

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

APPLICATION REF: N/2019/0250

LOCATION: Community Centre, Brunswick Place

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

WARD: Castle Ward

APPLICANT: Northampton Partnership Homes
AGENT: N/A

REFERRED BY: Head of Planning
REASON: Council owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

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

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

2 THE PROPOSAL

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

3 SITE DESCRIPTION

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

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

3.2 The surrounding area is residential in character.

4 PLANNING HISTORY

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

5 PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014), Northampton Local Plan (1997) saved policies.

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following section is of particular relevance to this application:

Section 12 – Achieving well-designed places.

5.3 West Northamptonshire Joint Core Strategy (2014)

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

Policy S10: Sustainable Development Principles
Policy RC1: Delivering Community Regeneration

5.4 Northampton Local Plan 1997 (Saved Policies)

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

Policy E20 – New development.

6 CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

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

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

7 APPRAISAL

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

8 CONCLUSION

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

9 CONDITIONS

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

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

10 BACKGROUND PAPERS

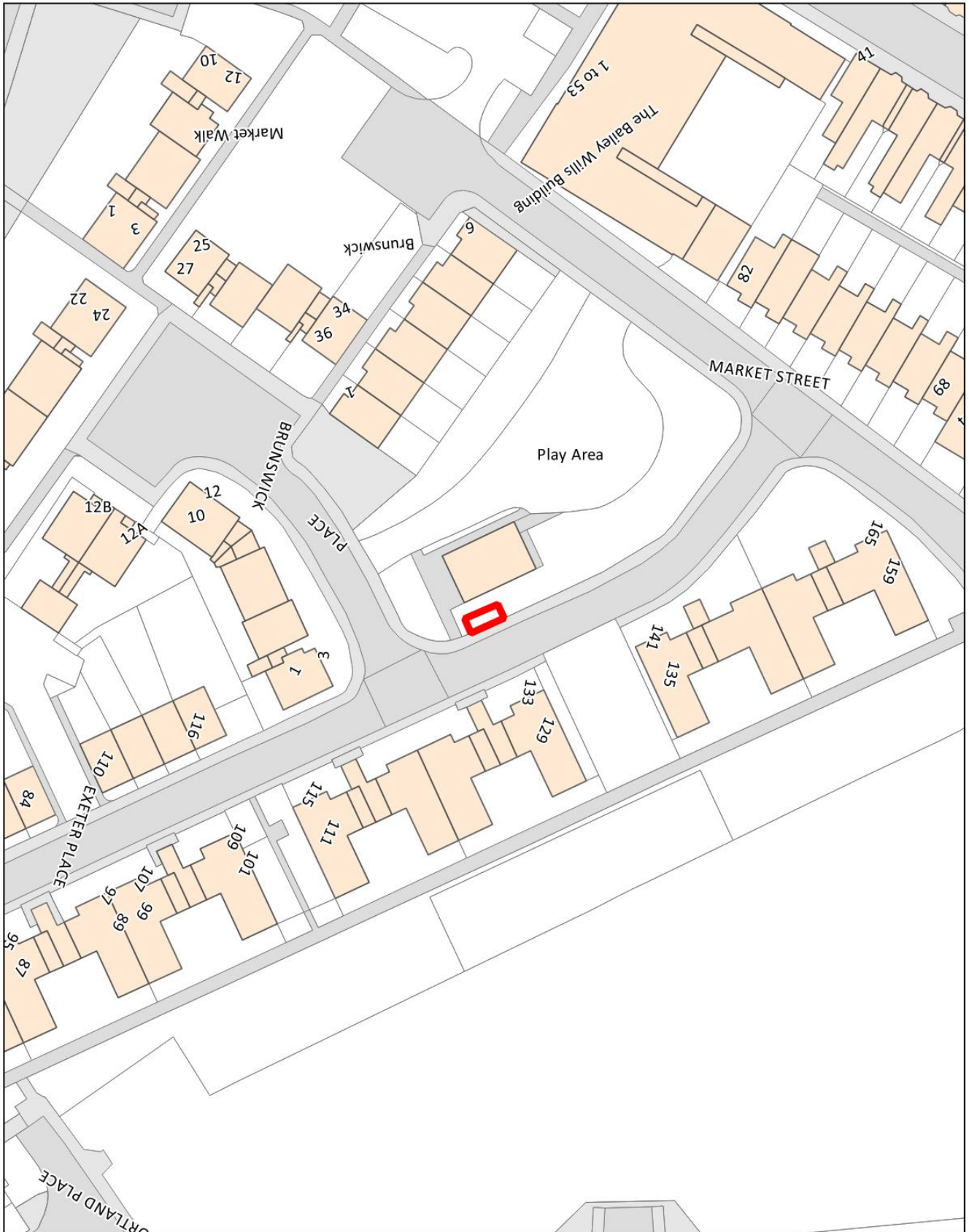
- 10.1 N/2016/1424 AND N/2019/0250.

11 LEGAL IMPLICATIONS

- 11.1 The development is not CIL liable.

12 SUMMARY AND LINKS TO CORPORATE PLAN

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



Title: **Community Centre, Brunswick Place**

© Crown copyright and database rights 2018 Ordnance Survey licence no. 10019655

Date: 03-04-2019

Scale: 1:750

Drawn by: -----