height and be in matching materials and therefore could be constructed under permitted development again.

8.5 The proposed detached garage would be sited to the west of the site along the boundary with No.49 Park Avenue North and also No.81a Broadway. It would extend 6.3m along the north boundary and 7.4m along the west boundary, with a pitch roof 2.1m to the eaves and 3.8m to the ridge and be in matching brick to the host dwelling.

8.6 The neighbouring properties along Park Avenue North within the vicinity have garages, which are predominantly flat roofed, located along their rear boundaries with access from Broadway. Whilst the proposed garage would introduce a pitched roof garage, when viewed from public vantage points on Broadway, this would not be seen in the context of the neighbouring flat roof garages situated along the rear access road. As such, it is not considered the proposed garage would adversely impact on the character of the area.

- 8.7 In addition, the site has a long rear garden extending approximately 25m from the rear of the property, it is therefore considered the proposal would not be over development of the site.
- 8.8 In terms of the design of the proposed extensions, the single-storey rear extension would not be seen within the street scene and would be screened by the host dwelling; the single storey side extension would extend the brick boundary wall by 1.5m filling in the gap between the existing outbuilding and the host dwelling. It is considered that the proposal is of an acceptable design and appearance and accord with the guidance outlined in National Planning Policy Framework, Policy S10 of the Northamptonshire Joint Core Strategy, saved Policies H18 and E20 in the Northampton Local Plan and advice contained within the Council's Residential Extensions and Alterations Design guide SPD.

Residential amenity

- 8.9 In terms of the impact on adjoining occupiers, the proposed single storey side and rear extensions could be built under permitted development and would not require the need for the submission of a planning application. It is considered to have acceptable impact on the neighbouring properties.
- 8.10 The proposed detached garage extends along the boundary of the two neighbouring properties, No.49 Park Avenue North and No.81a Broadway. The attached neighbouring property No.49 has a long rear garden extending approximately 29m with a garage sited on the rear boundary leaving a garden area of approximately 25m in length. The boundary treatment between the application site and this neighbouring property comprises a brick wall approximately 1.5m in height with a trellis on top with the neighbouring property set at a slightly lower ground level than the application site. The blank rear elevation gable end of the garage would be situated immediately adjacent to this neighbouring boundary with a ridge height of 3.8m sloping down to eaves heights of 2.1m and would extend approximately 6.3m along this neighbouring boundary. Whilst it is acknowledged the garage would be clearly visible above the boundary treatment from this neighbouring property and would result in some overshadowing, the garage would be situated approximately 16m away from the rear elevation of this neighbouring property and away from the immediate private space to the rear of the dwelling. On balance, it is considered, due to the separation distances, that the garage would not cause a significant adverse impact to neighbours' amenity in terms of overbearing, overlooking or loss of privacy. The concerns in relation to the boundary wall and the party wall agreement are not a material planning matter and shall be dealt with under the Party Wall Act as a civil matter.
- 8.11 The property to the rear of the site No.81a Broadway has a brick boundary wall separating it from the application site, and due to the height of the garage and the existing boundary treatment, it is not considered that the detached garage would have a detrimental impact on the residential amenity of the neighbouring property in terms of loss of outlook or overbearing.

9 CONCLUSION

- 9.1 The proposed development is of a scale and design appropriate to the main dwelling and surrounding area. There would not be detrimental impact on the residential amenity of the neighbouring properties.
- 9.2 The proposal would be in accordance with the advice given within the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy, saved policies H18 and E20 of the Northampton Local Plan, the Council's Residential Extensions and Alterations Design Guide Supplementary Planning Document.
- 9.3 The proposal is recommended for approval, subject to the conditions.

10 CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, Site Plan & Detached Garage Elevations and Floor Plans, Existing and Proposed Floor Plans and Elevations Drawing No.2, Existing and Proposed Elevations drawing No.1.

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

3. The external walls and roof of the extensions shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

Reason: In the interests of visual amenity to ensure that the extension harmonises with the existing building in accordance with Policy E20 of the Northampton Local Plan

11 BACKGROUND PAPERS

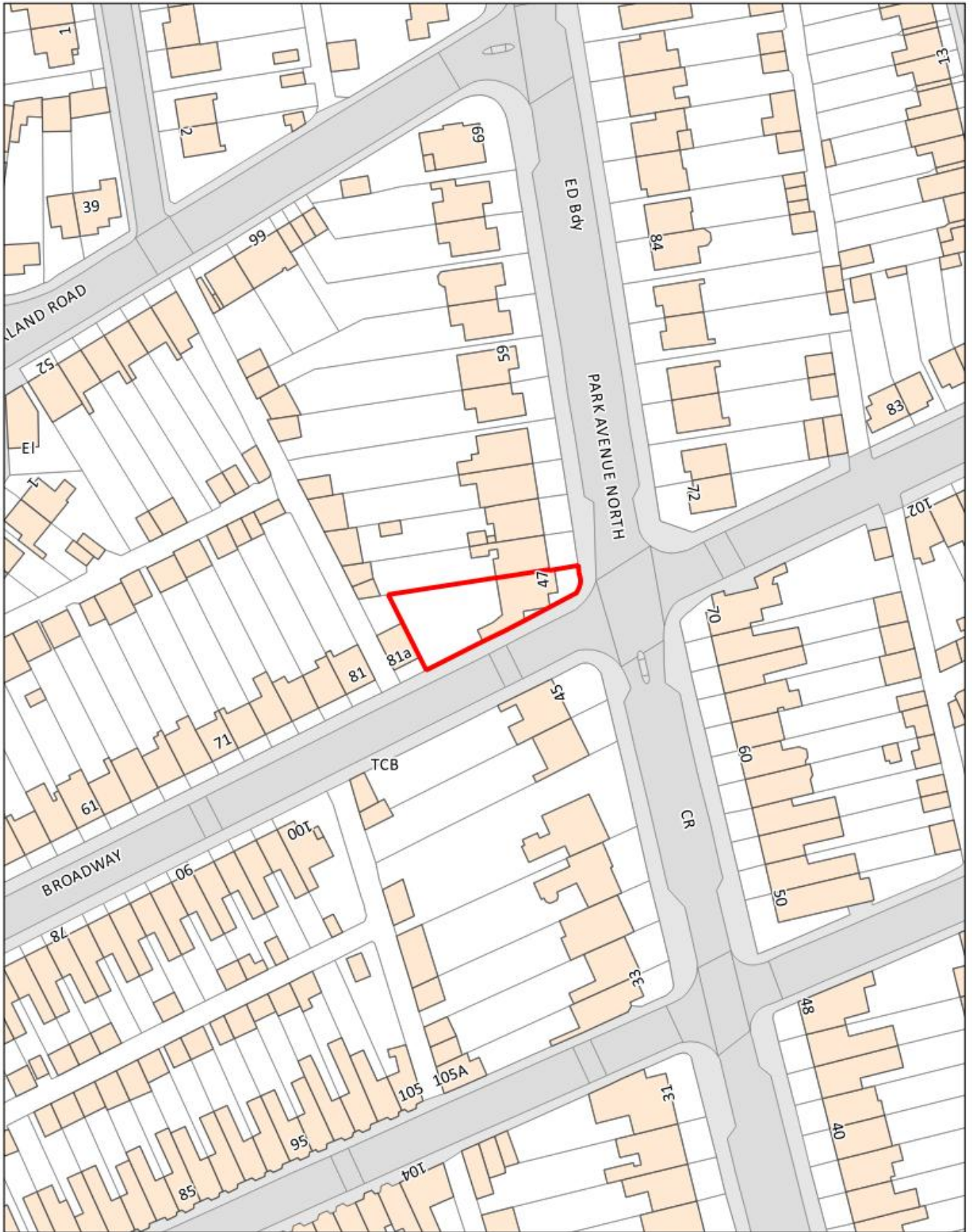
- 11.1 N/2007/0212; N/2010/0216; N/2011/0127; N/2012/1275 and N/2020/0299.

12 LEGAL IMPLICATIONS

- 12.1 The development is not CIL liable.

13 SUMMARY AND LINKS TO CORPORATE PLAN

- 13.1 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: **47 Park Avenue North**

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Date: 28-05-2020

Scale: 1:1,000

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PLANNING COMMITTEE: 9th June 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2020/0325

LOCATION: 10 Melville Street

DESCRIPTION: Change of Use from Dwellinghouse (Use Class C3) to House of Multiple Occupation (Use Class C4) for 4 occupants, with alterations to front and side elevations

WARD: Castle Ward

APPLICANT: Mr M Ali
AGENT: Design Board-Architectural Services

REFERRED BY: Councillor D Stone
REASON: Overdevelopment and 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 principle of the proposed use is considered acceptable within an established residential area. The premises would provide adequate facilities for future occupants. The site is in a sustainable location close to the town centre, bus services and amenities and would provide adequate facilities for cycle storage and refuse storage and have an acceptable impact on flood risk. The proposal thereby complies with Policies H1, H5, BN7 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 SPD 2019 and the aims and objectives of the National Planning Policy Framework.

2 THE PROPOSAL

2.1 Permission is sought to convert a dwelling house into a House in Multiple Occupation for 4 persons (Use Class C4), along with relocating the rear entrance to the side and the insertion of a new side window.

- 2.2 The proposal would see the conversion of a three-bedroom dwelling to four bedroom HMO with one bedroom at ground floor with en-suite and a lounge, kitchen/dining and bathroom and three bedrooms above, two of which have en-suite facilities.

3 SITE DESCRIPTION

- 3.1 The proposed property is an end terrace situated on Melville Street, which is off Artizan Road that leads to Wellingborough Road – a main road leading direct to the Town Centre and is within easy walking distance of local facilities and public transport located along the Wellingborough Road.
- 3.2 The property has two lounge areas, a kitchen and dining room and bathroom on the ground floor and three bedrooms on the first floor. The site is not in a conservation area and is in a low risk flood zone (flood zone 1). The property is not listed.

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.

6 National Policies

- 6.1 **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.

6.2 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. 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
- Policy BN7- Flood risk

6.3 Northampton Local Plan 1997 (Saved Policies)

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

- Policy E20 – New development
- Policy H30 – Multi occupation with a single dwelling

6.4 **Supplementary Planning Documents**

- Northamptonshire County Parking Standards 2016
- Northampton Parking Standards (November 2019)
- Houses in Multiple Occupation SPD (November 2019)

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 10% of HIMOs within a 50 metre radius.
- Secure the provision of adequate facilities and amenities.
- Provide adequate waste and recycling facilities and sufficient refuse storage.
- Minimise flood risk.
- Secure provision of adequate parking.
- Provide adequate secure cycle storage in accordance with relevant parking standards documents and SPDs.

7 **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 7.1 **Private Sector Housing (NBC)** – the premises will require licensing under the mandatory licensing scheme.
- 7.2 **Highway Authority (NCC)** – The Highways Department requested a parking beat survey be undertaken to establish the parking pressure within the area.

However, the agent sent in a request that the application be determined without a parking beat survey as it was not possible to undertake one due to the current situation and the restrictions in place.

- 7.3 **Councillor D Stone** – called in the application due to overdevelopment, parking pressures, pressure on services and the likelihood of creating an unbalanced community.
- 7.4 **One third party objection** received on the following ground:

- Maintenance of the building
- Welfare of occupants
- Disturbance due to noise
- Health and safety
- Already too many HIMOs in area

8 **APPRAISAL**

Principle of the development

- 8.1 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 Joint Core Strategy allows for HIMOs where the proposal would not adversely impact on the character of the area and amenity of residential areas.

Area concentration

- 8.2 NBC records evidence that there are no other HIMOs (out of 58 properties) within a 50m radius of the application site. The use of this property as a HIMO would equate to 2% concentration and would clearly fall within the 10% maximum threshold recommended by the Council's adopted SPD in relation to HIMOs. It is considered therefore that there would still be a reasonable mixture of house types within the area.

Size of property and facilities for future occupiers

- 8.3 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, WC and wash facilities. A condition restricting the use of the property to a maximum of 4 people would ensure over-development does not occur. All bedrooms would be served by adequate outlook and light. Private Sector Housing were consulted on the application and advised that the rooms were of an adequate size for the number of occupants, the premises would require licensing under the additional licensing scheme.

Flood Risk

- 8.4 The site lies in a low risk Flood Zone (Zone 1) where there is limited risk from flooding to the proposed use.

Highways and Parking

- 8.5 The Houses in Multiple Occupation SPD sets out clearly that where limited or no parking provision is proposed, the site must provide a parking beat survey. Should a parking beat survey reveal that there is insufficient on-street parking capacity, the application site should be within 400m of a bus stop with at least one bus every 30 minutes between 0700 and 1900 Mondays to Sundays, and be located within 400m of facilities and services contained in a town centre, district centre, local centre or neighbourhood parade. Only outside such locations is parking required to be provided.
- 8.6 No parking beat survey was submitted with the application, this was due to not being able to undertake one under the current restrictions relating to travel. It is considered that the application site is in a sustainable location within 400 metres of bus stop with buses stopping, on average, every 30 minutes. The site is also located within 160m of the nearest bus stop on Wellingborough Road to the south-west of the site. In this regard, the proposal is considered to be in accordance with the requirements of the SPD in respect of parking considerations. It also complies with Principle 5 of the Parking Standards SPD (2019).
- 8.7 Within such areas, the SPD recommends that storage space should be provided which is accessible to cycle users. Full details have been submitted for the cycle storage located to the rear of the property, and this is considered acceptable. The proposal is, therefore, in compliance with this principle of the SPD. The Northamptonshire Parking Standards state that HIMO shall provide on plot parking at the ratio of one parking space per bedroom. The proposed development will produce a demand for 2 additional parking spaces than the lawful use, as a 3 bedroom dwelling would normally require 2 parking spaces.
- 8.8 There is no evidence to support that all the residents would own cars. Furthermore, regard must be paid to recent appeal decisions 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.

- 8.9 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, it is not considered that a refusal on highway grounds could be upheld at appeal.

Refuse storage

- 8.10 Details for refuse storage was submitted and it is considered there is capacity for this in the rear amenity space which is deemed acceptable.

Amenity

- 8.11 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.

9 CONCLUSION

- 9.1 The proposed development would not lead to an unacceptable concentration of HIMO's within the locality that would adversely affect the character of the local area, 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 and would not impact adversely on flood risk. The proposed development would be in accordance with the requirements of Policies H1, H5, BN7 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 SPD and the aims and objectives of the National Planning Policy Framework

10 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 plan: A895-1.

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

- 3) The maximum number of occupiers shall not exceed four at any one time.

Reason: In order to prevent over-development to accord with Policy H5 of the West Northamptonshire Joint Core Strategy and H30 of the Northampton Local Plan.

- 4) Full details of facilities for the secure and covered storage of bicycles 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 prior to the use hereby permitted commencing 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) Notwithstanding the details submitted, full details of the provision for the storage of refuse and materials for recycling shall be first submitted to and approved in writing by the Local Planning

Authority. The approved details shall be implemented prior to the use hereby permitted commencing and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy S10 of the Joint Core Strategy and E20 of the Northampton Local Plan.

11 BACKGROUND PAPERS

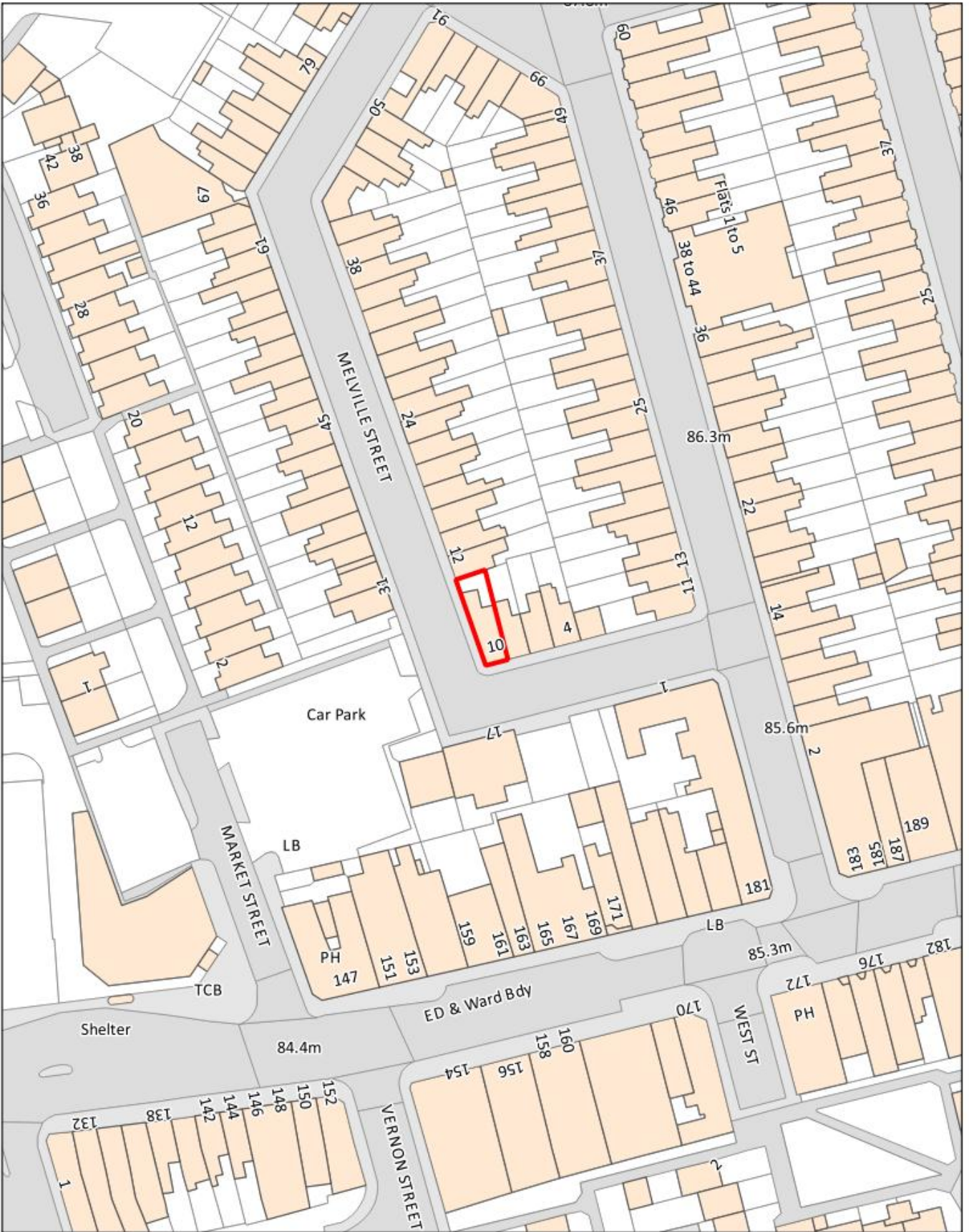
11.1 None.

12 LEGAL IMPLICATIONS

12.1 The development is not CIL liable.

13 SUMMARY AND LINKS TO CORPORATE PLAN

13.1 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: **10 Melville Street**

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PLANNING COMMITTEE: 9th June 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2020/0381

LOCATION: Wootton Park School, Wootton Hall Park

DESCRIPTION: Relocation of Multi-Use-Games-Area 5m to the south of its approved position (retrospective)

WARD: East Hunsbury Ward

APPLICANT: Department for Education
AGENT: Mr Alex Yearsley

REFERRED BY: Councillor P Larratt
REASON: Sporting implication 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, as part of a balanced assessment, is considered acceptable subject to conditions. Therefore, no objections are raised with regards to the National Planning Policy Framework; Policies S1, S10, C2, RC2, E6, BN1, BN2, BN5, and BN9 of the West Northamptonshire Joint Core Strategy and Saved Policy E9, and E20 of the Northampton Local Plan.

2 THE PROPOSAL

- 2.1 The application seeks retrospective planning permission for the relocation of the single court Multi-Use-Games-Area (MUGA) permitted under application N/2018/0187 to the south of its approved position by 5 metres.
- 2.2 The application supporting submission details that the MUGA has been re-sited due to the discovery of an existing soakaway that was not shown on existing utilities plans; the soakaway was found to be extremely deep (6-7 metres) with multiple unknown drainage runs connecting into it.

3 SITE DESCRIPTION

- 3.1 The application site is in East Hunsbury and forms part of the new Wootton Hall School site, which was permitted by the Planning Committee under application N/2018/0187 and is nearing completion. The new school occupies a prominent gateway location that fronts directly onto Mereway (A5076), close to the Queen Eleanor Roundabout and the A45. The site can be split into two distinct elements set to the north and south sides of the road at Wootton Hall Park. The northern part of the site is where the new school building is located. The southern part of the site comprises the northern half of Wootton Hall Park and includes a playing field, two Multi-Use-Games-Areas (MUGAs), pavilion building, and car parking which will serve the new school.
- 3.2 The southern half of Wootton Hall Park falls outside the application site and includes a cricket pitch and temporary buildings that presently house Wootton Park School.
- 3.3 Wootton Hall Park is neighboured by housing to the east.

4 PLANNING HISTORY

- 4.1 N/2020/0156: Non Material Amendment to Planning Permission N/2018/0187 for the provision of external rainwater pipework and minor adjustment of the position of some external windows and doors. Permitted.
- 4.2 N/2019/0156: Erection of a temporary modular unit and associated external alterations for educational use (Use Class D1) for a temporary period of 18 months (September 2019 - March 2021). Permitted.
- 4.3 N/2019/0154: Retrospective temporary application for the retention of the existing modular unit and associated external alterations for educational use (Use Class D1) for a temporary period of 18 months (September 2019 - March 2021). Permitted.
- 4.4 N/2018/0187: Demolish existing buildings to enable the development of a three storey building to accommodate a 2 Form Entry Primary School, 4 Form Entry Secondary School and Sixth Form (Use Class D1) including associated works, car parking, boundary treatment and the refurbishment of the existing Sports Pavilion and provision of school playing fields. Permitted.
- 4.5 N/2016/0545 / 16/00015/CCDFUL: Erection of temporary modular units and associated alterations for education use for a temporary period of three years. Permitted by NCC.
- 4.6 89/1058: Erection of sports and social pavilion. Permitted.
- 4.7 87/1078: Sports hall, club facilities and outdoor pitches with associated social activities. Permitted.

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 11 – Sustainable Development
Section 8 – Healthy and Safe Communities
Section 9 – Sustainable Transport
Section 12 – Well-Designed Places
Section 15 – Natural 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:

S1 – The Distribution of Development
S10 – Sustainable Development Principles
C2 – New Developments (Travel and Highway Networks)
RC2 – Community Needs
E6 – Education, Skills and Training
BN1 – Green infrastructure
BN2 – Biodiversity
BN5 – Historic Environment and Landscape
BN9 – Planning for 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:

E9 – Locally Important landscape Areas
E20 – New Development (Design)

5.5 **Supplementary Planning Documents**

Planning out Crime in Northamptonshire SPG 2004
Northamptonshire County Parking Standards 2016
Northampton Parking Standards 2019

6 **CONSULTATIONS / REPRESENTATIONS**

Comments received are summarised as follows:

6.1 **Councillor P Larratt:** As the Ward Councillor, wish to strongly object to this application and call the application in for determination by the Planning Committee due to its sporting implications.

The proposal represents a further incursion onto the cricket pitch at Wootton Hall Park, a community sports facility that have called for to be retained and protected through out the development off the school and into the future.

There is a lack of quality cricket pitches in Northampton. This was one of the best pitches in the town and was used by various communities. The school claims to be part of the community, but all it has done is to alienate the community and deprive it of a quality sports facility.

The objective here is to make the cricket pitch unusable leaving the need to find an alternative use for the land. As it will not be feasible as a cricket pitch, have no doubt whatsoever that there will be an application to develop the site for housing or care home. This land is afforded the same status under the saved policies in the Local Plan as Abington Park, Delapre Park, and the Racecourse; question how long before the land is built on by West Northants Council if this policy is ignored.

The integrity of the quality cricket pitch at Wootton Hall Park should be retained for the benefits of the wider community and the application should be refused.

- 6.2 **Arboricultural Officer (NBC):** The changes to the layout will have no material impact on tree cover.
- 6.3 **Public Protection (NBC):** No objections.
- 6.4 **Northamptonshire Police Crime Prevention Design Advisor:** No objections.
- 6.5 **Sport England:** The proposed development results in a minor encroachment onto the playing field. However, having considered the nature of the playing field and its ability to accommodate a range of pitches, it is not considered that the development would reduce the sporting capability of the site. Consequently, Sport England does not wish to raise an objection to this application.
- 6.6 **One neighbour objection letter** has been received, which includes the following points:
- The proposal would result in the loss of more green space that was a park.
 - The car parking on the site for the school is unnecessary and the land should instead have been used for the Multi-Use Games Area.
 - Proposal would prevent the return of a full cricket pitch to the south of the site.
 - Unclear why the school cannot share sports fields with the community.
 - Wootton Hall Park has the same protected status as other parks across the Borough.
 - Only limited neighbour notification has taken place for this application.

7 APPRAISAL

- 7.1 Policy E6 of the Joint Core Strategy and the guidance in the NPPF both support the principle of education facilities.
- 7.2 Policy RC2 of the Joint Core Strategy and the guidance in Paragraph 97 of the NPPF seek to resist the unjustified loss of open space and land used for sports purposes. In this instance, the proposed MUGA has been relocated 5 metres to the south into land previously permitted for playing pitches for Wootton Park School, with open boundaries onto the existing cricket pitch located to the southern half of Wootton Hall Park. The applicant has submitted several plans to demonstrate that the proposal does not result in the loss of outdoor sports pitches, with for example, sufficient available land for the outfield of the existing artificial cricket and also for enlarged boundaries should a 5-pitch grass cricket pitch be reinstated in the future. Furthermore, Sport England, the statutory consultee for sport related matters, has assessed the application and advise that the minor encroachment into the playing field does not reduce the sporting capacity of the site. In addition, the southern half of Wootton Hall Park would remain available as an area of open space that could be used by the community for informal recreational use. It is noted that the MUGA was previously the subject of a community use agreement under the original planning permission for the new school on the site and this condition could be re-imposed under the current application should planning permission be forthcoming to secure community sporting benefits from the proposal. As such, it is considered that the proposal would not result in an unacceptable loss of open space or land used for sports purposes.
- 7.3 The application site is allocated as a Locally Important Landscape Area (LILA) under Saved Policy E9 of the Northampton Local Plan, with the supporting text referring to the use of the land for sports purposes and as an attractive landscape which provides the setting for Wootton Hall. Policy BN5 of the Joint Core Strategy is also relevant to such landscapes and seeks to conserve and enhance them in recognition of their individual and cumulative significance and contribution to West Northamptonshire's local distinctiveness and sense of place. It is considered that the existing cricket pitch to the south of the site provides an important landscape feature of Wootton Hall Park. However, and as detailed above, the proposal would not prejudice the function of the cricket pitch. Furthermore, it is considered that small encroachment of the MUGA into the undeveloped part of the park would not have a significant impact on the character or appearance of the LILA.

- 7.4 Policies BN1 and BN2 seek to enhance existing green infrastructure and biodiversity as well as safeguard protected species. The proposal, however, has only resulted in the loss of a small area of grassed playing pitch and is not located close to any protected trees within Wootton Hall Park. As such, it is considered that the proposal would not have any unacceptable arboricultural or ecological implications.
- 7.5 Saved Policy E20 of the Local Plan and the guidance in the NPPF seeks to secure a good standard of amenity for all existing and future occupants of land and buildings. The proposal does not include any flood lighting and the minor re-siting of the MUGA would not materially affect its relationship with any neighbouring property. Furthermore, Environmental Protection raise no objections to the proposal. As such, it is considered that the proposal would not have an unacceptable impact on the residential amenity of any neighbouring property.
- 7.6 The proposal has no parking or highway safety implications.
- 7.7 Northamptonshire Police have assessed the proposal and raised no safety objections.

8 CONCLUSION

- 8.1 To conclude, the proposal would only comprise a small scale re-siting of the MUGA and it would not prejudice the sporting capacity of the site, trees or biodiversity or result in an unacceptable loss of open space or residential amenity. As such, as part of a balanced assessment, it is considered that the application is acceptable and it is recommended that planning permission be granted subject to conditions

9 CONDITIONS

- 1. The development hereby permitted shall be carried out in accordance with the following approved plans: FS0412-PLI-ZZ-XX-DR-L-0115_PL02, FS0412-PLI-ZZ-XX-DR-L-0120_PL02, FS0412-PLI-ZZ-XX-DR-L-0125_PL02, FS0412-PLI-ZZ-XX-DR-L-0130_PL02, FS0412-PLI-ZZ-XX-SK-L-0100_P01, FS0412-PLI-ZZ-XX-DR-L-0610_P07, and FS0412-PLI-ZZ-XX-DR-L-0611_P01.

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

- 2. Prior to the first use of the Multi-Use Games Area hereby permitted, a community use agreement for this sports facility shall be submitted to and approved in writing by the Local Planning Authority. The agreement shall include details of pricing policy, hours of use, access by non-educational users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in compliance with the approved agreement.

Reason: To secure well managed community access to the sports facility and to ensure sufficient benefit to the development of sport in accordance with Policy RC2 of the West Northamptonshire Joint Core Strategy.

10 BACKGROUND PAPERS

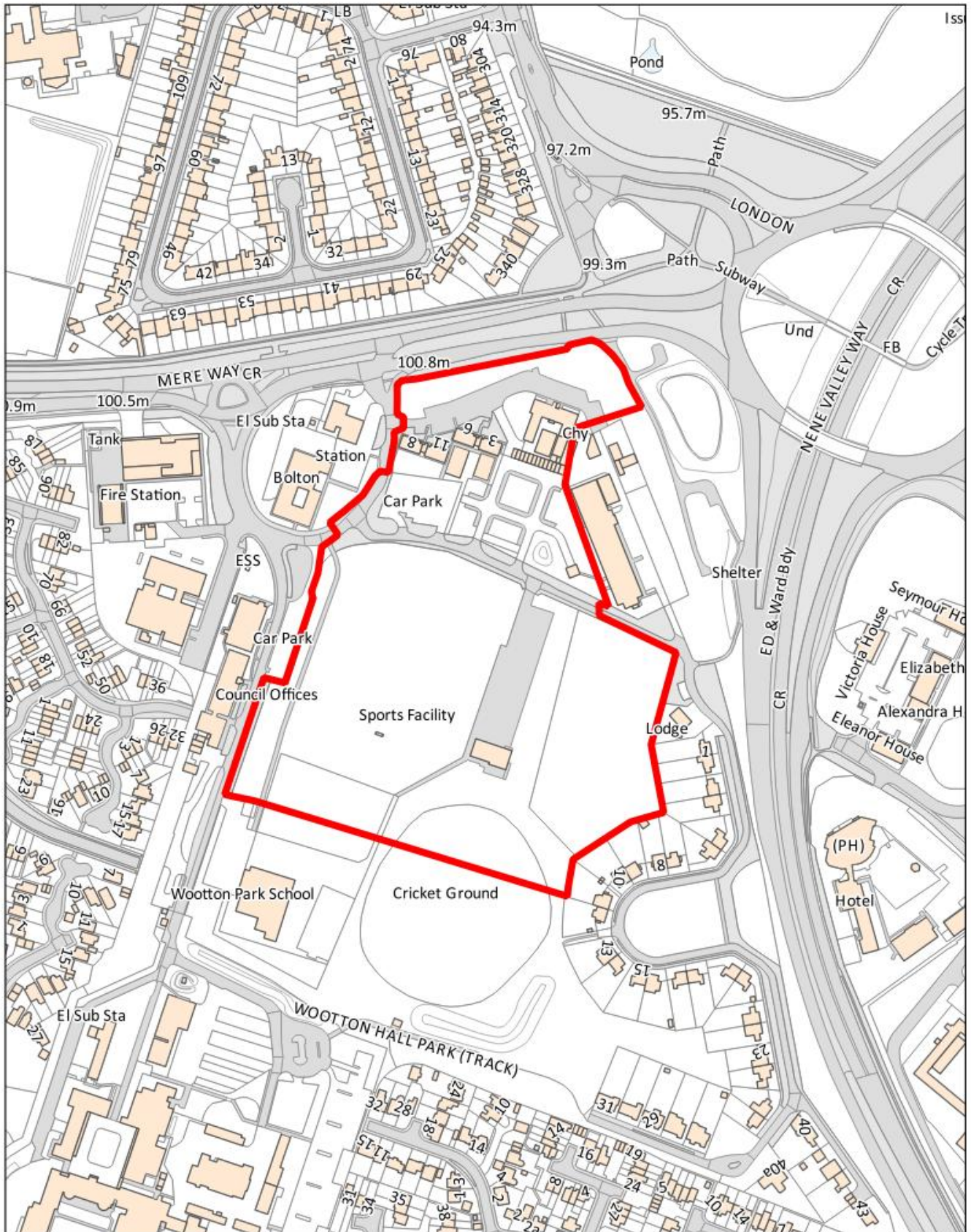
- 10.1 N/2020/0381; N/2020/0156; N/2019/0156; N/2019/0154; N/2018/0187; N/2016/0545 / 16/00015/CCDFUL; 89/1058; and 87/1078.

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: **Wootton Park School**

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PLANNING COMMITTEE: 9th June 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2020/0432

LOCATION: 9 Farm Close

DESCRIPTION: Demolition of existing outbuilding and single storey flat roof rear extension and erection of new two storey side and single storey rear extensions

WARD: Spring Park Ward

APPLICANT: Mr & Mrs Arran Hunt
AGENT: Mr Alan Jones

REFERRED BY: Director of Planning and Sustainability
REASON: Applicant is related to a member of NBC staff

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 due to its siting, scale and design, not have an undue detrimental impact on the appearance and character of the host building, wider area, highway safety/parking and neighbour amenity to comply with the aims and objectives of the National Planning Policy Framework. Policy S10 of the West Northamptonshire Joint Core Strategy, Policies E20 and H18 of the Northampton Local Plan and the Council's Residential Extensions and Alterations Design Guide.

2 THE PROPOSAL

2.1 Permission is sought for the demolition of existing single storey side/rear extensions and replacement with single storey rear and two storey side extensions.

2.2 The proposed single storey rear extension would have a sloping roof projecting 3.5metres off the rear wall and the two storey side extension, which is 5 metres in width, would double the frontage width, but set back from the principal elevation by approximately 2.4 metres. The side extension would provide an additional en-suite bedroom and bathroom at upper floor level. The proposed

rear patio would not need planning permission being under 0.3 metres high, constituting permitted development.

3 SITE DESCRIPTION

3.1 The application site consists of red brick two storey semi-detached dwelling at the end of a residential cul-de sac in Kingsthorpe. The site has a driveway to the front and side for parking around 3 cars and has a relatively large rear garden enclosed on three sides.

3.2 The site is not in a conservation area or near any 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) and the Northampton Local Plan (1997) saved policies.

6 National Policies

6.1 **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 127 Design and residential amenity

6.2 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policy of particular relevance is:

S10 Sustainable Development Principles

6.3 Northampton Local Plan 1997 (Saved Policies)

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

E20 Design of extensions
H18 Residential extensions

6.4 Supplementary Planning Documents

Residential Extensions and Alterations Design Guide SPD 2011
Northamptonshire County Parking Standards 2016
Northampton Parking Standards 2019

7 CONSULTATIONS/ REPRESENTATIONS

7.1 No comments received.

8 APPRAISAL

8.1 The main issues to consider are the impact on the appearance and character of the host building, wider area, neighbour amenity and parking/highway safety.

Impact on appearance and character of the host building and wider area

8.2 The Council's Adopted Supplementary Planning Document (SPD) on Residential Extensions seeks to ensure extensions and alterations are sympathetic to the form and character of the existing dwelling. The need for good design is also reflected in Policy S10 of the Joint Core Strategy and E20 of the Northampton Local Plan as well as the National Planning Policy Framework.

8.3 Although the site is not considered to be visually prominent as it is at the end of the a cul-de-sac and set back from the street, the effect on the street scene from the two storey extension is considered to be reasonably limited. Given that the proposed two storey extension is at an angle to the next door at no. 8 Farm Close, visual terracing would also unlikely be a concern. In terms of the proposed single storey rear extensions, this would be screened from the public highway behind the existing house and for this reason, would have limited visual impact also.

8.4 In terms of the actual design, the proposed rear extension is reasonably modest in size and the appearance considered in keeping with the host building with sloping roof and matching materials. The double storey side extension is proposed as being set back 2.4m from the front and would therefore appear as a subordinate feature on the street scene with lower roof line. Materials proposed would match the host building to ensure a satisfactory external appearance of built form compliant with S10 of the Joint Core Strategy and E20 of the Local Plan. There is no objection to the demolition of the existing extensions.

Impact on amenity of neighbours

8.5 Regarding the proposed side extension, the main effect would be on the adjacent occupier at no. 8 Farm Close, which has a side porch and obscure glass side windows at ground floor facing the application site. Given that this constitutes non-habitable space, it is considered that the effect on this occupiers side and front windows would not be a significant concern due to the relationship, separation and the angle of view from any proposed first floor front facing windows.

8.6 The impact on the other semi is also considered limited given that the side extension would not be conspicuous being away from its main windows. In terms of the effect on properties opposite the site on Farm Close, given front separation, effect on residential amenity would be limited. Given the rear to rear separation in excess of 21 metres, overlooking to the rear is also very limited compliant with the Residential Extensions Guide 2011.

8.7 In terms of the proposed single storey rear extension, this would project 3.5m off the rear main wall of the applicant's property and would be set back 1.2m from the boundary line. Due to the relationship with the back property at no.10, which has its own rear extension, the impact is considered acceptable in terms of loss of outlook, light and overbearing/ privacy. Given the set back, and relationship involved, the impact on side and rear of no. 8 would be limited.

Parking and Highway Safety

8.8 The existing house consists of three bedrooms. If permitted, the proposal would increase this be one to four. When assessed against current parking standards, this necessitates the provision of a minimum of three off road parking spaces, which can be accommodated on the applicant's front driveway.

9 CONCLUSION

- 9.1 For the reasons cited above, the proposal is considered acceptable and recommended for approval.

10 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 plan: 330/2020/01 C.

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

3. The external walls and roof of the extensions shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

Reason: In the interests of visual amenity to ensure that the extension harmonises with the existing building in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and 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 additional windows shall be installed in the side facing elevations of the proposed extensions.

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

11 BACKGROUND PAPERS

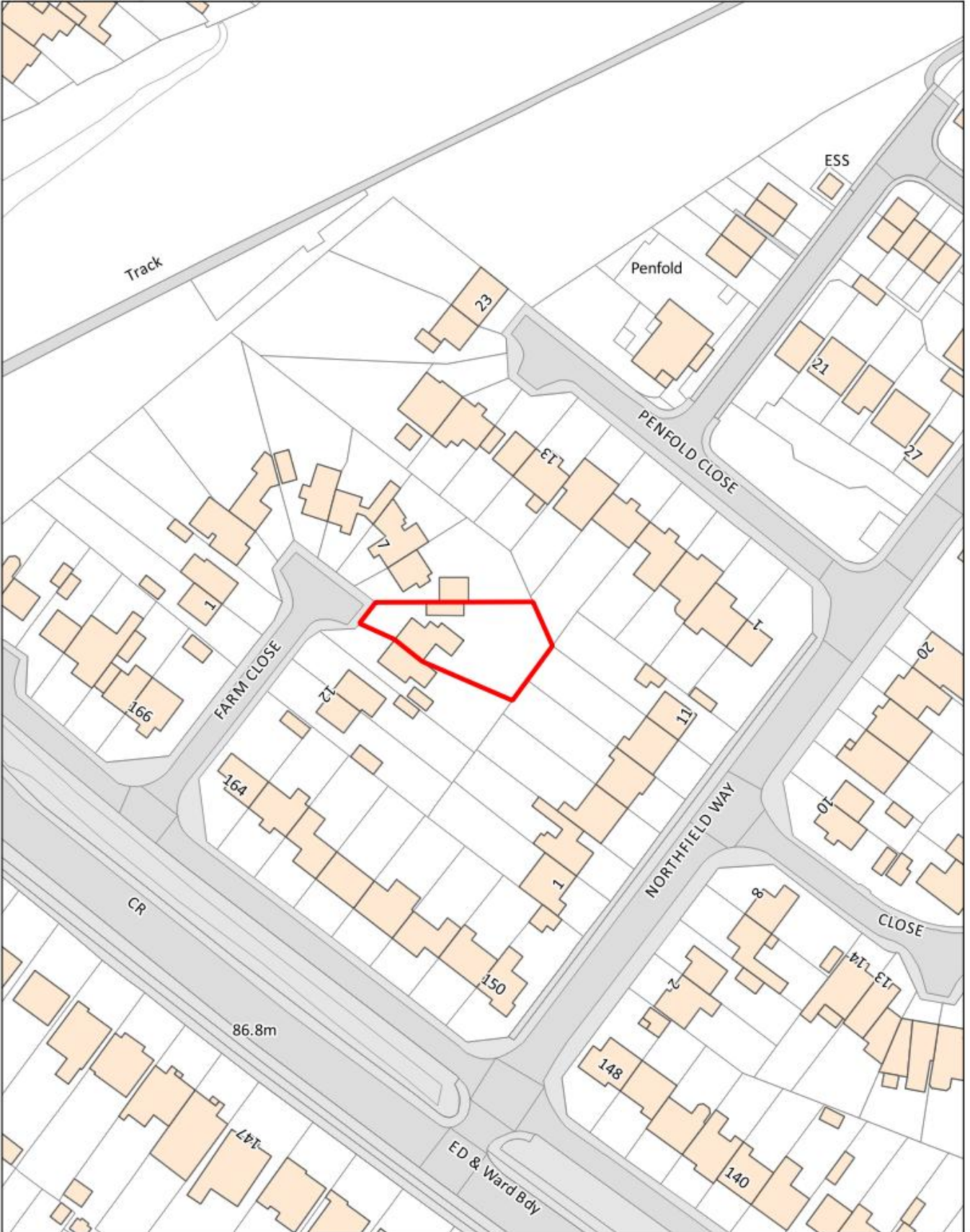
- 11.1 N/2020/0432

12 LEGAL IMPLICATIONS

- 12.1 The development is not CIL liable being under 100 square metres floor area.

13 SUMMARY AND LINKS TO CORPORATE PLAN

- 13.1 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: **9 Farm Close**

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PLANNING COMMITTEE: 9th June 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/1518

LOCATION: Parking Area, Pikemead Court

DESCRIPTION: Creation of 2no new parking zones (one for 5no cars and one for 2no cars)

WARD: Talavera Ward

APPLICANT: Northampton Partnership Homes
AGENT: N/A

REFERRED BY: Director of Planning and Sustainability
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 principle of 7no car parking spaces across two small areas is considered acceptable in an established residential area and would contribute somewhat towards meeting parking needs of local residents. The siting and scale are considered acceptable, without harmful impact on neighbouring amenity and highway safety, nor on protected or locally significant trees. The development is therefore compliant with the aims and objectives of the National Planning Policy Framework, Policy S1, S10 and BN3 of the West Northamptonshire Joint Core Strategy, and Saved Policy E20 of the Northampton Local Plan.

2 THE PROPOSAL

2.1 The proposal is for the creation of 2 parking zones. One parking zone will provide 5no parking spaces and the second parking zone will provide 2no parking spaces. The parking zones will replace the grassed space to the front of properties.

3 SITE DESCRIPTION

3.1 The site comprises two small areas of grassland. The larger area is at higher ground where it meets the road and slopes downwards towards the neighbouring properties. This space has 4

existing trees. The smaller area of grass is flat, with a lamppost to one side, with a public footpath on two sides and close to a blank side elevation of a neighbouring property.

- 3.2 Access is currently taken off Pikemead Court. The site is surrounded by residential properties on all sides with a mix of single storey and two storey dwellings. The site is not near any conservation areas or listed buildings and is in a low risk flood zone (flood zone 1).

4 PLANNING HISTORY

- 4.1 N/2020/0093 Variation of Condition 2 (Approved Plans) of application N/2018/1770 application ongoing.
- 4.2 N/2018/1770 Demolition of 6no. garages and erection of 1 new build dwelling and parking approved in June 2019.

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.

6 National Policies

- 6.1 **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.

6.2 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy S10 Sustainable Development Principles

Policy BN3 Trees

Policy BN9 Planning and Pollution Control

6.3 Northampton Local Plan 1997 (Saved Policies)

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policy is material to this application:

Policy E20 New development (design)

6.4 Supplementary Planning Documents

7 CONSULTATIONS/ REPRESENTATIONS

7.1 Comments and representations are summarised as follows:

7.2 **NBC Public Protection** – Requires that prior to occupation of the development hereby permitted, a scheme for the installation of electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority.

7.3 **NBC Arboriculture** – no objection to the proposal. If the need for additional car parking spaces can be justified, then the loss of the hornbeam will be inevitable because of the necessary changes in level which will result in significant loss of tree roots making the trees unstable. Considered that hornbeam is often an unwise species choice for an urban setting. The massive, squat canopy blocks all light and appears brooding and oppressive and casts a significant pall of shadow providing, in my opinion, a neutral or negative public amenity. The two whitebeam trees are in poor overall condition and consideration should be given to their removal as part of the overall parcel of works. Mitigation for the loss of the four trees might be achieved by some new tree planting, although space for the development of a resilient crown is limited at this site.

7.4 **NCC Highways** – no objection to the proposal. The maximum length that dropped kerbing can run along a footpath would be 11 metres before a full kerb is needed as per LHA Standing Advice 2016. The application will be required to obtain a Section 184 license and works must be undertaken by a Northamptonshire Highways Approved Contractor. There is a road gully which requires moving and the cost will be borne by the applicant.

7.5 3 neighbour objections on the following grounds:

- Loss of green space is not justified
- Loss of trees
- Parking spaces are pointless
- Area for 2 spaces is currently used for littering so 2 spaces here would be welcome
- Parking should be on Blackthorn Road
- Street looks like a carpark already
- Cars already park on the green space
- Pollution

8 APPRAISAL

Main Issues

8.1 The main issues for consideration are the principle of additional parking spaces at this location, the impact on the character of the surrounding area, and proposed residential amenity, trees and highways/parking implications.

Principle

8.2 The site is located within a residential area, currently comprising two relatively small areas of sloping grassland. One area currently has 4 trees. Within such an area of residential development, where parking is at a premium, the development is considered to be acceptable, subject to matters of detail including the impact on the character of the area.

Impact on character and appearance of the area

- 8.3 Policy S10 requires the highest standards of sustainable design and a strong sense of place. The proposed spaces would impact on small areas of green space and lead to the loss of three trees. The proposed development site is not a large area of green amenity space, although it is acknowledged that there would be a reduced amount of green space left on Pikemead Court. It is considered that the replacement of this space with additional parking for 7no parking spaces would not be out of keeping with the area. In terms of security, all proposed parking spaces would be overlooked by surrounding properties therefore it is a suitable location in this respect.

Impact on amenity of neighbouring occupiers

- 8.4 The site is surrounded by residential properties on all sides. The proposed spaces would be to the front elevation of properties 1-5 Pikemead Court. There is currently a footpath between the proposed site and these properties, with some green space to be retained (to the south and east of the parking spaces). The applicant has submitted additional section plans, which indicate the levels and positioning of the parking spaces. No retaining wall structure will be required as the spaces will follow the gradient of the land and as such there will not be an additional structure which could have been visible to neighbouring properties. It is not considered that additional spaces would be unduly obtrusive in terms of neighbouring amenity. There will be the potential of car headlights shining towards 1-5 Pikemead Court at times, however, it is not considered that the impact would be so significant as to warrant a refusal of the application.

Parking and Highways

- 8.5 The Highways Authority has been consulted on this application and no objection to the parking scheme has been raised. It is considered that the proposal would not have an unacceptable impact upon the highway network and may reduce some of the on-street parking on Pikemead Court which was present during the site visit.
- 8.6 The proposed parking spaces are 2.5m in width x 5.6m in length and therefore meet NCC Standards.
- 8.7 The applicant has submitted for this additional parking due to the loss of garages as part of the application for one dwelling in the area (N/2018/1770). This would go some way to providing additional parking for local residents, many of which rely on on-street parking in this area.

Trees

- 8.8 There are three trees proposed to be removed as part of the development. The two hornbeam trees would be lost in order to accommodate the parking spaces and NBC Arboriculture accepts this loss, and points to their large canopies often appearing overbearing as street trees. The Officer also noted that the 2 whitebeam trees were not in good condition, and one of these is now also proposed for removal. One whitebeam tree would remain at the site. No objection to the loss of such trees has been raised by NBC and also some neighbour comments did not feel the loss of green space and/or trees was unnecessary, it is considered that on balance the loss of these particular trees would be detrimental to the area. The protection of the remaining tree can be secured via a condition to ensure appropriate controls are in place.

9 CONCLUSION

- 9.1 The site is in an existing residential area within the built-up area of Northampton. The applicant, Northampton Partnership Homes, has received a request for more parking in this area. An additional bungalow was granted consent in June 2019 and although parking was provided as part of this scheme, it resulted in the loss of garages. As such, additional parking spaces would go some way in accommodating the need in this area. Therefore, this application is recommended for approval, subject to the below conditions.

10 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: BT-P-CP-01, BT-P-CP-01, Tree Removal Plan (Proposed Layout) Rev 2, 20-39043/50 Rev P1, 20-3904360 Rev P1.

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

3. Prior to the commencement of construction work, details of tree protection measures in the form of an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority, detailing control measures to protect retained trees and their roots from damage and thereafter shall be implemented in accordance with the approved details throughout the construction period.

Reason: In the interests of tree protection to accord with Policy BN3 of the Joint Core Strategy. Pre-commencement condition to ensure timely submission of details.

4. The development hereby approved shall be implemented in accordance with the approved proposed levels shown in plans 20-39043/50 Rev P1 and 20-3904360 Rev P1.

Reason: In the interests of residential and visual amenity in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy.

11 BACKGROUND PAPERS

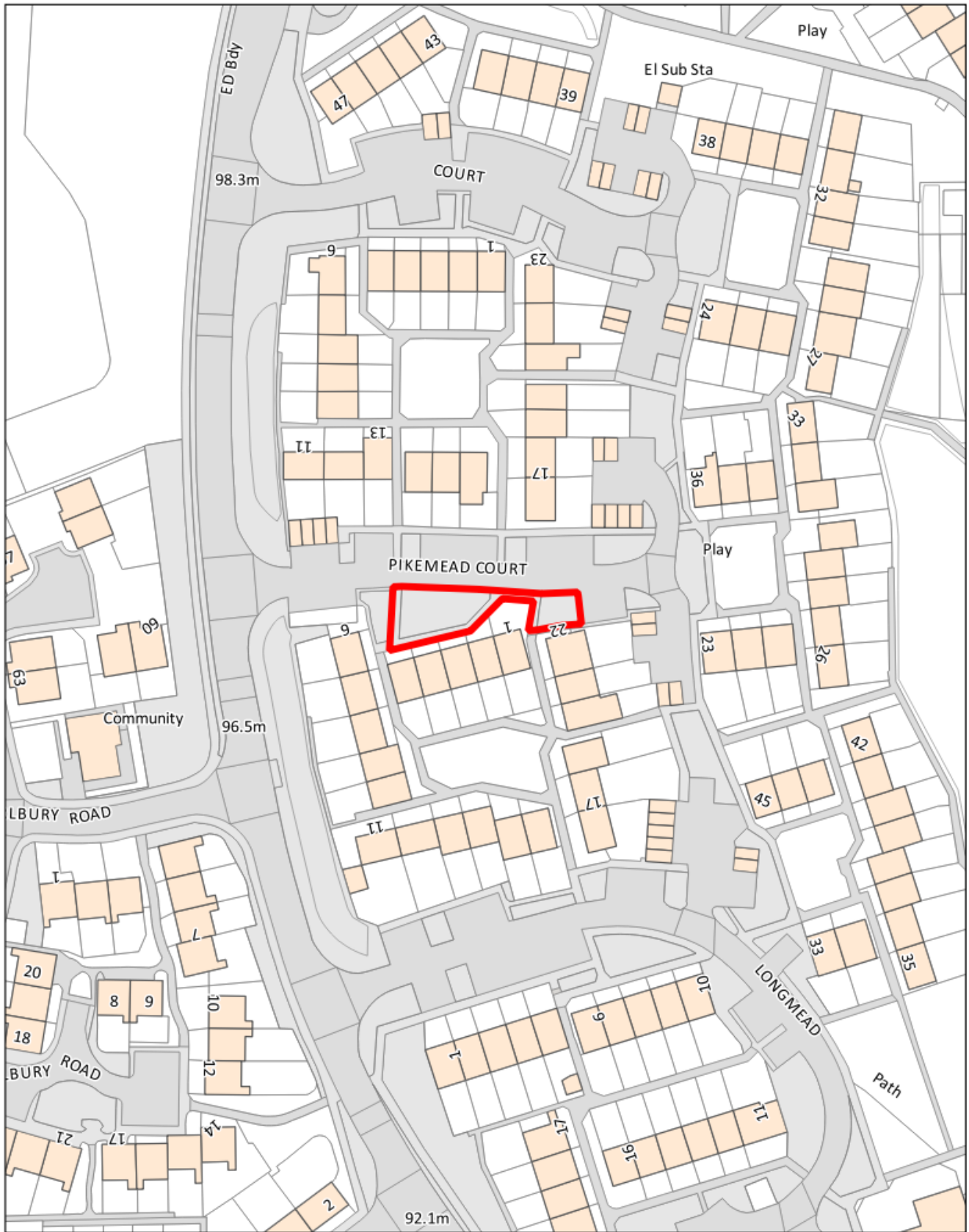
- 11.1 N/2019/1518.

12 LEGAL IMPLICATIONS

- 12.1 The development is CIL liable.

13 SUMMARY AND LINKS TO CORPORATE PLAN

- 13.1 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: **Pikemead Court**

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Date: 23-04-2020

Scale: 1:1,000

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PLANNING COMMITTEE: 9th June 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2020/0093

LOCATION: Lock Up Garages, Pikemead Court

DESCRIPTION: Variation of Condition 2 of Planning Permission N/2018/1770 (Demolition of 6no. garages and erection of 1 new build dwelling and parking) to alter position of proposed development

WARD: Talavera Ward

APPLICANT: Northampton Partnership Homes
AGENT: Baily Garner LLP

REFERRED BY: Director of Planning and Sustainability
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 principle of residential development has been established by the previous planning approval N/2018/1770 and the proposal would contribute towards the Council's five year housing land supply. The siting, scale and design are considered acceptable and would be in keeping with the character and appearance of the surrounding area, without harmful impact on neighbouring amenity, trees, crime prevention and parking/ highway safety. The development is therefore compliant with the aims and objectives of the National Planning Policy Framework, Policies S1, S3, S10, H1, BN3 and BN9 of the West Northamptonshire Joint Core Strategy, and Saved Policy E20 of the Northampton Local Plan.

2 THE PROPOSAL

2.1 Permission is sought for demolition of 6 garages and erection of a one-bedroom detached bungalow. There would be a private garden to the rear measuring 8.6 metres deep and associated off street parking for 3 cars in front. The property would have a hipped roof and measures 4.9 metres in height.

- 2.2 This is a revised proposal following planning permission was granted in 2018 for a bungalow on site, the revision would see the proposed dwelling to be sited 2.5 metres further to the west. In terms of design, the bungalow's appearance externally is largely the same. The internal layout is almost identical. The revised position now takes account of an Anglian Water sewer beneath the site.

3 SITE DESCRIPTION

- 3.1 The site consists of a former block of domestic garages located within a primarily residential area. Access is currently taken off Pikemead Court. The site is surrounded by residential properties on all sides with a mix of single storey and two storey dwellings. The site is not near any conservation areas or listed buildings and is in a low risk flood zone (flood zone 1).

4 PLANNING HISTORY

- 4.1 N/2018/1770 Permission granted for the demolition of 6no. garages and erection of 1 new build dwelling and parking. The garages have already been demolished.

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.

National Policies

- 5.2 **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.

West Northamptonshire Joint Core Strategy (2014)

- 5.3 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 H1 Housing Design, Density and Mix

Policy BN3 Trees

Policy BN9 Planning and Pollution Control

Northampton Local Plan 1997 (Saved Policies)

- 5.4 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)

Supplementary Planning Documents

- 5.5 Planning out Crime in Northamptonshire SPG 2004
Northamptonshire County Parking Standards 2016
Northampton Parking Standards 2019

6 CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **Highways (NCC)** - Parking spaces to be stopped up, no planting allowed within 1m of highway.
- 6.2 **Environmental Health (NBC)** - no objection subject to contamination condition, consideration of gas boilers and electric charging points and construction hours.
- 6.3 **Northamptonshire Police** - no further comments.
- 6.4 **Councillor J Duffy** - raises concerns over parking.

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, trees, security and highway conditions/ parking.

Principle of residential development

- 7.2 The site is located within an established residential area and comprises previously developed land. In addition, the principle of one dwelling has already been established by the previous approval N/2018/1770.

Design and impact on the appearance and character of the area

- 7.3 Saved Policy E20 of the Northampton Local Plan and Policy H1 of the Joint Core Strategy place importance on the quality of design of new developments and is in conformity with the NPPF which advises that planning should always seek to secure high quality design. The proposed design and general appearance are in keeping with the area which also comprises other single storey dwellings with comparable height to the proposed. Materials can be agreed by condition as before. The design is the same as before although the siting of the dwelling had been amended.

Impact on amenity of neighbouring occupiers

- 7.4 The site is surrounded by residential properties on all sides. To the immediate west are two storey terraced properties at 17 and 18 Croftmeadow Court, these properties have a ground level in excess of a metre higher than the application site, given the separation of approximately 7 metres between the rear elevations of these neighbours and the side wall of the proposed dwelling, combined with the difference in ground levels, the fact that the proposed dwelling would be single storey with a height of 4.9 metres to the roof apex, it is considered that the effect on these neighbouring occupiers would be reasonably limited in terms of loss of outlook, light, overbearing and privacy. To the immediate east of the site is another terraced property at number 36 Pikemead Court, with a separation of 8 metres between the proposed dwelling and the side wall of this neighbour. Given the separation, height of the new dwelling and relationship involved, it is also considered that the effect on this property would be acceptable. In terms of effect on the properties

opposite the front and rear of the site, the separation is such that neighbour impact would also be limited.

Amenity of future occupiers

- 7.5 Saved Policy E20 of the Northampton Local Plan and H1 of the Joint Core Strategy all seek to secure a sufficient standard of residential amenity for future occupiers. All habitable rooms would be served by adequate light and outlook and private amenity space providing an acceptable level of residential amenity. The same layout was approved in the 2018 application. Although the two storeys properties to the west of the site would directly overlook the rear amenity space which is not ideal, it is considered that the separation involved is considered acceptable in this instance bearing in mind there is an extant permission and the need for an additional dwelling which would outweigh these concerns.

Parking and Highways

- 7.6 Northamptonshire County Council Parking Standards seek 1 on plot parking space for 1 bedroom properties. The proposal provides 3 parking spaces in front which exceeds the minimum parking requirement by 2 spaces. The application site previously provided 6 single garages for local residents which were too small to park a standard car when considered against current parking standards. The Highway Authority raise no further comments subject to stopping up of parking. Although parking in the immediate site vicinity is at a premium, it is noted that the proposal provides a level of parking that exceeds the relevant standards. There is also a current planning application N/2019/1518 for provision of additional 7 parking spaces on the estate closer to the estate entrance with Blackthorn Road providing additional residents parking.

Security and Crime Prevention

- 7.7 Northamptonshire Police Crime Advisor raises no further comments beyond the previous application which commented upon need for boundary treatment and secure windows / doors which can be conditioned or dealt with under Building Regulations.

Contamination and Environmental Health issues

- 7.8 The Council's Environmental Health Officers recommend that a standard land contamination condition be secured on any grant of planning approval. This accords with Policy BN9 of the Joint Core Strategy. Construction hours can be controlled under other legislation. There is no policy justification for insisting on gas fired boilers. In terms of electric charging points, as there is requirement under the recent Parking SPD, a planning condition will be imposed requiring the provision of one charging point to serve this bungalow.

Landscaping and Trees

- 7.9 There are no trees proposed to be removed within the site however there are some semi-mature trees adjacent to the site. A tree protection condition is recommended on of any planning approval as per the previous permission.

8. CONCLUSION

The site is in an existing residential area within the built up area of Northampton and the amended siting considered acceptable. In this instance, the proposal would comply with the development plan and national policy and subject to conditions, no harm has been identified that would significantly outweigh benefits. The proposal is considered acceptable subject to the following conditions.

9 CONDITIONS

1) The development hereby permitted shall be carried out in accordance with the following approved plans: P01B, P03D, P05B, P06D.

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

2) 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 and S10 of the West Northamptonshire Joint Core Strategy.

3) The parking spaces shown on the submitted plan shall be constructed prior to the first occupation of the building hereby approved and retained thereafter.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety in accordance with the aims of the National Planning Policy Framework.

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 extensions shall be erected to the dwelling hereby permitted.

Reason: To prevent overdevelopment of the site 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 additional windows including dormers and roof windows shall be installed to the dwelling hereby permitted.

Reason: In the interests of privacy in accordance with Policy E20 of the Northampton Local Plan.

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 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) Details of external lighting shall be first submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented prior to the occupation of development hereby approved.

Reason: In the interests of security to comply with Policy S10 of the Joint Core Strategy.

8) Prior to the commencement of construction work, details of tree protection measures in the form of an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority, detailing control measures to protect retained trees and their roots from damage and shall be implemented in accordance with the approved details throughout the construction period.

Reason: In the interests of tree protection to accord with Policy BN3 of the Joint Core Strategy. Pre-commencement condition to ensure timely submission of details.

9) Notwithstanding the submitted plans, prior to the occupation of development, full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the building 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.

10) Full details of one electric vehicle charging point for the dwelling hereby approved 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 Northampton Parking Standards SPD.

10 BACKGROUND PAPERS

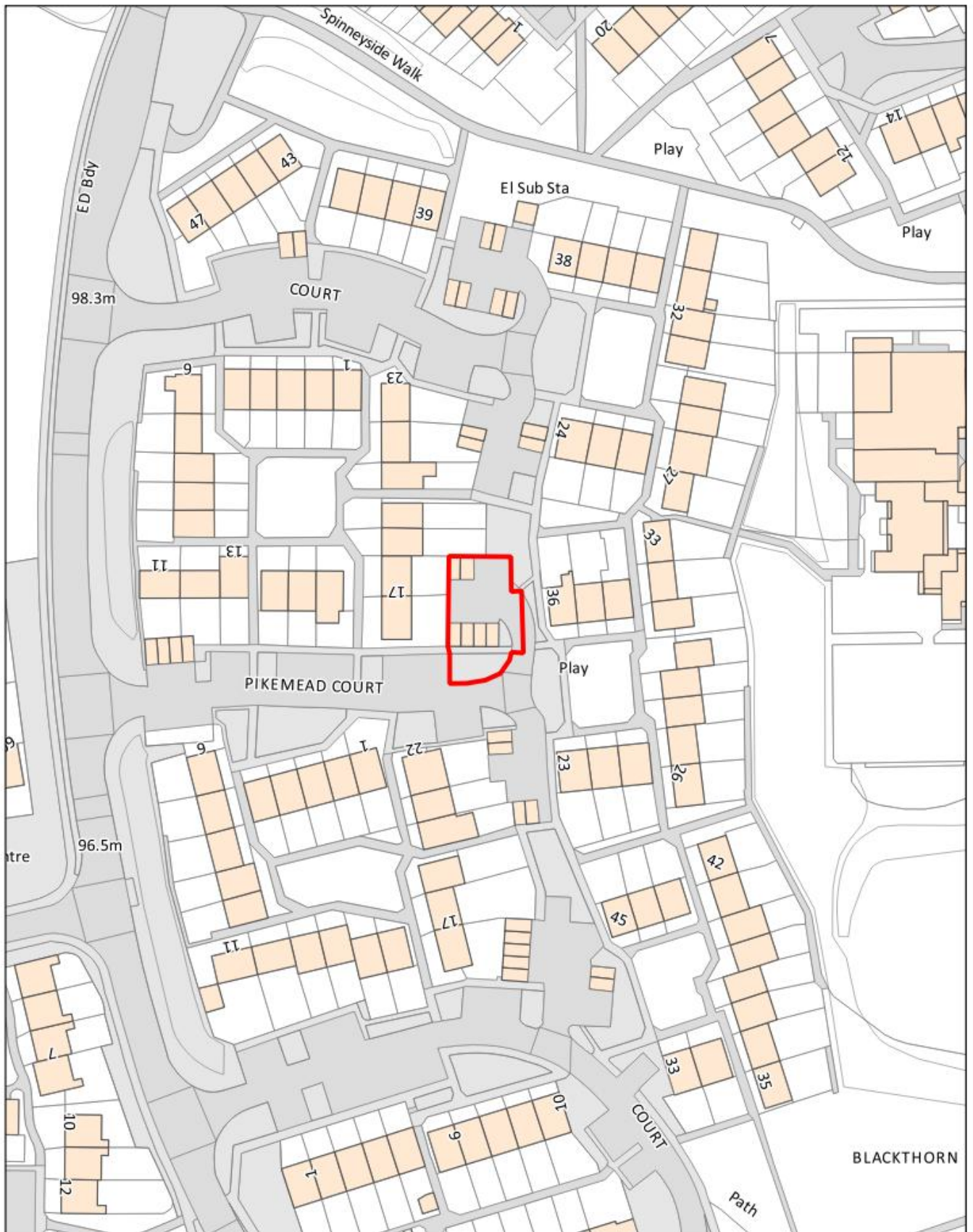
10.1 N/2020/0093 and N/2018/1770

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 Pikemead Court**

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