



PLANNING COMMITTEE: 17th March 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/1413

LOCATION: Bipin Community Centre, Ecton Brook Road

DESCRIPTION: New single storey post office with front brick boundary wall, cycle stands and installation of block paving

WARD: Billing Ward

APPLICANT: Mr Patel
AGENT: A Chhatralia

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 proposed development is considered acceptable and would not have any undue detrimental impact on the appearance and character of the host building, wider area, highway safety, security or amenity of nearby occupiers to comply with the aims of the National Planning Policy Framework, Policies S10 and BN9 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.

2 THE PROPOSAL

2.1 Permission is sought for a single storey extension to provide a post office and boundary wall 1.2metre high with adjacent cycle stands and block paving. The post office would be relatively small with a floor area of 31 square metres. The proposal would be constructed in light coloured composite cladding to match the other parts of the host building.

2.2 It is proposed to relocate the existing Post Office located within the existing shop to a more prominent and accessible location to serve the local community. Separate access for bins has been provided with secure doors. Ventilation to the bin stores will be provided via the roof.

3 SITE DESCRIPTION

- 3.1 The premises comprise of a modern two-storey brick-built property, part rendered with wood clad and previously used as a public house, but now consisting of a takeaway and part community centre. A small service yard is located to the rear for refuse storage. The adjacent properties comprise of a post office, local store, medical centre and pharmacy, all of which surround a number of shared parking areas divided by landscaping. St Andrew's Primary School is located to the north of the site.
- 3.2 On the opposite side of Ecton Brook Road are residential properties. The site is not close to a conservation areas or listed buildings. The site is partly NBC owned land.

4 PLANNING HISTORY

N/2017/1220 Partial change of use to include hot food takeaway and cafe/restaurant uses with erection of extraction flue (part retrospective)- this has been implemented.

N/2017/0421 Permission for change of use of public house to part community centre and restaurant/hot food takeaway.

N/2017/0227 Permission for changing the external materials of the existing walls. Erection of new open entrance porch and front boundary wall (part retrospective).

N/2015/0100 Permission for new door and rood windows.

N/2014/1092 Permission for change of use from public house to community centre.

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 **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 108 Safe access for all
- Paragraph 127 Design and residential amenity

5.3 West Northamptonshire Joint Core Strategy (2014)

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

S10 Sustainable Development Principles
BN9 Pollution Control

5.4 Northampton Local Plan 1997 (Saved Policies)

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

E20 Design of new development

5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG 2004
Northampton Parking SPD 2019

6 **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

6.1 **Northamptonshire Police** - welcome a planning condition requiring specific information on doors, windows and CCTV provision.

6.2 **NBC Environmental Health** - no objection subject to condition for unsuspected contamination and construction noise restrictions.

6.3 **NBC Trees** - No objection to make.

7 **APPRAISAL**

7.1 The main issues to consider are the principle of development, effect on appearance and character of the host building, wider area, neighbour amenity, parking and highways safety and security.

Principle of use

7.2 The application site is located adjacent to an existing school and convenience store and opposite an established residential estate. Given the character of the area, it is considered that the proposal would complement the locality and includes a use that serves the nearby community and surrounding residential uses. Although the proposal is an out of town retail use, the scale is very minor and would serve a local need. There would be no impact on other centres.

Impact on neighbour amenity

7.3 The nearest residential properties being located approximately 25 metres away on the opposite side of Ecton Brook Road.

7.4 Although the use is likely to generate some additional comings and goings, it is considered that neighbour impact would be acceptable given existing separation and the fact that it would be a day time operation only, the same as the existing post office. Given the minor build form, any loss of amenity in terms of light, outlook and privacy would also be minimal. The Council's Environmental Health Officers have not objected on noise grounds and there is no need to control hours of use by condition given the minor scale of the development. This complies with Policy BN9 of the Joint Core Strategy and Paragraph 127 of the NPPF in terms of noise and amenity.

Impact on appearance and character of host building and wider area

7.5 The proposed front boundary wall would measure 1.2m high which is only 20cm higher than could be erected under permitted development. The height and alignment are considered acceptable and materials can be conditioned on any grant of planning permission. The effect on the street scene would also be reasonably limited. In terms of the post office, the design proposed would use materials to match the host building and is considered to be in keeping with the existing built form. This accords with Policy E20 of the Northampton Local Plan and S10 of the Joint Core Strategy. The proposed cycle stands are considered in keeping with the host building.

Parking and Highway safety

- 7.6 Although the site does not benefit from its own car park, there is a reasonable sized parking area adjacent that can accommodate approximately 40 cars off road. This car park is open 24 hours and available for use by the local community. This complies with Paragraphs 108 and 109 of the NPPF which seek to ensure safe access for all. The proposed cycle stands would encourage sustainable travel to and from the site.

Security and Crime Prevention

- 7.7 The applicant has provided a Security Statement demonstrating how the proposal would address crime and vandalism. This has been assessed by the Northamptonshire Police Crime Advisor and suggested that a planning condition for secure doors and windows and other security measures to be installed. All doors and windows would comply with Part Q of the Building Regulations and Secure by Design principles. CCTV will also be included to further deter criminal activities.

Other issues

- 7.8 The Council's Environmental Health Officers recommend a condition for unsuspected contamination which would be secured by condition in accordance with Policies S10 and BN9 of the Joint Core Strategy.

8 CONCLUSION

- 8.1 The proposal is of a modest scale and intensity and considered appropriate for the area. Given the siting and design the proposal, it would have an acceptable effect on residential and visual amenity, highway safety and crime prevention.

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: S1, 02, 03, 04, 05, 06, 07 and 08.

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

- 3) The approved boundary wall shall be constructed of bricks of same type, colour and texture as the existing site boundary wall immediate to the south of the site.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and E20 of the Northampton Local Plan.

- 4) The external walls of the post office shall be constructed with composite cladding of the same type, texture and colour as the external walls 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 E20 of the Northampton Local Plan.

- 5) In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to

assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

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) Prior to the occupation of development, full details of security measures including windows, doors and CCTV shall be submitted to and agreed in writing by the Local Planning Authority and the approved details shall be implemented prior to the use hereby permitted commences and retained thereafter.

Reason: in the interests of crime prevention to accord with Policy S10 of the Joint Core Strategy.

7) The cycle stands shall be installed in the location as shown on the approved plans prior to the use hereby permitted commences and be retained thereafter.

Reason: In the interests of highway safety to comply with the National Planning Policy Framework.

10 BACKGROUND PAPERS

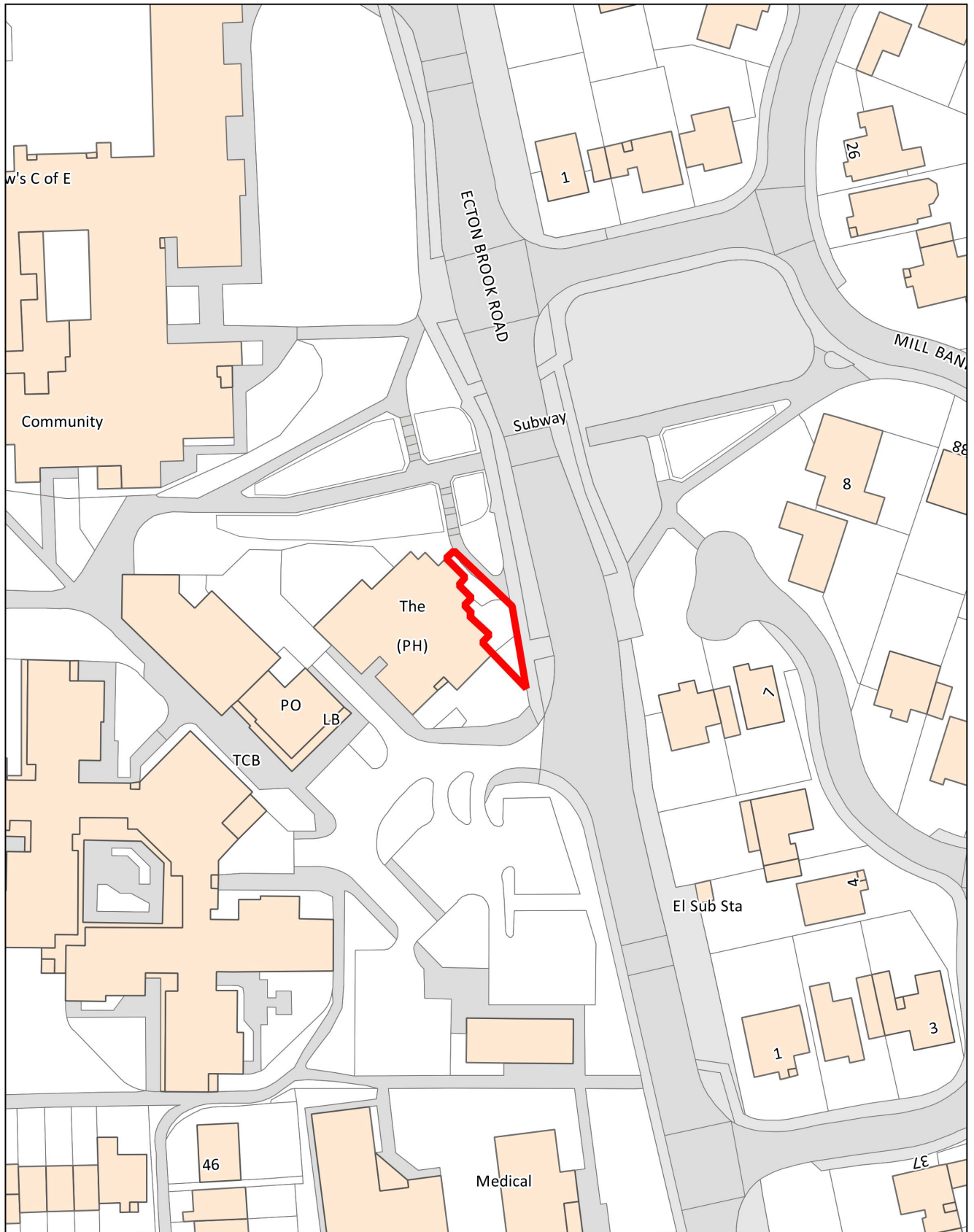
10.1 N/2019/1413.

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: **Bipin Community Centre, Ecton Brook Rd**

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Date: 28-02-2020

Scale: 1:750

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