



PLANNING AGENDA

Tuesday, 14 February 2017

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

6:00 pm

Members of the Committee

Councillor: Brian Oldham (Chair), Matthew Golby (Deputy Chair)

Councillors: Jane Birch, Julie Davenport, Anamul Haque (Enam), Mary Markham, Jamie Lane, Graham Walker, Arthur McCutcheon, Brian Markham, Samuel Kilby-Shaw, Andrew Kilbride and Elizabeth Gowen.

Chief Executive David Kennedy

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 6.00pm on 14th February, 14th March, 11th April, 9th May and the 8th June 2017.

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

Who Can Speak At Planning Committee Meetings?

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

How Do I Arrange To Speak?

- Anyone wishing to speak (not including Ward Councillors who must let the Chair know before the start of the meeting) must have registered with the Council's Democratic Services section not later than midday on the day of the Committee.

NB: the Council operate a 'first come, first serve' policy and people not registered to speak will not be heard. If someone who has registered to speak does not attend the meeting their place may be relocated at the discretion of the Chair.

Methods of Registration:

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

by email to: democraticservices@northampton.gov.uk

When Do I Speak At The Meeting

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

How Long Can I Speak For?

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

Other Important Notes

- Speakers are only allowed to make statements – they may not ask questions or enter into dialogue with Councillors, Officers or other speakers.
- Consideration of an application will not be delayed simply because someone who is registered to speak is not in attendance at the time the application is considered
- Confine your points to Planning issues: Don't refer to non-planning issues such as private property rights, moral issues, loss of views or effects on property values, which are not a material consideration on which the decision will be based.
- You are not allowed to circulate new information, plans, photographs etc that has not first been seen and agreed by the Planning Officers
- Extensive late representations, substantial changes, alterations to proposals etc. will not be automatically accepted, due to time constraints on Councillors and Officers to fully consider such changes during the Planning Committee Meeting.

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Your attendance is requested at a meeting to be held:
in The Jeffrey Room, St. Giles Square, Northampton, NN1 1DE.
on Tuesday, 14 February 2017
at 6:00 pm.

D Kennedy
Chief Executive

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

Report of Head of Planning (copy herewith)

7. OTHER REPORTS

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

None

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

None

10. ITEMS FOR DETERMINATION

(A) N/2016/0083 - DEMOLISH EXISTING DWELLING AND ERECT RESIDENTIAL DEVELOPMENT OF UP TO 12 DWELLINGS, ACCESS ROAD AND ASSOCIATED WORKS. (OUTLINE APPLICATION INCLUDING DETAILS OF ACCESS) - 135 HARLESTONE ROAD

(Copy Herewith)

(B) N/2016/1188 - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT WITH ALL MATTERS RESERVED EXCEPT ACCESS - GRAZING LAND, MILL LANE, KINGSTHORPE

(Copy Herewith)

(C) N/2016/1264 - VARIATION OF CONDITION 1 OF PLANNING PERMISSION N/2000/981 TO ALLOW THE USE OF THE BUILDING AS A FREE SCHOOL - NBC DEPOT, STATION ROAD

(Copy Herewith)

(D) N/2016/1297 - CHANGE OF USE FROM SINGLE DWELLING TO 2 SELF-CONTAINED FLATS - 69 ALLEN ROAD

(Copy Herewith)

(E) N/2016/1544 - VARIATION OF CONDITION 1 OF PLANNING PERMISSION N/2015/0001 TO EXTEND USE OF THE EXISTING CAR WASH FOR A FURTHER FIVE YEARS - NBC SURFACE CAR PARK, COMMERCIAL STREET

(Copy Herewith)

(F) N/2016/1579 - PROPOSED TRACTOR SHED, STORE AND PAVILION - FERNIE FIELD SPORTS GROUND, FERNIE FIELD

(Copy Herewith)

(G) N/2016/1697 - CHANGE OF USE OF TWO COMMUNAL ROOMS INTO TWO ONE BEDROOM SELF-CONTAINED DWELLINGS - WOODSTOCK, CLIFTONVILLE ROAD

(Copy Herewith)

(H) N/2017/0005 - CHANGE OF USE FROM DWELLING (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 5 PERSONS - 54 BOSTOCK AVENUE

(Copy Herewith)

11. ENFORCEMENT MATTERS

None

12. ITEMS FOR CONSULTATION

(A) N/2017/0021 - OUTLINE APPLICATION FOR DEVELOPMENT OF UP TO 125 DWELLINGS, INCLUDING AFFORDABLE HOUSING, ACCESS AND ASSOCIATED WORKS, OPEN SPACE INCLUDING STRATEGIC LANDSCAPING, SPORTS PITCHES AND CHILDREN'S PLAY SPACE, CAR AND COACH PARKING AREA TO SERVE MOULTON SCHOOL AND LOCAL COMMUNITY - LAND TO THE SOUTH OF BOUGHTON ROAD, MOULTON

(Copy Herewith)

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.

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 17 January 2017

- PRESENT:** Councillor Oldham (Chair); Councillor Golby (Deputy Chair); Councillors Birch, Davenport, Gowen, Haque, Kilby-Shaw, B Markham, M Markham, McCutcheon and Walker
- OFFICERS:** Peter Baguley (Head of Planning), Rita Bovey (Development Manager), Nicky Toon (Development Management Team Leader), Theresa Boyd (Solicitor), Dan Kalley (Democratic Services Officer), Ed Bostock (Democratic Services Officer)

1. APOLOGIES

Apologies for absence were received from Councillor Lane and Councillor Kilbride.

2. MINUTES

The minutes of the meeting held on 20 December 2016 were agreed and signed by the Chair.

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/2016/1448

Jane Brown

Cllr Mohammed Azizur Rahman (Aziz)

4. DECLARATIONS OF INTEREST/PREDETERMINATION

Councillor M Markham declared a personal and disclosable pecuniary interest in Items 10d and 10e as a Director of Northampton Partnership Homes.

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

There were none.

6. LIST OF CURRENT APPEALS AND INQUIRIES

The Development Manager submitted a List of Current Appeals and Inquiries and elaborated thereon. The application at 99 Weedon Road had been dismissed, the Inspector had agreed with the Council's decision.

RESOLVED:

That the report be noted.

7. OTHER REPORTS

There were none.

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

There were none.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

There were none.

10. ITEMS FOR DETERMINATION

(A) N/2016/1448 SINGLE STOREY REAR & FRONT EXTENSION, INTERNAL ALTERATIONS & NEW FIRST FLOOR EXTENSION OVER EXISTING GARAGE TO SIDE 49 ACRE LANE

The Development Management Team Leader submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee were informed that the application sought to add a first floor extension above the existing attached garage which had been amended to reduce the rear projection by 0.8m to 2.2m, a single storey extension with a rear projection of 3 metres and a single storey front porch extension. Furthermore, the Committee were referred to an additional comment made by Michael Ellis MP, which was contained in the Addendum.

Ms Jane Brown, the resident of 51 Acre Lane, addressed the Committee and spoke against the application. She cited concerns about the potential loss of light in her garden and rooms to the rear of her property.

Councillor Aziz, as the Ward Councillor, spoke against the application and echoed the concerns of Ms Brown. He stated that there were no objections to the extension being in line with neighbouring properties, however this application would, in his view, protrude too far out to the rear. He asked the Committee to take into account the views of Ms Brown when deciding the outcome of the application.

Members of the Committee welcomed the comments and agreed that while they were sympathetic to Ms Brown's situation, the applicant had already made reasonable adjustments in response to her objections.

RESOLVED:

That the application be **APPROVED** subject to the conditions as set out in the report and for the following reason:

The proposed development would due to its sitting, scale and design not have an undue detrimental impact on the appearance and character of the host building, wider area and amenity of adjoining occupiers to comply with Policies E20 and H18 of the Northampton Local Plan, S10 of the West Northamptonshire Joint Core

Strategy, the Council's Supplementary Planning Document on Residential Extensions and aims of the National Planning Policy Framework.

(B) N/2016/1502 CHANGE OF USE FROM DWELLING (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION FOR 3 PERSONS (USE CLASS C4) 14 WHITWORTH ROAD

The Development Management Team Leader submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee heard that the application sought to change the use of the property from a dwelling to a house in multiple occupation (HIMO). The Committee were informed that no structural changes needed to be made and there had been no objections -from Northamptonshire County Council Highways Authority. In addition the Development Management Team Leader commented that this property only increased the concentration of HIMO's to 4.4% in a 50 metre radius, which was under the 15% guideline.

The Committee discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions as set out in the report and for the following reason:

The proposed development for a change of use from a dwelling to a house in multiple occupation (HIMO) would not lead to an unacceptable concentration of HIMOs within the locality 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, in accordance with the requirements of the National Planning Policy Framework, Policies H1, H5 and S10 of the West Northamptonshire Joint Core Strategy, saved Policies E20 and H30 of the Northampton Local Plan and the Houses in Multiple Occupation Interim Planning Policy Statement.

(C) N/2016/1511 ERECTION OF MARQUEE AT NORTH STAND CAR PARK SIXFIELDS STADIUM, WALTER TULL WAY ST JAMES

The Development Manager submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee heard that the application sought to erect a marquee to accommodate fans' facilities. 6 parking spaces would be affected and there were no concerns raised by Northamptonshire County Council Highways Authority.

The Committee discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions as set out in the report and for the following reason:

The proposed development, subject to conditions, would have a neutral impact upon the character and appearance of the locality, neighbour amenity and the highway system. The proposal is therefore in conformity with the requirements of the National

Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.

6.46pm. At this point Councillor M Markham left the room, having declared a personal and disclosable pecuniary interest in items 10d and 10e of the agenda.

(D) N/2016/1513 PRIOR NOTIFICATION FOR DEMOLITION OF 2 BLOCKS OF 5 GARAGES LOCK UP GARAGES, CHURCHILL AVENUE

The Development Manager submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee heard that the only point to be considered was the means, not the principle of demolition.

In response to questions asked, the Committee heard that should the garages form part of the rear wall to neighbouring gardens, they would be repaired, maintaining the garden space for affected properties.

The Committee discussed the report.

RESOLVED:

Agreed that the Authority's **PRIOR APPROVAL WILL NOT BE REQUIRED** for the method of demolition and proposed restoration of the site for the following reason:

That the means of demolition and the proposed restoration of the site are considered to be acceptable and would be consistent with the aims and objectives of policies of the West Northamptonshire Joint Core Strategy and National Planning Policy Framework.

(E) N/2016/1696 PRIOR NOTIFICATION FOR DEMOLITION OF 1 BLOCK OF 2 GARAGES GARAGES, WOODSTOCK, CLIFTONVILLE ROAD

The Development Manager submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee heard that the two garages to be knocked down would make available more parking spaces.

The Committee discussed the report.

RESOLVED:

Agreed that the Authority's **PRIOR APPROVAL WILL NOT BE REQUIRED** for the method of demolition and proposed restoration of the site for the following reason:

That the means of demolition and the proposed restoration of the site are considered to be acceptable and would be consistent with the aims and objectives of policies of the West Northamptonshire Joint Core Strategy and National Planning Policy Framework.

6.58 pm. Councillor M Markham re-joined the meeting.

11. ENFORCEMENT MATTERS

There were none.

12. ITEMS FOR CONSULTATION

(A) N/2016/1616 RESERVED MATTERS SUBMISSION PURSUANT TO OUTLINE PERMISSION - ERECTION OF B8 DISTRIBUTION UNIT WITH ANCILLARY OFFICE SPACE, ENERGY CENTRE AND ROOF PLANT, TWO GATEHOUSES, ACCESS, PARKING BAYS, INTERNAL ROAD, HARD SURFACING AND LANDSCAPING. ROTHERSTHORPE ROAD AND STYLE WAY, KISLINGBURY

The Development Management Team Leader submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee were informed that the consultation by South Northamptonshire Council (SNC) related to reserved matters approval relating to an outline consent approved in February 2015 for the extension of Pineham Business Park, comprising of the erection of employment units, associated parking and landscaping. The reserved matters application related to the approval of details of layout, scale, appearance and landscaping in relation to the erection of a storage and distribution unit and associated offices and parking. The Development Management Team Leader confirmed that an existing cycle path was to be extended in line with the development.

The Committee discussed the report.

RESOLVED:

That Northampton Borough Council **RAISE NO OBJECTIONS** to the reserved matters application as proposed.

(B) N/2016/1637 OUTLINE PLANNING APPLICATION FOR UP TO 75 RESIDENTIAL DWELLINGS (INCLUDING 35% AFFORDABLE HOUSING), DEMOLITION OF EXISTING OUTBUILDINGS, INTRODUCTION OF STRUCTURAL PLANTING AND LANDSCAPING, INFORMAL PUBLIC OPEN SPACE AND CHILDREN'S PLAY AREA, SURFACE WATER ATTENUATION WITH ASSOCIATED ANCILLARY WORKS LAND OFF HOLLY LODGE DRIVE, BOUGHTON

The Development Manager submitted a report on behalf of the Head of Planning and elaborated thereon. It was noted that this was a revised application for 75 dwellings and that the Committee had previously objected to planning permission for 110 residential dwellings. Although this application was a reduction in terms of number of dwellings, this was still a piecemeal development on a greenfield site.

The Committee discussed the report.

RESOLVED:

That Northampton Borough Council **OBJECTS** to the application for the following reason:

The development would result in the piecemeal incursion of the built area into the countryside in an area designated as Green Wedge which would be contrary to the relevant policies of the Daventry Local Plan, as well as failing to demonstrate that there would be an acceptable impact upon the local road network in accordance with the National Planning Policy Framework. These issues would outweigh the

contribution which the development would make to the five year housing land supply within the Northampton Related Development Area.

13. EXCLUSION OF PUBLIC AND PRESS

None required.

The meeting concluded at 7:07 pm

Directorate: Regeneration, Enterprise and Planning

Head of Planning: Peter Baguley



List of Appeals and Determinations – 14th February 2017

Written Reps Procedure

Application No.	DEL/PC	Description	Decision
N/2015/1370 APP/V2825/W/16/3160711	DEL	Variation of Condition 2 of Planning Permission N/2013/1024 to extend deliveries and collections hours to 7.00am to 8.00pm on Mondays to Saturdays and Bank Holidays and Public Holidays and 9.00am to 4.00pm on Sundays at Aldi Foodstore Ltd, Wellingborough Road	AWAITED
N/2015/1393 APP/V2825/W/16/3160378	DEL	Variation of Condition 1 of Planning Permission N/2012/0282 (Extension of opening hours) to amend the opening hours to Monday to Saturday 8am to 10pm and Sundays 10am to 4pm at Aldi Foodstore Ltd, Wellingborough Road	AWAITED
N/2016/0050 APP/V2825/W/16/3162068	DEL	Reserved matters application in relation to outline planning permission N/2013/0442 (Outline application for a new 89 bed hotel) for appearance, landscaping and scale for 56 serviced apartments at Plough Hotel, Bridge Street	AWAITED
N/2016/0281 APP/V2825/W/16/3165006	DEL	Change of use from shop (Use Class A1) to hot food takeaway (Use Class A5) and install extraction flue at 43 Oulton Rise	AWAITED
N/2016/0380 APP/V2825/W/16/3164220	DEL	Retain Change of Use from a Dwelling (Use Class C3) to House in Multiple Occupation (Use Class C4) at 96 Hood Street	AWAITED
N/2016/0635 APP/V2825/W/16/3162023	DEL	Demolition of existing printing works and construction of 2 new houses (re-submission of planning application N/2015/0276) at 1a Junction Road	AWAITED
N/2016/0786 APP/V2825/D/16/3163085	DEL	Two storey side extension at 26 Thornton Road	DISMISSED
N/2016/0817 APP/V2825/W/16/3165954	DEL	Change of use from dwelling (Use Class C3) to House in Multiple Occupation (Use Class C4) for up to four residents at 20 Shelley Street	AWAITED
N/2016/0876 APP/V2825/W/16/3165110	DEL	Change of use of property from Dwellinghouse (Use Class C3) to a House in Multiple Occupation (Use Class C4) for use by 5 persons. Replacement of existing single storey lean to extension at 89 Adams Avenue	AWAITED
N/2016/0885 APP/V2825/W/16/3159915	DEL	Detached single storey dwelling to rear of 28 Semilong Road	AWAITED
N/2016/1005 APP/V2825/W/16/3167098	DEL	Outline application to include access and layout for a proposed detached dwelling with detached garage on land south of 9a Wootton Hill Farm	AWAITED
N/2016/1029 APP/V2825/D/16/3162696	DEL	First floor side extension (Resubmission of N/2016/0668) at 21 Ravenscroft	DISMISSED
N/2016/1084 APP/V2825/W/16/3165918	DEL	Change of use from factory premises (Use Class B2) to 4 self contained 1-bedroom residential apartments (Use Class C3) and extension to external staircase landing and additional railings at Land Rear of 20-28 Lorne Road	AWAITED
N/2016/1236 APP/V2825/W/16/3165204	DEL	Conversion and extension of Public House to form 6no. flats at Victoria Inn, 2 Poole Street	AWAITED

Public Inquiry

N/2015/0335 APP/V2825/W/15/3138580	PC	Redevelopment comprising a new distribution centre (Use Class B8) including related service roads, access and servicing arrangements, car parking, landscaping bund and associated works. Land at Milton Ham, Towcester Road Public Inquiry took place between 29 November to 2 December 2016 at the Guildhall, St Giles Square.	DISMISSED
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Hearings

		None	
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Enforcement Appeals

		None	
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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 - www.planningportal.co.uk

Local Government (Access to Information) Act 1985
Background Papers
The Appeal Papers for the appeals listed

Author and Contact Officer:
Mrs Rita Bovey, Development Manager
Telephone 01604 837237
Planning and Regeneration



Addendum to Agenda Items Tuesday 14th February 2017

10. ITEMS FOR DETERMINATION

10a

N/2016/0083

Demolish existing dwelling and erect residential development of up to 12 dwellings, access road and associated works (Outline application including details of access)

135 Harlestone Road

No update.

10b

N/2016/1188

**Outline application for residential development with all matters reserved except access
Grazing Land, Mill Lane, Kingsthorpe**

Two further representations have been received. One from an adjacent resident who has previously commented and the second from an interested party from West Hunsbury. These representations have been sent to all Members of the Planning Committee.

Both representations have acknowledged that this application is finely balanced in terms of the importance of the open space and the contribution to the Council's 5 year land supply.

The local resident, Mr Linnell, has provided his notes that he is hoping to present at the meeting. This refers to the reference of the land in the Northampton Green Infrastructure Plan and sets out the impact on the River Nene Corridor. It refers to the loss of greenspace and that other developments would make more of a contribution to the 5 year land supply than the proposed 5 dwellings, including brownfield sites that are available and closer to the Town Centre. The representation also refers to the ecological value of the land.

The representation from Mr Hoare (West Hunsbury) raises more specific issues relating to the Green Infrastructure (GI) Plan, compliance with policy and the currency of the 5 year land supply.

Mr Hoare has referred to the Green Infrastructure Plan and in his early paragraphs, states that this has not been referred to in the Officer's report.

Officer's response:

Paragraph 5.6 of the Officer's report refers to other material considerations that have been taken into account when considering this application and includes a paragraph that notes the site is identified as being within the Brampton Arm of the River Nene and adjacent to Kingsthorpe Nature Reserve, in the GI Plan. This document is not part of the Development Plan but it will form part of the evidence base for the emerging Local Plan.

The Brampton Arm is a swathe of land extending from Market Harborough to the Borough Boundary and then over a distance of 5km within the Borough to the Waterside Enterprise Zone (close to the Town Centre). Improvements referred to may apply to projects along this entire area. Kingsthorpe Nature Reserve is identified as part of the linkage project and for other improvements. The site is currently used as grazing land and the GI Plan does not imply that this

land would be acquired and the nature reserve extended. As mentioned above the boundary will be defined through the Local Plan Part 2, rather than the GI Plan.

The report covers the relevance of Policies BN1 and BN5 of the West Northamptonshire Joint Core Strategy and the site has been considered in the context of these policies.

In respect of the most recent information for the 5 year land supply, the figure quoted in the report (April 2016) is the most recent figure. This was reported to Cabinet on 19th October 2016 and identifies the housing land supply for Northampton as being 3.1 years. This is an annual report so a further update is unlikely to be published until next autumn.

Mr Linnell has referred to the ecology of the area and has noted the potential presence of bats and badgers on the site. A badger survey was carried out during the course of the application and has been forwarded to NCC Ecology for information. This did not identify the presence of badgers on the land. A further survey, which will cover bats, badgers and any other protected species will be carried out prior to commencement of works on site.

Measures have been proposed to minimise the impact on the nature reserve in terms of protection of protected species, appropriate lighting. Materials and design are also considerations and this will be further considered in the detailed stage.

10c

N/2016/1264

Variation of Condition 1 of planning permission N/2000/981 to allow the use of the building as a free school

NBC Depot, Station Road

Comments received from **Crime Prevention Officer** on amended parking layout and arrangements:

No formal objection. The school is now providing more on-site parking spaces for staff which goes some way to reducing impact on local residents, and some local residents have entered into an informal agreement with the school regarding leasing parking spaces which will also help. Pleased to note this location is for a temporary period of time.

Additional Condition:

(6) Prior to the first use of the premises hereby permitted, details of the boundary treatment surrounding the parking area as indicated on drawing 'Proposed Ground Floor Layout Option 6' shall be submitted to the Local Planning Authority for approval in writing. The development shall be carried out in accordance with the approved details and maintained as such throughout the life of the development.

Reason: To ensure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and in the interests of highway safety in accordance with the National Planning Policy Framework.

10d

N/2016/1297

Change of use from single dwelling to 2 self-contained flats

69 Allen Road

No update.

10e

N/2016/1544

Variation of Condition 1 of planning permission N/2015/0001 to extend use of the existing

car wash for a further five years
NBC Surface Car Park, Commercial Street

No update.

10f
N/2016/1579
Proposed tractor shed, store and pavilion
Fernie Field Sports Ground, Fernie Field

No update.

10g
N/2016/1697
Change of use of two communal rooms into two one bedroom self-contained dwellings
Woodstock, Cliftonville Road

No update.

10h
N/2016/0005
Change of use from dwelling (Use Class C3) to house in multiple occupation (Use Class C4) for 5 persons
54 Bostock Avenue

NCC Highway - whilst it is acknowledged that there is a good chance not all the residents of a HIMO will have a car, there is nonetheless a greater probability of a higher number of cars being associated with the property. Furthermore, as all residents will be of driving age, there is the real possibility the property could produce a demand for 6 vehicles. The parking survey submitted with the application reflects that there is no residual parking capacity. Any increase in demand will further exacerbate the problems, resulting in a much greater chance of dangerous parking and conflict between residents due to a lack of parking amenity.

Officer Response: As stated in officer report paragraphs 7.6 - 7.12, it is considered that in view of the recent appeal decisions, the Inspectors have given considerable weight to the sustainability of locations, while considering the impact on parking. As such, in view of the sustainable location of the application site, and number of occupants proposed, and that there is sufficient room within the site to require secure bicycle storage, it is not considered that highway impacts would be so adverse as to recommend refusal on this basis.

1 additional representation has been received raising objection on the social issues related to the HIMO, loss of a family home and parking grounds.

Officer Response: All the issues raised in this additional representation are already discussed in officer's report.

12. ITEMS FOR CONSULTATION

12a
N/2017/0021
Outline application for development of up to 125 dwellings, including affordable housing, access and associated works, open space including strategic landscaping, sports pitches and children's play space, car and coach parking area to serve Moulton School and local community
Land to the south of Boughton Road, Moulton

No update.



PLANNING COMMITTEE: 14th February 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2016/0083

LOCATION: 135 Harlestone Road

DESCRIPTION: Demolish existing dwelling and erect residential development of up to 12 dwellings, access road and associated works (Outline application including details of access)

WARD: Old Duston Ward

APPLICANT: Mrs Margaret Green
AGENT: Wilbraham Associates Ltd

REFERRED BY: Councillor Suresh Patel
REASON: Concerned with traffic and non-compliance with Neighbourhood Plan

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 of the site for up to 12 dwellings is considered acceptable and would contribute towards the Council's 5-year housing supply. Subject to the conditions below, the development would not lead to undue impacts on the character of the area, adjacent residential amenity, trees, ecology and highway conditions in accordance with the aims and objectives of the National Planning Policy Framework, Policies SA, S3, S10, H1, BN3 and BN7 of the West Northamptonshire Joint Core Strategy, Policies E20 and H10 of the Northampton Local Plan and Policy OP1 of the Duston Neighbourhood Plan.

2. THE PROPOSAL

2.1 The application seeks outline planning permission, with all matters reserved except for access, for the demolition of the existing dwelling and the erection of up to 12 dwellings with a new vehicular access from Harlestone Road. The submitted indicative layout shows a single dwelling positioned to the front of the site, approximately in the location of the existing dwelling, with the remaining dwellings extending back into the site along the length of the rear garden, and a new access road along the south-eastern boundary of the site. The existing trees along the south-eastern boundary, the subject of a Tree Preservation Order (TPO), would be retained.

3. SITE DESCRIPTION

- 3.1 The application site comprises of a large detached two-storey dwelling within a substantial plot, set back from Harlestone Road, with a driveway to the front and extensive rear garden of some 157m in length. The rear garden slopes gently to the south-west. The submitted details indicating a difference in levels of some 3.6m between the south-west and north-eastern boundary. There are a number of trees on the site, a number of which along the south-eastern boundary are the subject of a TPO.
- 3.2 The surrounding area is mixed in character, with further large dwellings to the immediate south-east and north-west of the existing dwelling, with a similar set back from Harlestone Road. To the north-west of the extensive rear garden is a church, grounds and car park of the Church of Jesus Christ of Latter Day Saints. To the south-east of the site and rear of the gardens of Nos. 125 to and 133 Harlestone Road is The Lawns, a residential cul-de-sac accessed from Bants Lane to the east of the application site. To the south of the site are allotments.

4. PLANNING HISTORY

- 4.1 No relevant history.

5. PLANNING POLICY

5.1 Statutory Duty

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

Paragraph 14 advises that at the heart of the NPPF is a presumption in favour of sustainable development.

Paragraph 17 advises on the need to seek secure high quality design and a good standard of amenity for existing and future occupants.

Paragraph 47 requires Local Planning Authorities to meet objectively assessed housing needs for their area and to identify and update a supply of deliverable sites to provide 5-years' worth of housing against these requirements.

Paragraph 49 advises that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites.

Paragraph 50 advises on the need to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities,

planning for a mix of housing based on current and future demographic trends and the needs of different groups in the community.

Paragraph 53 advises that Local Planning Authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

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

Paragraph 58 seeks to ensure that planning decisions aim to ensure that developments respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

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 SA: Presumption in Favour of Sustainable Development – advises on taking a positive approach towards development proposals that reflects a presumption in favour of sustainable development and approving applications that accord with development plan policies unless material considerations indicate otherwise.

Policy S3: Scale and Distribution of Housing Development – provision will be made for about 18,870 dwellings during the plan period 2011 to 2029.

Policy S10: Sustainable Development Principles – development will achieve the highest standards of sustainable design incorporating safety and security considerations; protect, conserve and enhance the natural and built environment; enhance biodiversity and reduce the fragmentation of habitats; and minimise pollution from noise, air and run off.

Policy H1: Housing Density and Mix and Type of Dwellings – advises that new housing development should provide for a mix of house types, sizes and tenures to cater for different accommodation needs making the most efficient use of the land having regard to the location and setting of the site, existing character and density, accessibility to services and public transport, the living conditions of future residents, and impact on the amenities of neighbouring occupiers.

Policy BN3: Woodland Enhancement and Creation – development that would lead to loss of aged or veteran trees will not be permitted unless the need for, and benefits of, the development clearly outweigh the loss.

Policy BN7: Flood Risk – all new development proposals should demonstrate there is no increased risk of flooding to existing properties.

5.4 Northampton Local Plan 1997 (Saved Policies)

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

Policy E20: the design of any new building should adequately reflect the character of its surroundings in terms of layout, siting, form, scale and use of appropriate materials.

Policy H10: Backland development - Planning permission for the development of residential backland will not be granted unless it can be shown that the siting and layout of the development will not be detrimental to the character and amenity of the locality and will not cause disturbance to or adversely affect the privacy of adjoining dwellings. This includes existing dwellings within whose curtilage the development is proposed.

5.5 **Supplementary Planning Documents**

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

5.6 **Other Material Considerations**

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. Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise (see section 38(6) of the Planning and Compulsory Purchase Act 2004).

The following policies are relevant to the determination of this proposal:

Policy OP1: Sustainable Development Principles – Development should have regard to the vision and objectives set out in the neighbourhood plan and be located to ensure that it does not adversely affect:

1. The amenity of nearby residents;
2. The character and appearance of the local area in which it is located;
3. The social, built, historic, cultural and natural heritage assets of the Parish.

Policy H3: Meeting the needs of all sectors of the population – supports the provision of a range of houses types.

Policy H4: Smaller infill sites - Development will be supported on sites of up to 5 dwellings on previously developed land and large gardens, subject to avoiding adverse impact on the amenity of neighbouring properties; direct access to the highway; in keeping with local character; appropriate landscaping and retention or incorporation of habitats.

CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **NCC Highways** – no objection following the receipt of amended plans re-locating the proposed vehicular access away from the access with No. 133 Harlestone Road.
- 6.2 **NCC Lead Local Flood Authority** – following the receipt of amended details, no objection subject to a condition for the submission of a surface water drainage scheme for the site.
- 6.3 **NBC Arboricultural Officer** – a pre-development Tree Survey has been undertaken in line with the relevant British Standard. Many of the trees along the south-eastern boundary are protected by a TPO. It is apparent that a number of unprotected trees have been removed since the survey was undertaken. The indicative location of the proposed access road does conflict with the Root Protection Area (RPA) of the trees along this boundary and, whilst preferable for the road to be constructed outside of the RPAs, it is recognised that this may restrict the viability of the site. The relevant British Standard does limit incursion into RPAs to a maximum of 20%. Any permanent hard surfacing within the RPA should be constructed using a “no-dig” construction methodology incorporating a 3 dimensional cellular confinement system. Conditions are

recommended for the provision of a site specific arboricultural impact assessment and method statement including construction details and tree protection measures, and requiring the access road, with the exception of the final surface, is constructed prior to any other construction works commencing and with arboricultural supervision to be provided by the developer.

- 6.4 **Crime Prevention Design Advisor** – recommends security measures for windows and doors, overlooking of parking areas and appropriate lighting.
- 6.5 **Duston Parish Council** oppose the application as follows:
- Concern regarding the amount of traffic generated by the development and safety of vehicular movements when Harlestone Road is already congested at peak times. The speed limit is 40mph.
 - There is no passing by place in the plans. Would emergency vehicles be able to access the site.
 - The type of housing does not comply with Policy H3 of the Duston Neighbourhood Plan.
 - The access crosses a well-used pedestrian and cycle route causing risk to both.
 - If the development proceeds, the speed limit on Harlestone Road should be reduced to 30 mph.
- 6.6 **Councillor Suresh Patel** – concern regarding amount of traffic generated by development; no passing by included in the plans; type of housing does not comply with Policy H3 of the Duston Neighbourhood Plan; the access crosses a well-used pedestrian and cycle route.
- 6.7 Objections/comments have been received from 6 neighbouring properties which are summarised as follows:
- No objection providing the proposal does not exceed 12 houses.
 - Security issues; concern that development will open up rear of property (along The Lawns) with the proposed access along the rear of the house. Would require substantial fence along boundary.
 - Maintenance issue of the TPO trees.
 - Concern regarding access to maintain property.
 - Loss of privacy.
 - Stability of trees during and after construction.
 - Destruction of habitat. There are nesting birds and bats on site.
 - Harlestone Road has a speed limit of 40 mph outside the application site.
 - Harlestone Road incorporates a cycle path which will be intersected by any development and road works.

7. APPRAISAL

Principle

- 7.1 Both the NPPF and the JCS have a presumption in favour of sustainable residential development. Alongside this, the NPPF advises on the need for setting policies that resist inappropriate development of residential gardens, for example where development would cause harm to the local area. Policy H10 of the Local Plan advises on resisting residential backland development unless it can be shown that the siting and layout of the development is not detrimental to the character and amenity of the area, in particular in relation to properties adjoining the site. Policy H4 of the Duston Neighbourhood Plan allows for the development of large gardens for up to 5 dwellings.
- 7.2 Whilst it is acknowledged that the majority of the site is a greenfield site and that the development proposes in excess of 5 dwellings, both national and local plan policy clearly states that harm to

the character of the area or adjacent amenity should be demonstrated in order for residential development of backland sites to be considered unacceptable.

- 7.3 The site would be viewed in the context of the existing residential development of The Lawns to the south-east which forms a large area of existing backland development to the rear of properties on Harlestone Road. Views of the site from north-east in the church grounds would be partially obscured by existing mature trees within the church grounds, and viewed against the context of existing development on The Lawns. Similarly views of the proposed development from the allotments to the south-west of the site would be obscured by the existing band of mature trees along this boundary. Views when travelling along and looking into the site from Harlestone Road would be limited. As such, it is not considered that the residential development of the site would be visually prominent within the surrounding area and any views would be seen in the context of the adjacent residential development at The Lawns.
- 7.4 Details of layout, appearance, scale and landscaping would be considered at reserved matters stage, the consideration of which would seek to ensure the development is in accordance with policy and appropriate to the surroundings. The indicative layout indicates that the site could accommodate up to 12 dwellings without leading to any unacceptable impacts on adjacent residential amenity, achieving minimum separation distances of 26m from proposed front to existing rear elevations of properties on The Lawns, and that it would be possible to configure the dwellings to overlook the proposed access road providing appropriate surveillance of the access road and rear boundaries of properties on The Lawns. As such, it is not considered that the development of the site would lead to any unacceptable adverse impact on adjacent residential amenity.
- 7.5 The residential development of the site would contribute towards the Council's 5-year housing supply, and in view of the above considerations, the principle of residential development is considered acceptable and in accordance with policy requirements.

Highway Impacts

- 7.6 The existing access to the site shares a dropped kerb with No. 133 Harlestone Road which extends across a shared footway/cycleway which runs alongside the southern boundary of Harlestone Road. A separate vehicular access would be formed to serve the proposed residential development. The scheme has been amended to re-position the proposed access further away from the existing access to No. 133 Harlestone Road, and demonstrating appropriate vehicle and pedestrian visibility can be achieved to the satisfaction of the Highway Authority. Details of parking would be considered at reserved matters stage.

Trees

- 7.7 The TPO trees located along the south-eastern boundary, adjacent to the rear boundaries of properties on The Lawns, would be retained as part of the development of the site. Whilst detailed design and layout of the proposed dwellings and access road would be a matter for consideration at reserved matters stage, the indicative layout indicates potential impact on the Root Protection Area (RPA) of the protected trees arising from the proposed access road. Subject to conditions requiring the submission of a detailed arboricultural impact assessment and the approval and implementation of appropriate construction methods and monitoring of any work within the RPA of the protected trees, it is considered that the site could be developed in an appropriate manner without causing any adverse impact on the adjacent protected trees or unprotected trees to be retained on site.
- 7.8 Any trees for removal within the remainder of the site are not considered of such amenity value to warrant protection by a TPO. Details of appropriate landscaping would be agreed at reserved matters stage.

Other Matters

- 7.9 Amended drainage details have been received addressing the concerns raised by the Lead Local Flood Authority. A condition requiring the submission and approval of a detailed surface water drainage scheme is proposed to ensure appropriate drainage for the site and that the development does not lead to any increased risk of flooding arising from surface water drainage to surrounding properties and sites.
- 7.10 Local residents have noted the presence of bats flying through the site and nesting birds during the nesting season. The application site comprises of a well-maintained rear garden mainly laid to lawn with mature trees predominantly along the outside edges of the site with limited number scattered throughout the middle of the site. With the exception of the TPO trees, the existing trees could be removed without the need of any consent from the Council. The indicative layout indicates that the majority of the existing mature trees surrounding the boundary are proposed for retention, although this would be a matter to be considered in detail at reserved matters stage and supported by a detailed arboricultural impact assessment. Bats and nesting birds are protected under separate legislation and any development of the site would be subject to such legislation. The submission of an Ecology Survey and any mitigation measures as appropriate would be required by condition.
- 7.11 Details of landscaping and maintenance, including maintenance of the existing TPO trees on site would be considered at reserved matters stage.

8. CONCLUSION

- 8.1 The principle of residential development of the site for up to 12 dwellings is considered acceptable and would contribute towards the Council's 5-year housing supply. Appropriate layout, scale, appearance and landscaping would be considered at reserved matters stage to ensure there is no adverse impact on adjacent residential amenity, or protected trees or ecology, and that appropriate on-site provision is made for parking. The proposal is considered to be in accordance with the relevant planning policies and guidance and is therefore recommended for approval.

9. CONDITIONS

1. Approval of the details of the appearance, landscaping, layout and scale ("the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: This permission is in outline only granted under Article 5(1) of the Town and Country Planning (Development Management Procedure) Order 2015.

2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or, if later, before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

4. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, drawing no. 978-HR-02 Proposed Entrance Details.

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

5. The residential development of the site hereby permitted shall be for a maximum of 12 dwellings only.

Reason: To accord with the terms of the planning application and to ensure a satisfactory standard of development and in the interests of the amenity of the occupiers of adjacent residential properties in accordance with Policies S10 and H1 of the West Northamptonshire Joint Core Strategy.

6. Details of all proposed external facing materials shall first 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 Local Plan and Policy S10 of the West Northamptonshire Joint Core Strategy.

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

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.

8. Prior to the commencement of any construction work on site (Including demolition), a full ecological survey of the site shall be undertaken, the results of which shall be submitted to and approved in writing by the Local Planning Authority. Should any protected species be identified on the site, a scheme for the protection of these species shall be submitted to and approved in writing by the Local Planning Authority with the ecological survey, and implemented in accordance with the approved scheme and retained thereafter.

Reason: In the interests of wildlife and nature conservation in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy.

9. Prior to the commencement of development, full details of all external lighting shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to the first occupation of the development hereby permitted and retained thereafter.

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

10. A site specific Arboricultural Impact Assessment and Arboricultural Method Statement, in accordance with the recommendations of BS: 5837:2012 'Trees in relation to design, demolition and construction', shall be submitted alongside the submission of reserved matters details for 'layout' which shall include details of proposed construction methods within the Root Protection Areas of the trees along the south-eastern boundary of the site subject to a Tree Preservation Order and tree protection measures during the course of construction for all trees to be retained on site. The development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate standard of development and in the interests of the preservation of protected trees and trees for retention on site in accordance with the requirements of Policies BN3 and S10 of the West Northamptonshire Joint Core Strategy.

11. Details of existing ground and proposed levels in relation to the adjoining sites and proposed finished floor levels for the development hereby approved shall be submitted for approval in writing by the Local Planning Authority prior to commencement. The development shall be carried out in accordance with the approved details.

Reason: The details are required pre-commencement to ensure a satisfactory standard of development and in the interests of adjacent residential amenity in accordance with Policies S10 and H1 of the West Northamptonshire Joint Core Strategy.

12. Before construction commences a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, shall be submitted to the Local Planning Authority for approval in writing.

The details of the scheme shall include:

i) Designs, diameters, invert and cover levels and gradients. In addition, the assessment shall include dimensions of all elements of the proposed drainage system: pipes, inspection chambers, outfalls/inlets and attenuation basins.

ii) BRE 365 compliant infiltration testing to confirm that such a method of surface water disposal is / is not viable.

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

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

13. The access shall be laid out in accordance with the details shown on the approved drawing no. 978-HR-02 dated 14.07.16 prior to occupation of the development hereby permitted and maintained as such in perpetuity.

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

14. Prior to commencement of the development hereby permitted, details of the hard bound surfacing of the vehicular access shall be submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be completed in accordance with the approved details.

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

10. BACKGROUND PAPERS

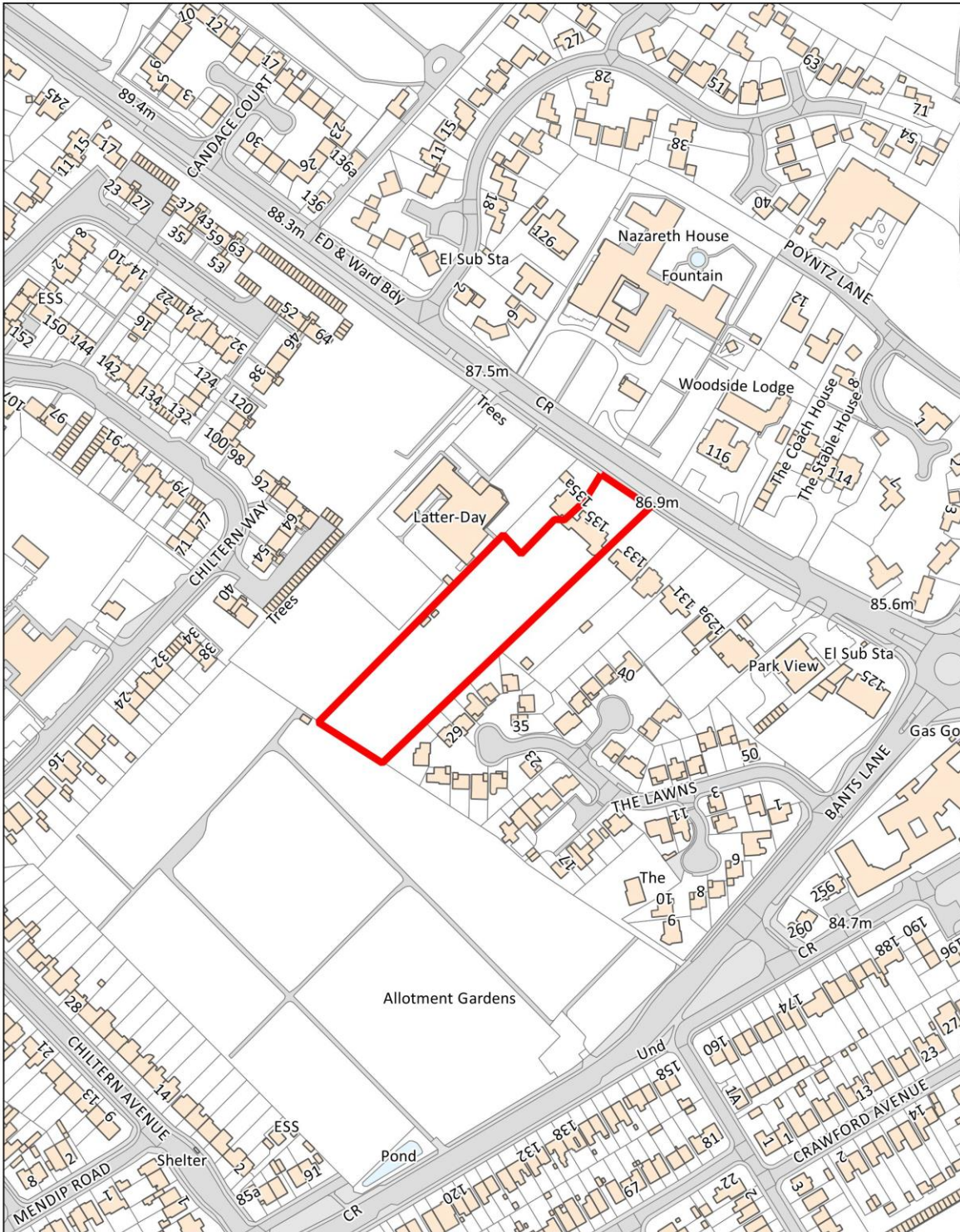
10.1 N/2016/0083


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.



 <p>NORTHAMPTON BOROUGH COUNCIL</p>	<p>Title: 135 Harlestone Road</p>	<p>Date: 30-01-2017</p>
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	<p>Drawn by: -----</p>	



PLANNING COMMITTEE: 14 February 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2016/1188

LOCATION: Grazing Land, Mill Lane, Kingsthorpe

DESCRIPTION: Outline application for residential development with all matters reserved except access

WARD: Kingsthorpe Ward

APPLICANT: BSH Projects Ltd
AGENT: Aitchison Raffety

REFERRED BY: Councillor Sally Beadsworth
REASON: Traffic concerns and impact on green space

DEPARTURE: Yes

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 contribute towards the Borough's 5-year housing supply and would cause less than substantial harm to the setting, of Kingsthorpe Conservation Area. The proposed development would not have undue impact on neighbour amenity, flood issues, biodiversity and highway safety. The development is therefore in conformity with the requirements of the National Planning Policy Framework, Policies H1, BN1, BN2, BN5, BN8 & S10 of the West Northamptonshire Joint Core Strategy and Saved Policy E20 and E26 of the Northampton Local Plan.

2. THE PROPOSAL

- 2.1 The application is an outline proposal for residential development with all matters reserved except access. The application form states that the development will consist of 5 dwellings, but does not specify the size of the dwellings nor the proposed number of bedrooms the properties would contain.
- 2.2 A new access from Mill Lane is indicated in a central location and the existing field access is indicated to be closed.
- 2.3 The application is supported by the following documents;

- Landscape and visual impact assessment
- Access details
- Ecological appraisal
- Planning, heritage, design and access statement
- Flood risk assessment
- Arboricultural assessment

3. SITE DESCRIPTION

- 3.1 The site measures 0.74ha and is currently an irregular shaped paddock grazed by horses. To the front of the site is a stone wall. Whilst this gives the appearance of being a historic feature, records indicate that this was relocated to its current position when Mill Lane was widened in more recent time. The application is in outline form with an indicative layout showing five houses. The access is shown for approval and would result in a breach in this stone wall.
- 3.2 The land slopes away in a westerly direction towards the Nene, with a belt of trees separating the site from the Kingsthorpe Local Nature Reserve along the river valley. To the east of the site, on higher ground is a group of residential properties. The more substantial of these, Kingsmoor House has been substantially extended since its construction and two further dwellings were erected towards the front of the site in 2000.
- 3.3 Land to the north of the site that adjoins Kingsthorpe Conservation Area is shown as being within the applicants' ownership but is not included in the application.
- 3.4 The Kingsthorpe Conservation Area boundary is situated approximately 14m from the application site.

4. PLANNING HISTORY

- 4.1 An outline application for 5 dwellings with double garages on the land was refused in October 1997 (ref N/1997/570) due to the impact on the character and setting of this part of the Nene River Valley and its associated function as greenspace and that it formed an undesirable sporadic extension of Kingsthorpe Village.
- 4.2 Since the time of the previous application, changes in planning policy and the requirement for the Council to demonstrate a 5 year housing land supply have resulted in a change in circumstances that would justify a review of the issues relating to the development of the site.

5. PLANNING POLICY

5.1 Statutory Duty

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

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental

roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraph 7 - there are three dimensions to sustainable development. These dimensions give rise to the need for the planning system to perform a number of roles: an economic role, a social role, an environmental role.

Paragraph 14 - central to the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

Paragraph 17 – sets out core land-use planning principles, which seek to secure high quality design and a good standard of amenity for existing and proposed occupiers; encouraging the effective use of brownfield sites; managing patterns of growth to make fullest use of sustainable locations.

Paragraph 35 - developments should be located and designed where practicable to create safe and secure layouts which minimise conflicts between traffic and cyclists and pedestrians.

Paragraph 47 - requires Local Planning Authorities to meet objectively assessed housing needs for their area and to identify and update a supply of deliverable sites to provide 5-years' worth of housing against these requirements.

Paragraph 49 - housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Paragraph 50 - to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, should plan for a mix of housing based on current and future demographic trends and the needs of different groups in the community.

Paragraph 53 - local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

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

Paragraph 131 - account should be taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

Paragraphs 132 - in considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

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 SA: presumption in favour of sustainable development requires the Council to take a positive approach that reflects a presumption in favour of sustainable development and that proposals should be determined in accordance with the development plan.

Policy S4: Northampton Related Development Area sets out the housing needs for the plan period for Northampton.

Policy S10: Sustainable Development Principles - Seeks to achieve the highest standards of design and to protect, conserve and enhance heritage assets and their settings.

Policy H1: Housing Density and Mix and Type of dwellings – considers the location and setting of the site, the character of an area, living conditions for future residents and amenities of occupiers of neighbouring properties. The principles of Policy H1 require that development should make most efficient use of land.

Policy BN1: Green Infrastructure Connections – relates to the creation and enhancement of green infrastructure corridors as mitigation of the effects of climate change through improved flood risk management, to enhance biodiversity and to reflect local character through the planting of native and climate appropriate species and consideration of natural and cultural heritage features. This is to be supported by a long term management strategy.

Policy BN2: Biodiversity – seeks to protect biodiversity and ensure adequate surveys are undertaken to establish habitats and species on the site.

Policy BN5: The Historic Environment and Landscape – Heritage assets and their settings and landscapes will be conserved and enhanced in recognition of their individual and cumulative significance.

Policy BN8: River Nene Strategic River Corridor – relates to the enhancement and protection in recognition of the contribution to the towns green infrastructure network. Proposals for new development and habitat enhancement should demonstrate the importance of the River Nene for biodiversity.

5.4 Northampton Local Plan 1997 (Saved Policies)

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

Policy E20: New Development - requires new development to reflect the character of its surroundings in terms of layout, siting, form, scale and use of appropriate materials and be located in a manner which ensures adequate standards of privacy, daylight and sunlight.

Policy E26: Development in Conservation Areas - requires developments to preserve or enhance the character and appearance of the area, and not to demolish buildings which make a contribution to the character and appearance of the conservation area, where they are capable of an alternative use.

5.5 Supplementary Planning Documents

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

5.6 Other Material Considerations

Kingsthorpe Conservation Area Appraisal.
The Setting of Heritage Assets – Good Practice Advice Historic England.

Managing significance in decision-taking in the historic environment – Good Practice Advice Historic England.

Northampton Green Infrastructure Plan which identifies this site as being within the Brampton Arm of the River Nene and adjacent to the Kingsthorpe Nature Reserve (which is characterised as riverside meadows). This area is identified as a site with opportunities for the improvement of the management of the streams, wetlands and riverside meadows to increase the biodiversity value.

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **NCC Highways and Access** - no objection to the access or the application in principle, subject to the provision of a visibility splay and details of the gradient of the access.
- 6.2 **NCC Local Lead Flood Authority** - referred to standing advice only in respect of surface water drainage.
- 6.3 **Environment Agency** - no objection to the application subject to the addition of condition relating to drainage.
- 6.4 **NBC Public Protection** - concerns expressed relating to noise, contaminated land and air quality. Conditions have been added in respect of noise and contaminated land. The Environmental Health Officer has also sought measures to restrict hours of site operations to limit the impact on the adjacent neighbour.
- 6.5 **Northamptonshire Police** - The development constitutes a 'back land' development in that it does not address the street, as per the key principles contained in the SPG on Planning out Crime, and benefits from little passing surveillance from vehicles or pedestrians. In order to reduce opportunities for unauthorised access by persons in vehicles or on foot, it is recommended that an automatically controlled gate is provided across the drive.
- 6.6 **NBC Conservation Section** - The site does not directly adjoin the Kingsthorpe Conservation Area and therefore the considerations are based on the impact on the views of the Conservation Area. It is considered that the impact would be neutral. It is suggested that the existing access is widened rather than form a new access point in the stone wall on the frontage.
- 6.7 **NBC Planning Policy Section** - it is noted that the site has historically been partially designated as greenspace, but the policy to which this relates has been superseded. It does lie adjacent to a Local Nature Reserve and site is of acknowledged nature conservation value as referred to in the Green Infrastructure Plan 2016. It is further noted that the Council's most recent Five Year Land Supply Assessment identifies a supply of 3.1 years.
- 6.8 **NCC Archaeology** - the site lies just outside the Conservation Area and area of known historic settlement. There is the potential for medieval or post-medieval remains to be found on the site. Remains have been found in the vicinity, although not on this site. A condition has been imposed requiring the submission of a written scheme of investigation prior to commencement on site.
- 6.9 **NBC Arboriculture Officer** - no arboricultural reasons why this application should be refused. Recommend a planning condition to be imposed regarding tree protection.
- 6.10 **NCC Ecology** - broadly satisfied with the content and recommendations set out in the Ecological Appraisal, subject to conditions relation to the management of the works on site, lighting and a further bat survey being carried out.

- 6.11 **Kingsthorpe Amenity Preservation Group** - has submitted a list of residents who they considered should be consulted on the application. The majority of these were not adjacent to the site, but it was considered that adequate public consultation had been carried out as set out later in this report. A further letter has been received setting out objections on the grounds of impact on the Conservation Area, highway safety, natural environment and flood risk, procedure, character and appearance of the area, ground instability and loss of amenity to Kingsthorpe village.
- 6.12 **Councillor Beardsworth** - has requested that the application is discussed at Planning Committee due to the following concerns:
- The exit and entry of the site is in a 40 mph speed limit on an extremely busy road.
 - It is a safer route to school for children.
 - It is a cycle route which is used by many school children and other cyclists.
 - Impact on the Brampton Valley green space corridor and the value of the green space identified within historical and current planning policy.
- 6.13 **Michael Ellis MP** - considers that the application should be rejected as the area is unsuitable for development and should be reserved for grazing.
- 6.14 23 letters of objection were received from 9 individuals as a result of the public consultation. In addition, some of the residents have appointed professional assistance to represent them and assess the planning merits of the proposal. The representations are summarised as follows:
- Contrary to the adopted policies of the Northampton Local Plan;
 - Value of the greenspace in terms of impact on wildlife, health and wellbeing of the surrounding residents;
 - Impact on protected species;
 - Character and appearance of the area; blight the view; loss of amenity land and green buffer;
 - Impact on residential amenities including overlooking of games/music studio/swimming block, first floor windows and garden terrace;
 - The site has main sewers, a pumped water main and possibly other utilities passing through the site;
 - Traffic and highway safety; lack of Transport Statement; impact on footpath and cycleway;
 - Loss of grazing;
 - Flood risk;
 - Extent of direct consultation should be extended;
 - The proposal would lead to urban sprawl;
 - Adequate provision for housing in Northampton to meet the 5 year land supply;
 - Impact on conservation area;

7. APPRAISAL

- 7.1 The main issues to consider in respect of this proposal are the principle of residential development, impact on the setting of the conservation area, biodiversity and protected species, highway implications and impact on adjoining occupiers.

Principle

- 7.2 It is noted that the site was partly designated as Greenspace and as River Valley Policy Area in the Northampton Local Plan. Both of these policies are now superseded by various policies in the West Northamptonshire Joint Core Strategy Local Plan (Part 1) and in the Central Area Action Plan.

- 7.3 It is not considered that the superseding policies preclude consideration in principle of development on this site, subject to further detailed assessment including of ecological and landscaping. These assessments should also take account of the adjoining designations (including Local Nature Reserve and Site of Acknowledged Nature Conservation Value) and take account of the Green Infrastructure Plan 2016 including the role of this site in the wider green Infrastructure network.
- 7.4 It is noted that the Council's most recent Five Year Land Supply Assessment (April 2016) identifies a five year housing land supply within the Borough of 3.1 years.
- 7.5 The area is located on the edge of the Kingsthorpe village and adjoins existing development. The comprehensive development of the site will contribute to the Council's five year housing land supply. Subject to the issues discussed below, the principle of development is considered acceptable.

General layout

- 7.6 An indicative layout has been submitted as part of the application. This shows the proposed dwellings are to be served from a private drive. The application is in outline form only with access not reserved for future consideration. This would then leave siting, appearance, landscaping, layout and scale to be determined as reserved matters at a later stage. Double garages and off road parking are indicated for each plot. It is considered that the proposed access would support the quantum of development proposed.

Drainage matters

- 7.7 The site lies within an area designated as Flood Zone 1 on the published drainage maps by the Environment Agency. A flood risk assessment has been supplied and indicates that the site is unaffected by flooding due to surface water runoff.
- 7.8 Following consultation with the Environment Agency, no objections have been raised subject to details of the phasing of the development and the means of foul drainage on and off the site to be submitted.
- 7.9 Objectors have commented that the site has various water mains and sewers running through the site (and potentially other services). The applicant has advised that the layout indicated on the submitted plans has taken this into account and no services will be affected by the proposal.

Impact on Heritage Assets

- 7.10 The Kingsthorpe Conservation Area boundary was established in 1970, amended in 1976 and further amendment have recently been proposed. The application site does not directly adjoin Kingsthorpe Conservation Area and the main issue from a built conservation perspective is the impact on the setting and views of the Conservation Area.
- 7.11 The designation of a conservation area does not preclude development, however the development needs to take account of the impact that development may have on the setting and appearance of the conservation area.
- 7.12 The most significant view of the Conservation Area is from Mill Lane, where the spire of St John's Church and the canopy of trees around the church and village green are visible, although the view is compromised by recent housing development (notably Fremeaux Lodge and Kingsmoor House) that lie outside of the Conservation Area. The height of the proposed houses is not specified and will be an important consideration, to ensure that the church spire and trees remain visible. The openness of the site as a green backdrop of the conservation area and the village would be eroded. This would impact on the setting of the Conservation Area. However, it is

considered that the harm would be less than substantial and the impact would be outweighed by the supply of much needed housing land.

- 7.13 The view from the river valley and nature reserve is partly obscured by trees. On the basis that the land immediately adjoining the Conservation Area, which is visible from the nature reserve, is not within the site, it is not considered that the view towards the Conservation Area from the river valley would be affected.
- 7.14 Land adjoining the Conservation Area is visible in views westwards from between properties on Green End, but has been excluded from the site. As such, the view outwards from Green End would not be affected by the proposal. The application site is hidden by existing development in views southwards from within the Conservation Area and again it is considered that the impact on the conservation area would be neutral.
- 7.15 The stone boundary wall along the north side of Mill Lane that runs from Kingswell Road to the western edge of the site is an attractive feature; the original wall is likely to have formed the boundary of land associated with Home Farm although it appears to have been re-built. The section bordering the site is of significance and should be considered as part of a non-designated heritage asset, the impact on which, in accordance with paragraph 135 of the NPPF, should be taken into consideration.
- 7.16 The Conservation Officer has advised that if the application is to be approved, he would suggest that the existing entrance into the field at the eastern end of the site be used and widened as necessary, rather than the formation of a new opening, with a resultant loss of a further section of the wall. This would result in an access point serving the proposed dwellings, Kingsmoor House and the two other properties to the front of Kingsmoor House. It is considered that this would result in an awkward arrangement at the entrance and has not been suggested to the applicant.
- 7.17 The County Council Archaeologist has made observations in respect of the potential for archaeological remains to be present on the site and, as such, a condition is recommended to secure a written scheme of investigation.

Impact on neighbouring properties

- 7.18 As the application relates to an outline proposal, details of the height of the proposed dwellings and location of windows is not for consideration at this stage. However, given the difference in levels on the site, compared to the adjacent property, the layout can be set out in a way that the overall impact is reduced.
- 7.19 The occupants of Kingsmoor House have raised concerns relating to privacy to his leisure building (including swimming pool). At this stage there is no indication that there would be windows directly overlooking this building and the final design could take account of this. If a similar layout to that indicated was to be proposed, the gable end of Plot 4 would not necessarily have windows within it. At this point there is also an established conifer hedge that would provide screening of the garden area. Plot 3 could also be designed to minimise overlooking, although any views be directed towards the front of the property rather than the side.
- 7.20 31 Green End was constructed around 2007 within the grounds of Fremeaux House. The garden to this property is also screened by a mature hedge and the main windows are to the front and rear of the dwelling. Overlooking between Plot 5 and 31 Green End is therefore minimal. It is also considered that there would be no undue impact in terms of loss of light to 31 Green End.
- 7.21 It is therefore considered that on balance the proposed dwellings do not appear to adversely impact on the residential amenities of the surrounding properties.

Highways and Access

- 7.22 The principle of the access has been established through the existing field access, albeit in a different location and being shared with other properties from Mill Lane.
- 7.23 Generally the Local Highway Authority would discourage more than 5 dwellings to be served from a private drive. This proposal would represent the maximum number that would be generally accepted. A condition will be imposed to that effect. No objections to the access point and the associated access road have been raised by the Local Highway Authority.
- 7.24 The Local Highway Authority is satisfied with the indicated visibility splay, which demonstrates an acceptable access for pedestrians and vehicles. Further information has been requested in terms of the gradient of the access road and this has been covered by condition.
- 7.25 All the plots indicate on-plot parking spaces and garages. Although the application is in outline form the parking provision indicated on the submitted drawing is considered sufficient and the Highway Authority have no objections. This will be considered further at the reserved matters stage.
- 7.26 Whilst a number of representations have referred to the potential highway safety impact, no objections have been raised by the Local Highway Authority that cannot be otherwise covered by conditions.

Ecology

- 7.27 A preliminary ecological appraisal has been submitted with the application. This considered the presence of amphibians (great crested newts and toads), mammals (badgers, hedgehogs, otters and water voles), reptiles (common lizard and grass snake), bats, birds on and around the site. The appraisal also acknowledged the habitat of the site and the flora that populated parts of the site.
- 7.28 The appraisal recommended that further survey work is carried out prior to commencement of work on site and in some cases this may also require that the timing of works takes account of nesting and breeding seasons. Conditions are proposed to address these points.
- 7.29 The reports notes that the likelihood of bats on the site are high and recommendations relating to suitable lighting on the site are made to minimise the disturbance of bats and other nocturnal mammals.
- 7.30 The appraisal recommends additional surveys are to be carried out prior to commencement of works and also that additional native planting is provided as a means of enhancement of the area, which is in line with the recommendations of the Northampton Green Infrastructure Plan. Further landscaping details will be submitted as part of future reserved matters.
- 7.31 The County Ecologist supports the recommendations set out in the appraisal, but has further recommended that a further bat survey is carried out, particularly if further trees are to be removed.

Arboricultural issues

- 7.32 The application is accompanied by a Tree Survey which provides a condition survey of the trees on site and identifies trees for retention. The trees are principally situated within the western area of the site. The majority of the trees have been graded as category C; those of low quality and value. Three trees along the frontage adjacent to Mill Lane have been graded as category B: those of moderate quality and value. The large hybrid Poplar, T9, approximately half way along

the western boundary is a very prominent feature within the local landscape, but has been graded as category U: those of such condition that any existing value would be lost within 10 years. The tree has a basal wound, possibly as a result of fire damage and there is evidence of basal decay. There is evidence of some historic branch failure and considering the species this tree is likely to suffer further branch failures in the future.

- 7.33 Although, the majority of trees have been graded as category C, they do provide an important feature within the landscape and contribute to the visual amenity of the area. The plans indicate that tree T3 will be removed to facilitate access off Mill Lane. The tree survey recommends the removal of tree T9 due to its poor condition but the layout plan appears to show the tree to be retained. The development proposals on the layout plan would appear to show an indicative representation of the trees but it would appear that the development can be achieved without a negative impact on those trees to be retained. It is appreciated that this is an outline application with reserved matters, any future detailed proposals should observe the minimum root protection areas (RPAs) and should be accompanied by an arboricultural impact assessment and arboricultural method statement to include the proposed tree protection measures.
- 7.34 In principle the Council's Arboriculture Officer is satisfied with the protection of the trees on the site and the planting scheme proposed.
- 7.35 Policies BN1, BN2 and BN8 of the Joint Core Strategy do not preclude development of the site on biodiversity or green infrastructure grounds, but ecological surveys are recommended along with native planting and habitat enhancement is recommended.

Other matters

- 7.36 The Environmental Health Officer has sought measures to mitigate the impacts of noise and air pollution and contaminated land. Conditions have been imposed to address the noise and contaminated land.
- 7.37 In terms of the air quality and noise, whilst the intentions are noted, the Council's adopted planning policies cannot insist on measures, particularly in small scale developments such as this. However, measures to protect neighbouring residents from unreasonable levels of dust, noise vibration and hours of working, can be addressed through the submission of a Construction Environmental Management Plan (CEMP), which requires the developer to consider the impact and indicate measures to mitigate any potential issues. A condition has been proposed to address this.

8. CONCLUSION

- 8.1 The proposal for outline consent for five dwellings on the site has been considered in terms of the impact on the environment, heritage and the need to meet the Council's 5-year housing supply requirements. This is a finely balanced proposal and the decision has to consider the harm verses the benefits.
- 8.2 It is considered that the proposed development would contribute towards the Council's 5-year housing supply and would have a less than substantial impact upon the setting of the Kingsthorpe Conservation Area, neighbour amenity, flood issues, biodiversity and highway safety.
- 8.3 Whilst the site is an open area of grazing land visually enjoyed by the public, it is not land that is publicly accessible. With appropriate landscaping and mitigation the development can be carried out with minimal impact on the adjacent ecology.

- 8.4 The development is therefore in conformity with the requirements of the National Planning Policy Framework, Policies H1, BN1, BN2, BN3, BN5, BN8 & S10 of the West Northamptonshire Joint Core Strategy and Saved Policy E20 and E26 of the Northampton Local Plan.

9. CONDITIONS

1. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or, if later, before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

2. Approval of the details of the appearance, landscaping, layout and scale ("the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: This permission is in outline only granted under Article 5(1) of the Town and Country Planning (Development Management Procedure) Order 2015.

3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990

4. The development hereby permitted shall be carried out in accordance with the following approved plans: Highway Access details: AIT/223/PA/002.

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

5. No building works which comprise the erection of a building required to be served by water services shall be undertaken in connection with any phase of the development hereby permitted until full details of a scheme including phasing, for the provision of mains foul water drainage on and off site has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the details hereby approved. No building shall be occupied until the works have been carried out in accordance with the approved scheme.

Reason: To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure. To comply with the requirements of Policy BN9 of the West Northamptonshire Joint Core Strategy

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

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

7. Prior to the commencement of any construction work on site (Including demolition), a full ecological survey of the site shall be undertaken, the results of which shall be submitted to and approved in writing by the Local Planning Authority. Should any protected species be identified on the site, a scheme for the protection of these species shall be submitted to and approved in writing by the Local Planning Authority, and implemented in accordance with the approved scheme concurrently with the development and retained thereafter.

Reason: In the interests of wildlife and nature conservation in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy.

8. Prior to the commencement 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 development hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and E20 of the Northampton Local Plan.

9. The existing stone boundary wall fronting onto Mill Lane shall be retained apart from the section that needs to be removed to provide the sole access to the development as shown on drawing AIT/223/PA/002.

Reason: In the interests of visual amenity and to safeguard the setting of the conservation area in accordance with Policy E26 of the Northampton Local Plan.

10. Prior to the commencement of development, full details of the proposed surface treatment of all roads, access and parking areas, footpaths and private drives including their gradients shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

11. Full details of the existing and proposed ground levels and finished floor levels of the development shall be submitted to the Local Planning Authority as part of the first reserved matters submission. The development shall be carried out in accordance with the approved details.

Reason: In the interests of residential and visual amenity in accordance with Policy E20 of the Northampton Local Plan.

12. Prior to the commencement of development, 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 S10 of the West Northamptonshire Joint Core Strategy and E20 of the Northampton Local Plan.

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

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

14. 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 in accordance with the requirements of Condition 13 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 13, 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 in accordance with Condition 13.

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.

15. Prior to development commencing, the applicant shall submit to the Planning Authority an assessment of the noise exposure of each habitable room and/or outdoor amenity spaces due to transportation noise. This must take into account, the likely growth of traffic over the next 15 years.

Where noise levels in any habitable room or amenity space may exceed:

- Indoor habitable areas – LAeq,16H 35 dB window open, during the daytime period (07:00 – 23:00)
- Bedrooms – LAeq,8H 30 dB and LAMAX 45 dB (for 2+ events per hour) window open, during the night time period (23:00 – 07:00)
- Outdoor Amenity Spaces – LAeq,16H 50 dB

A scheme to protect any affected habitable rooms/bedrooms or outdoor amenity spaces shall be submitted to the Local Planning Authority for written approval. The approved scheme shall be installed prior to first occupation of the dwellings hereby permitted and retained thereafter

Reason: In order to safeguard the amenities of future occupiers in accordance with the requirements of the National Planning Policy Framework.

16. All trees shown to be retained in the approved plans shall be protected for the duration of the development by stout fences to be erected and maintained on alignments to be approved in writing by the Local Planning Authority before any development works shall take place. Within the fenced area no development works shall take place on, over or under the ground, no vehicles shall be driven, nor plant sited, no materials or waste shall be deposited, no bonfires shall be lit nor the ground level altered during the periods of development.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality in accordance with Policy BN3 of the West Northamptonshire Joint Core Strategy.

17. Prior to the commencement of development, full details of all external lighting shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to the first occupation of the development hereby permitted and retained thereafter.

Reason: To secure a satisfactory standard of development in accordance with Policies S10 and BN2 of the West Northamptonshire Joint Core Strategy and E20 of the Northampton Local Plan.

18. The development hereby approved shall be limited to a maximum of 5 dwellings only.

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

19. Prior to the commencement of works on site, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall indicate measures to mitigate impacts on ecology, trees, air quality, waste, noise and vibration, hours of operation and haul routes to and from the site. Development shall be carried out in accordance with the CEMP.

Reason: To secure a satisfactory standard of development and protect residential amenities of the area in accordance with Policy S10, BN2 and BN9 of the West Northamptonshire Joint Core Strategy and E20 of the Northampton Local Plan.

10. BACKGROUND PAPERS

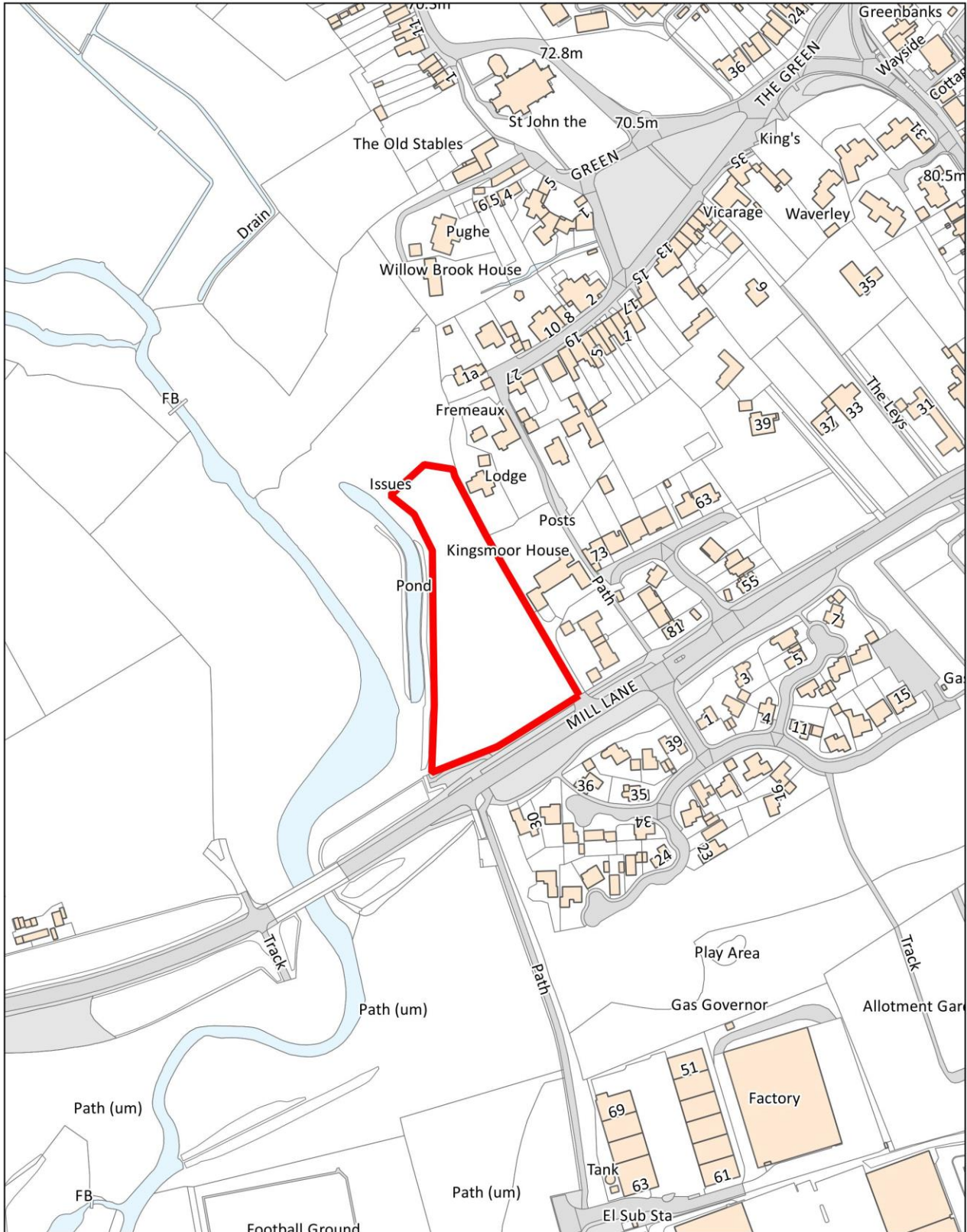
- 10.1 N/2016/1188.

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.



 <p>NORTHAMPTON BOROUGH COUNCIL</p>	<p>Title: Grazing Land, Mill Lane</p>	<p>Date: 30-01-2017</p>
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PLANNING COMMITTEE: 14th February 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2016/1264

LOCATION: NBC Depot , Station Road

DESCRIPTION: Variation of Condition 1 of planning permission N/2000/981 to allow the use of the building as a free school

WARD: Billing Ward

APPLICANT: Education Funding Agency
AGENT: Jones Lang LaSalle

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 proposal would allow for the provision of a temporary facility to meet an existing educational need until a more permanent facility is provided. Subject to the conditions below, it is not considered that the change of use would lead to any unacceptable adverse impacts on adjacent residential amenity or existing highway conditions. The proposal is therefore in accordance with the requirements of Policies S10 and E6 of the West Northamptonshire Joint Core Strategy and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The application is submitted by the Education Funding Agency and relates to a variation of a condition of planning permission N/2000/981 which allowed the continued use of the depot as a training centre, but restricted the use of the premises as a training centre only and for no other purpose under Use Class D1 (non-residential institutions). The current proposal seeks permission to use the premises as a free school, or Alternative Provision School (AP), defined by the Department for Education as a school “for pupils who can’t attend mainstream school for a variety of reasons, such as school exclusion, behavioural issues, short or long term illness, school refusal or teenage pregnancy”.

2.2 The application as originally submitted advised that the site was intended to cater for 45 pupils including both primary and secondary age with a total of 20-24 staff, and made provision for 6 on-

site parking spaces. The scheme has subsequently been amended so that the school would now accommodate a maximum of 45 primary school aged pupils (i.e. 4-11 year olds) only and 21 staff. School hours would commence at 8.30am and finish at 2.30pm.

- 2.3 Access to the site would be via Station Close, from Station Road. The scheme has been amended to provide 13 on-site parking spaces with separate pedestrian and vehicular access at the entrance to the site. Pupils would be escorted by staff to and from the drop-off area into the school grounds. In addition to the on-site parking spaces, the applicant has advised that 5 additional car parking spaces have been secured at the local pub, The Deers Leap, (circa 330m walk from the site) and that the school has arrangements in place with some local residents to lease parking spaces during term time between the hours of 7:45 to 16:15. At the time of writing this report it is understood that 5 residents have signed up to this agreement providing 8 spaces.
- 2.4 The submitted details advise that it is the intention that a new, permanent AP Academy will open in 2018, and pupils will be relocated to the new facility. The intention is that Bellinge Depot would then be used for vocational purposes to provide services for youths and families in the local community. A prior notification application for the change of use of from offices (Use Class B1) to a free school (Use Class D1) at Nos. 59-77 Sheep Street has been submitted by the applicant and is currently under consideration (N/2016/1643). On this basis, the applicant has confirmed that a 2-year temporary permission for the depot site would be acceptable.
- 2.5 A Management Plan has been submitted with the application which includes the following details:
- It is planned that from January 2018 the Academy will be based at Northgate House, Sheep Street.
 - The temporary school at Station Close has been designed with behaviour management in mind and will have swipe controlled access to enable staff to control and supervise children's movement in/out and across the site.
 - All staff will be trained to manage behaviour throughout the day and not just in class rooms.
 - Staff and young people remain together during lunch and breaks.
 - The majority of learners will arrive via transport organised by the Local Authority. For students due to transfer from the two Include schools, this will be via taxi which will drop students off at 8.45am and pick up between 2.30 and 2.45pm.
 - At the start and end of the day a member of staff will be on duty at the school gate to ensure students arrive and leave site in a respectful manner.
 - The school is committed to being good neighbour and the Parish Council and neighbours on Station Close have the Head Teacher's direct contact details to raise any concerns immediately.
 - A monthly report of incidents and actions will be produced and reviewed with a community representative.

3. SITE DESCRIPTION

- 3.1 The application site comprises of two single storey former Council Depot buildings located around an enclosed courtyard with gated access located at the end of Station Close. Access to the depot site is via a single track road from Station Close which runs to the rear of residential gardens of properties on Station Road and Station Close. The surrounding area is residential in character, with residential properties on Station Close adjoining the immediate northern boundary of the site. Great Billing Way forms the eastern boundary of the site beyond a boundary wall and a line of trees.

4. PLANNING HISTORY

4.1 N/2016/1387 – Installation of new doors, windows, infill cladding panels, gates and ramps with handrails. Approved 21/12/16.

N/2000/981 – Continue use as a training centre on a permanent basis. Approved 1/11/00.

N/1998/632 – Conversion of existing facility for use as an outreach training centre by Youth Service and Chamber of Commerce/Moulton College initiative. Approved 6/10/98.

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.

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:

The National Planning Policy Framework has a presumption in favour of sustainable development.

Paragraph 17 seeks to ensure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Paragraph 32 advises that development should only be prevented on transport grounds where the residual cumulative impacts of development are severe.

Paragraph 35 advises on that developments should be located and designed where practicable to create safe and secure layouts which minimise conflict between traffic and cyclists or pedestrians.

Paragraph 72 advises on the importance of ensuring a sufficient choice of school places is available to meet the needs of existing and new communities and the need for a proactive approach to meeting this requirement and the widening of choice in education.

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 – development will achieve the highest standards of sustainable design incorporating safety and security considerations; be located where services and facilities can be easily accessed by sustainable transport methods.

Policy E6: Education, Skills and Training – new educational facilities will be encouraged and should be developed at sites accessible by sustainable transport modes.

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:

No relevant policy.

5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)

Planning out Crime in Northamptonshire SPG 2004

6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

6.1 **NCC Highways:** After reviewing the submitted Transport Statement, amended parking layout and submitted Parking Survey the Highway Authority comments are summarised as follows:

- The scheme has been amended to provide 13 on plot parking spaces with a separate pedestrian access gate. In addition, written permission has been obtained for 5 parking spaces during the school day for the local public house (The Deers Leap), although due to the distance from the site, this is likely to be considered as a last resort. Also, the applicant has formed signed written agreements with 5 residents on Station Road to use their driveways during the school day. These agreements with residents hold limited weight when considering highway impacts.
- The applicant has stated that the school will require 21 staff, of which 18 will arrive via vehicle. With the provision of 13 on-site parking spaces, this would leave a residual staff parking demand of 5 vehicles.
- The submitted Parking Survey suggests there is room for 39 vehicles on Station Road. However, the Local Highway Authority (LHA) considers Station Road is not wide enough to accommodate vehicle parking on both sides and there are a number of vehicle crossovers, leaving sufficient room for approximately 25 vehicles to be parked on Station Road at full capacity.
- Because the majority of staff vehicle parking has been accommodated on site and there are measures to accommodate the residual parking demand as well as some space on Station Road, the remaining issue is with regard to student pick up/ drop off arrangements.
- The LHA consider a student trip rate of 25% is reasonable which would result in 34 pupil trips.
- In order to address concerns regarding picking up/ dropping off on Station Road/ Station Close and ensure suitable and safe arrangements are in place, a condition is requested for the submission of a Traffic Management Plan prior to occupation detailing how the pick-up/ drop off times will be managed by the school.
- Taking into account the on-site parking provision, proposed off-site mitigation and the submission of a Traffic Management Plan, the LHA consider that the proposed change of use would not compromise highway safety

- 6.2 **Crime Prevention Design Advisor** – (commenting on the original proposal) object to the proposal on the grounds of the road leading to the depot having insufficient capacity to accommodate vehicles; lack of parking and resultant use of surrounding streets by staff for parking; and insufficient room on Station Road to accommodate the number of drop-off vehicles. The local sergeant is very concerned about the impact on the residential amenity of existing residents and anticipated calls to the police to deal with nuisance, obstruction and inconsiderate parking. Further comments are awaited in respect of the revised details and will be reported to Committee on the addendum to this agenda.
- 6.3 **Billing Parish Council** – attended a Public Meeting with members of the community and representatives of Catch 22, which it is considered allayed many of the public's concerns, including traffic congestions, on-street parking, intimidation, criminal damage and control of students. Catch 22 promised a much improved management team (from the previous use of the site) with the provision of a direct line of communication with the Head Teacher should there be a repeat of such incidents. The Parish accept the unfortunate need for this temporary establishment.
- 6.4 A representative from **NCC Learning Skills and Education** has commented that the facility will be dedicated to providing education to vulnerable learners who have either already been permanently excluded from mainstream education or are at risk of permanent exclusion. It is essential that they are able to access high quality education which will not only safeguard their current development but will enable them to re-integrate into mainstream schools and achieve their full potential. Without the facility NCC will have many vulnerable learners for whom it is impossible to allocate the right type of support in education and may therefore be at risk in multiple ways.
- 6.5 **7 letters of objection have been received.** The comments are summarised as follows and relate to the application as originally submitted for both primary and secondary school children with 6 on-site parking spaces:
- Previous use of the site as a type of school/college cause problems with anti-social behaviour, children climbing over fences, hanging around, and rubbish in gardens.
 - Lack of parking and potential blocking of street.
 - Ruin peaceful enjoyment of living in property.
 - Site too small to accommodate a school of this size.
 - Narrow access road and potential of parked vehicles to block access for emergency vehicles.
 - Dropping pupils off in Station Road for the school will allow plenty of scope for mischief.
 - Impact on highway safety.
 - Deliveries into Station Close, including the refuse lorry already have difficulty.

Further consultation has been carried out in respect of the amended scheme, and any further comments received will be reported to Committee on the addendum to this this agenda.

7. APPRAISAL

Principle

- 7.1 The NPPF advises on the need to take a proactive approach to ensuring the availability of a sufficient choice of school places to meet the needs of the community and the widening of choice in education. Policy E6 of the JCS supports the provision of educational facilities on sites accessible by sustainable transport modes.

- 7.2 Planning permission was originally granted for the use of the site as an outreach training centre in 1998, and subsequently renewed on a permanent basis in 2000. The permission was subject to a condition restricting the use of the premises as a Training Centre only and for no other purpose under Use Class D1 (non-residential institutions), in the interests of amenity, with an additional condition to restrict parking to within the site only, in the interests of highway safety and adjacent residential amenity.
- 7.3 The provision of a facility to meet educational needs as proposed is supported by planning policy, and the principle of the use of the premise as a free school is considered comparable to the previously permitted use as a training centre. The main issues therefore to consider are the impacts arising from the use as proposed, which would include up to 45 pupils and 21 members of staff, on surrounding residential amenity and highway impacts. These issues are considered below.

Amenity

- 7.4 The site is situated in a predominantly residential area with a single access from Station Close which runs along the rear garden boundaries of residential properties on Station Road and Station Close.
- 7.5 Concerns have been raised by residents with regard to the previous use of the premises by the school and associated anti-social behaviour issues, as well as impacts on amenity and highway safety arising from increased on-street parking demand.
- 7.6 The Parish Council's comments, at paragraph 6.3 above, advise that a public meeting with members of the community and representatives of Catch 22 allayed many of the public's concerns raised, clarifying how the school would be managed and providing channels of communication should issues arise. Although further correspondence has not been received to formally withdraw the previous objections raised by residents, it would appear that with appropriate management general concerns raised by residents regarding impacts on amenity could be addressed.
- 7.7 The applicant has submitted a Management Strategy which clearly sets out how the school is intended to be managed to avoid previous anti-social behaviour issues, the contents of which are summarised in paragraph 2.5 above. Furthermore, the amended scheme now proposes the provision a facility for primary aged children only. The playground would be secured with swipe access to and from the site, and staff would be on duty to monitor pupils' arrival and departure from the school.
- 7.8 Whilst the benefits of such a strategy are acknowledged and encouraged, it would be difficult to impose and enforce a planning condition requiring the development to be carried out in accordance with the Management Strategy. The intentions of this strategy would, therefore, have to be considered in good faith only with no ability to control through planning. The property would however be leased from the Council, and there would be an element of control over appropriate use of the building through the lease in respect of any potential to cause nuisance or inconvenience to the Landlord, or any owner or occupier of neighbouring properties.

Highways

- 7.9 The NPPF, at Paragraph 35, seeks to ensure developments are located and designed to create safe and secure layouts minimising conflict between traffic and cyclists or pedestrians, and a providing a good standard of amenity for all. At Paragraph 32, the NPPF advises that development should only be prevented on transport grounds where the residual cumulative impacts of development are severe.

- 7.10 Access to the site would be via Station Close, from Station Road, which provides access to residential properties to the north of the site, with a single track arm approximately 4m in width providing access to the depot site with a turning head at the end.
- 7.11 The Highway Authority Parking Standards (September 2016) require 1 space per full-time member of staff with 1 drop off space per 4 participants for educational establishments. Potentially, this would lead to a requirement of up to a maximum of 21 staff parking spaces with a requirement for approximately 11 drop off spaces. The Highway Authority has accepted that only 18 members of staff drive and that alternative modes of transport would be used by the other 3.
- 7.12 Following initial concerns raised by the Highway Authority in respect of parking provision and vehicular activity associated with drop-off/ pick up periods, the applicant has submitted a Parking Survey, in addition to the originally submitted Transport Statement, and on-site parking provision has been increased from 6 spaces to 13 spaces. In addition, the applicant has made various efforts to address the issues of staff parking by seeking alternative methods of parking provision off-site including leasing parking spaces from local residents and securing 5 parking spaces at the local pub, although it is acknowledged that this off-site provision would not be enforceable by planning condition.
- 7.13 Whilst further comments are awaited from the Police in respect of the amended parking provision, the Highway Authority, are now satisfied that subject to the submission of a Traffic Management Plan including appropriate staff supervision of pupil's access to and from the site, and the retention of the 13 parking spaces on site for the duration of the use, that the proposal would not lead to any unacceptable adverse impacts on highway safety.

8. CONCLUSION

- 8.1 The use of the site is intended as a temporary measure until alternative accommodation is secured, and a condition imposing a 2-year temporary consent is proposed on this basis, and to enable the Local Planning Authority to further assess the impacts of the use, should there be a future requirement for a longer period. Whilst the management of the facility would not be enforceable by planning condition, there would be an element of control under the lease agreement with the Council to enable control over any unacceptable adverse impacts on adjacent residential amenity. The impacts of the proposal in relation to highway matters are not considered to be of such severity that the application should be refused on this basis. On balance, it is considered that the proposal would provide a much needed educational facility, the impacts of which could be appropriately mitigated subject to the conditions proposed, and therefore, the application is recommended for approval.
- 8.2 As this application is for a variation of condition, the previous relevant conditions of the original consent, N/2000/0981, are imposed.

9. CONDITIONS

1. The use of the premises hereby permitted shall be for a temporary period only expiring on or before the 15th February 2019 after which time the premises shall revert to its former permitted use.

Reason: The proposed use is considered acceptable as a temporary use of the land and building to meet a current need and would allow the Local Planning Authority to monitor the impact on adjacent residential amenity and highway safety in accordance with Policy E6 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, Proposed Ground Floor Layout Option 6 received 30/01/17.

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

3. Prior to the first use of the premises hereby permitted, a Traffic Management Plan shall be submitted to the Local Planning Authority for approval in writing providing details for the management of vehicle and pupil movements during drop-off/ pick-up times associated with the use of the premises. The approved scheme shall be implemented on the first use of the premises hereby permitted and maintained throughout the life of the development.

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

4. The parking area providing 13 parking spaces as shown on the approved drawing, Ground Floor Layout Option 6 received 30/01/17, shall be laid out and made available for use prior to the first use of the buildings hereby permitted and maintained throughout the life of the development.

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

5. The premises shall only be open for the use hereby permitted between 08:00 and 21:00 hours Monday to Fridays and at no time whatsoever on Saturdays, Sundays or Bank Holidays.

Reason: in the interests of the amenities of nearby residential properties in accordance with the National Planning Policy Framework.

10. BACKGROUND PAPERS

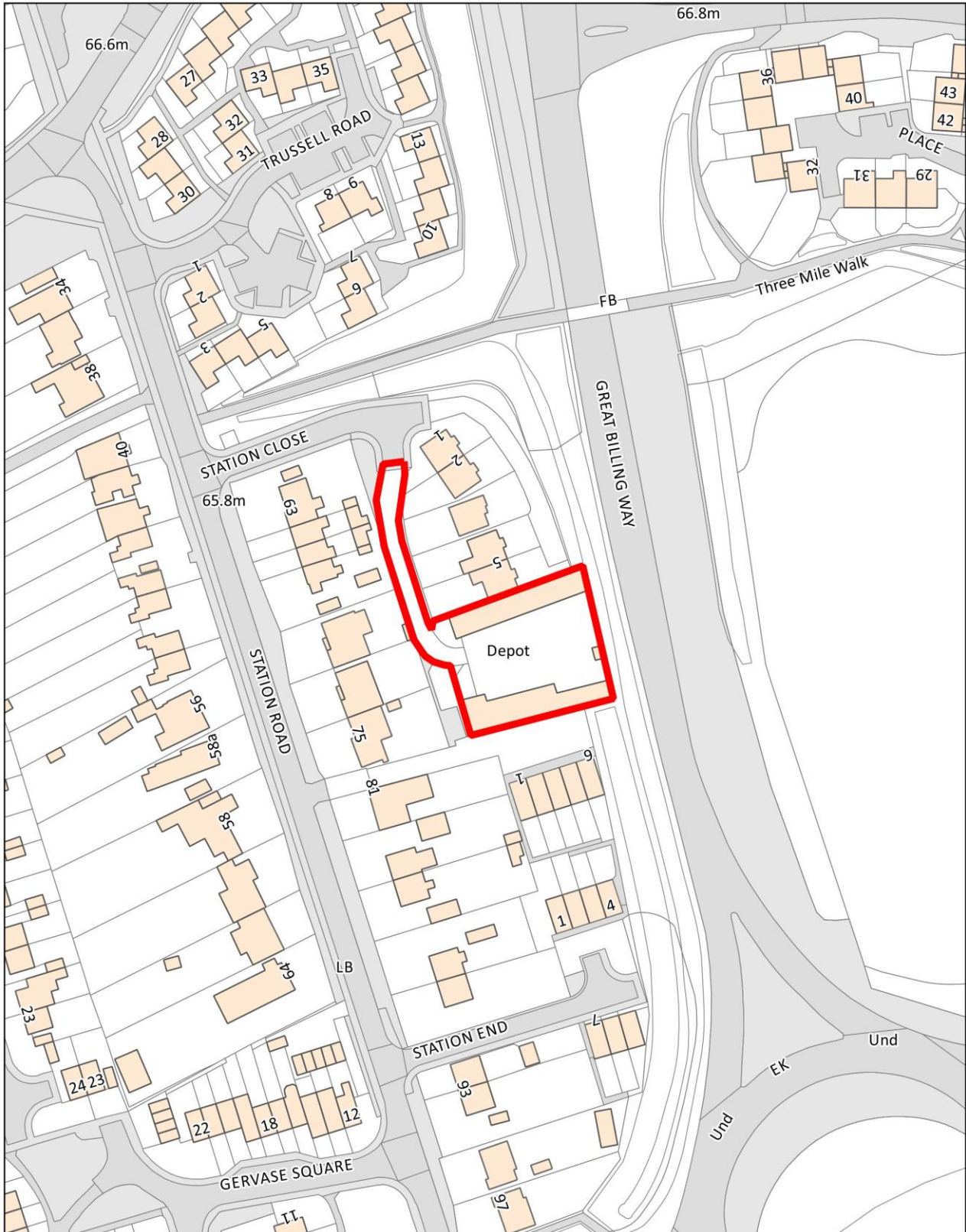
10.1 N/2016/1264.

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.



Title: **NBC Depot, Station Road**

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Date: 01-02-2017

Scale: 1:1,250

Drawn by: -----



PLANNING COMMITTEE:	14th February 2017
DIRECTORATE:	Regeneration, Enterprise and Planning
HEAD OF PLANNING:	Peter Baguley
APPLICATION REF:	N/2016/1297
LOCATION:	69 Allen Road
DESCRIPTION:	Change of use from single dwelling to 2 self-contained flats, together with retention of external staircase
WARD:	Abington Ward
APPLICANT:	Mr Steve Cunningham
AGENT:	Arcteck Designs
REFERRED BY:	Councillor D Stone
REASON:	Loss of family house and pressure on parking
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 have no adverse impact upon the character and appearance of the area, or on the amenities of neighbouring occupiers, whilst securing a suitable level of amenity for the future occupiers of the development. The proposal would not result in any increased detrimental impact on highway amenity. The proposal is therefore in conformity with Policies H1 and S10 of the West Northamptonshire Joint Core Strategy and Policies E20, H21 and H23 of the Northampton Local Plan and the National Planning Policy Framework.

2. THE PROPOSAL

- 2.1 The proposal is for the change of use of an existing three bedroom dwelling to two one-bedroom flats. One of the flats would be accessed directly from the street and would have a living room, dining room and kitchen on the ground floor, with access from the kitchen to the covered bike and bin store to the rear. This flat would also have a bedroom at first floor level, accessed by an enclosed staircase. The second flat would be accessed by means of a separate door from the street leading to the rear, and then by an external metal staircase leading to the rear of the first floor. The retention of this staircase forms part of the proposal. A living room and kitchen would be provided at first floor with a bedroom on the second floor, within an existing rear dormer. The first floor flat would also have access to the covered bin and bike store and a small area of outdoor amenity space.

3. SITE DESCRIPTION

3.1 The application site consists of a two storey house with rooms in the roofspace, within an existing dormer. The dwelling is within a street of similar properties.

4. **PLANNING HISTORY**

N/2006/0292 – Conversion of existing dwelling into two flats – Refused 05/07/2006

N/2015/1412 – Single storey rear extension - Retrospective application – Refused 17/02/2016

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) and Northampton Local Plan (1997) saved policies.

5.2 **National Policies**

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

Paragraph 17 - seeks to secure high quality design and good standard of amenity for existing and proposed occupiers.

Paragraph 49 - housing applications considered with presumption in favour of sustainable development.

Paragraph 50 - to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.

Paragraph 56 - good design is a key aspect of sustainable development.

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 – States that development will be concentrated primarily in and adjoining principal urban area of Northampton.

Policy H1 – Housing Density & Mix & Type of Dwellings – States that development should provide for a mix of house types, sizes and tenures to cater for different accommodation needs. Housing developments will be expected to make the most efficient use of land having regard to the location and setting of the site, the existing character and density of the local area, accessibility to services and facilities, proximity to public transport routes, the implications of

density for affordability and viability, the living conditions provided for future residents, the impact on the amenities of occupiers of neighbouring properties.

Policy S10 – Sustainable Development Principles – States that development will achieve the highest standards of sustainable design incorporating safety and security considerations and a strong sense of place.

5.4 **Northampton Local Plan 1997 (Saved Policies)**

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

E20 – New Development – The design of a new building or extension should adequately reflect the character of its surroundings in terms of layout, siting, form, scale and use of appropriate materials and be designed, located and used in a manner which ensures adequate standards of privacy, daylight and sunlight.

H21 – Conversion to flats – This policy states that “Planning permission will not be granted for the conversion of a house into flats where it is considered that the introduction of or increase in the number of conversions would prejudice the character or amenity of a particular locality, irrespective of whether or not the house is suitable for conversion”.

H23 – Conversion to flats – States that “Planning permission will not be granted for the conversion to flats of a dwelling with a combined ground and first floor area (measured internally) of 100 square metres or less and with a frontage (measured internally) of less than 4.7 metres.”

5.5 **Supplementary Planning Documents**

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

6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

6.1 **Environmental Health** - No comments to make.

6.2 **Local Highway Authority** - The proposed development contains a total of two bedrooms, whilst the existing property contains three. Therefore, the LHA considers the proposed development to be less intensive in terms of generating demand for on street parking.

6.3 **Councillor D Stone** – There is a shortage of family housing, this will increase pressures on the neighbourhood in terms of parking, waste and services. Called in application for consideration by the Planning Committee. Councillor Stone also requested a meeting with the Local Highway Authority to discuss parking, which has now taken place.

7. **APPRAISAL**

7.1 The issues to consider are the acceptability of the principle of the proposed development, the impact on the amenities of adjoining residents, the impact in respect of highway congestion and demand for parking, and the suitability of the proposed accommodation for the needs of future occupiers.

Principle of Development

- 7.2 In considering the principle of development, regard must be given to the relevant development plan policies. Policy H1 of the West Northamptonshire Joint Core Strategy states that development should provide for a mix of house types, sizes and tenures to cater for different needs and to make the most efficient use of land. It is considered that the current proposal would comply with the aims of this policy in providing smaller units of self-contained accommodation, for which there is a need.
- 7.3 Also relevant are the saved policies of the Local Plan. Policy H21 is concerned with the character of the area and states that planning permission will not be granted where this character would be prejudiced by the number of conversions. Within the street as a whole there are few properties in use as flats, therefore retaining a prevailing character of single dwellings, only a few of these being houses in multiple occupation. It is considered, therefore, that the proposal would not adversely affect the character of the area.
- 7.4 Policy H23 of the Local Plan sets criteria for the floorspace and frontage length requirements of a property, below which permission would not be granted for a change of use to flats. In this case the property exceeds these criteria and therefore complies with this Policy.

Suitability of accommodation

- 7.5 In terms of the suitability of the accommodation for future occupiers, each of the flats would have a separate access from the street and also access to the proposed cycle and bin storage area to the rear. The internal layout of the flats is considered to be appropriate to this type of accommodation.

Impact on adjoining occupiers

- 7.6 The proposal would introduce an additional unit of accommodation into the building, but this would not necessarily increase the number of occupants, given that the existing property has three bedrooms as well as a first floor kitchen, which could be converted to a fourth bedroom. It is considered, therefore, that the level of use as proposed would not have any greater impact than the current lawful use.
- 7.7 The proposal includes the retention of the existing staircase, which leads to the first floor of the property, which has been previously installed without permission. In considering the impact of this, the use of the staircase would be infrequent as this is only to be used for access, and that this would not lead to a significant impact on the neighbouring occupants in terms of overlooking or loss of privacy.

Parking / highway issues

- 7.8 The application premises are located in a street of terraced houses, with no off street parking available, in common with the majority of other properties in the area.
- 7.9 The existing dwelling has three bedrooms whereas the proposal is for two flats each with one bedroom. Comments from the Local Highway Authority indicate that in their view this would result in a less intensive use of the property, in respect of demand for car parking.
- 7.10 It can also be noted that the site is in a relatively sustainable location, very close to a small local centre at the end of Allen Road, as well as within a reasonable walking distance of Wellingborough Road local centre, with regular bus services to the town centre.
- 7.11 It would not be necessary for future occupiers to have cars, although on the basis of comments from the LHA, it is not considered that if residents did have cars, this would lead to a significant

issue in respect of increased demand for parking. Cycle storage is proposed to be provided to the rear and a condition requiring that this is provided is proposed.

Planning History – Previous Refusals

- 7.12 A previous application for conversion to two flats was refused in 2006. The reasons for this refusal related to the layout of the property, the lack of cycle storage for the first floor flat, the potential for noise transmission to neighbouring properties and the lack of amenity space for the first floor flat.
- 7.13 In respect of the first of these reasons, the layout has been amended such that both the ground and first floor flats would have access to the rear of the property, including the proposed cycle and refuse storage as well as an area of outdoor amenity space.
- 7.14 In respect of the previous reason for refusal regarding impact on neighbouring properties, it can be noted that no objection in this respect has been received from Environmental Health, and that this is a matter which would be dealt with under the Building Regulations. It can be noted that this reason for refusal was based on Policy H19 of the Local Plan, which is not a saved policy.
- 7.15 Accordingly it is considered that the previous reasons for refusal have now been overcome by the current proposals.

8. CONCLUSION

- 8.1 The proposed conversion of the property to two self-contained flats is not considered to result in any detrimental impact on the character of the area or on the amenities of adjoining residential occupiers. In respect of demand for parking, it is noted that the proposal would not necessarily result in any increase in demand and that the site is within a sustainable location. The proposal is therefore considered acceptable.

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: 1256-16/01, 1256-16/02 Rev A.

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

(3) Facilities for the storage of refuse and materials for recycling shall be provided in accordance with the details as shown on the approved plans prior to the occupation or bringing into use of the flats hereby approved and retained thereafter.

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

(4) Facilities for the secure and covered parking of bicycles shall be implemented in accordance with the approved plans prior to the occupation of the flats hereby approved and retained thereafter.

Reason: To secure the provision of adequate facilities in accordance with Policy E20 of the Northampton Local Plan.

10. BACKGROUND PAPERS

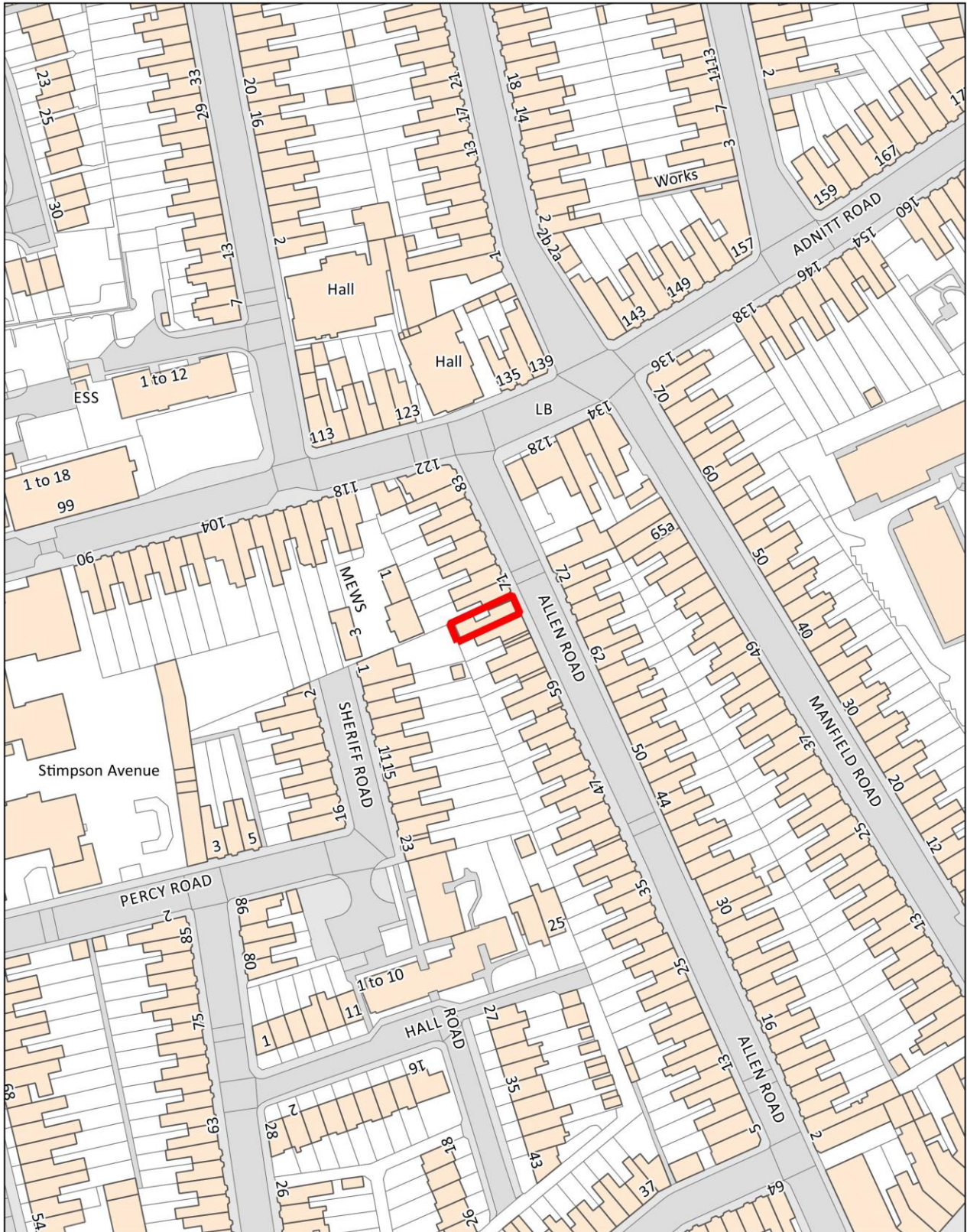
10.1 Application file N/2016/1297.

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: **69 Allen Road**

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Date: 30-01-2017

Scale: 1:1,250

Drawn by: -----



PLANNING COMMITTEE: 14th February 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2016/1544

LOCATION: Commercial Street Surface Car Park, Commercial Street

DESCRIPTION: Variation of Condition 1 of planning permission N/2015/0001 to extend use of the existing car wash for a further five years

WARD: Castle Ward

APPLICANT: Mr Ben Lleshi
AGENT: Architectural Ideas

REFERRED BY: Head of Planning
REASON: Council owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The proposed development is considered acceptable as a temporary use of the land and would not prejudice the future comprehensive redevelopment of the wider site and would allow the Local Planning Authority to monitor the impact on highway safety in compliance with Policy 1 of the Central Area Action Plan, Policy BN7A of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

2. THE PROPOSAL

2.1 Planning permission is sought for the variation of condition 1 of planning permission N/2015/0001. The condition reads:

The use hereby permitted shall be discontinued and the storage container and canopy shall be removed and the land restored to its former condition on or before 28th February 2017.

2.2 This application followed on from the original permission for the site, under reference N/2013/1304 which permitted the use of the site as a temporary car wash for one year.

2.3 This current proposal is for the continuation of the use for a further five years, which would mean the use would be in place for a total of eight years.

2.4 The submitted proposal does not seek to alter the current arrangement only to extend the time for its continued use.

3. SITE DESCRIPTION

3.1 The application site constitutes a small area of the Commercial Street surface car park (approximately 70sqm). The car park is in the ownership of the Borough Council.

3.2 The car park is bound by St. Peters Way, which curves the south western side of the site. Commercial Street runs from St. Peters Way and provides an access into the car park.

4. PLANNING HISTORY

4.1 N/2013/1304 - Change of use of part of car park to hand car wash (Sui Generis) to include the installation of a storage container and canopy - Approved 12/02/2014.

4.2 N/2015/0001 - Variation of condition 1 of planning permission N/2013/1304 to allow the car wash to operate for a further two years – Approved 18/02/2015.

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 Northampton Central Area Action Plan (2013).

5.3 National Policies

National Planning Policy Framework (NPPF)

Paragraph 19 – Supporting economic growth through the planning system

Paragraph 56 – Requiring good design

Paragraph 109 – Protecting and enhancing the environment

5.4 West Northamptonshire Joint Core Strategy (2014)

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

Policy BN7A – Water supply, quality and wastewater infrastructure.

5.5 Northampton Central Area Action Plan 2013 (CAAP)

Policy 1 - Promoting Design Excellence

5.6 Northampton Local Plan 1997 (Saved Policies)

E20 – New development

6. CONSULTATIONS/ REPRESENTATIONS

6.1 **Town Centre Manager** – No objection to varying the condition and extending the use of the car wash.

7. APPRAISAL

7.1 The issues to consider are the impact of the continued use of the site for a further period of five years.

7.2 The key consideration in this regard is considered to be the continued occupation of the site which would prevent it coming forward for other uses, which would thereby conflict with its status as a key site within the Enterprise Zone. As such any permission could only be for a temporary period.

7.3 The site has previously been approved for the use as a car wash for three years in total. If the current application was to be approved this would bring the total to eight years in this use. However, in the absence of any known proposals for the redevelopment of the site it is considered that this would not conflict with longer term aspirations for the site.

7.4 In terms of impacts, it is not considered that the use affects highway safety nor causes unacceptable noise issue. These would be unchanged from that at present, which have been considered acceptable previously and it is not considered that this would be likely to alter.

7.5 It is therefore recommended that the use is allowed to continue for a further five year period, at which point the future potential of the site will be clearer.

8. CONCLUSION

8.1 The proposed continued use of the site for a further five year period is not considered to be detrimental to the long term potential of the site nor would this result in any adverse impact greater than has resulted from the operation of the site to date.

9. CONDITIONS

(1) The use hereby permitted shall be discontinued and the storage container and canopy shall be removed and the land restored to its former condition on or before 28th February 2022.

Reason: The proposed development is considered acceptable as a temporary use of the land and would not prejudice the future comprehensive redevelopment of the wider site and would allow the Local Planning Authority to monitor the impact on highway safety in compliance with Policy 1 of the Central Area Action Plan and the guidance contained within the National Planning Policy Framework.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan & Site Plan (17004-L02 Rev A).

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

10. BACKGROUND PAPERS

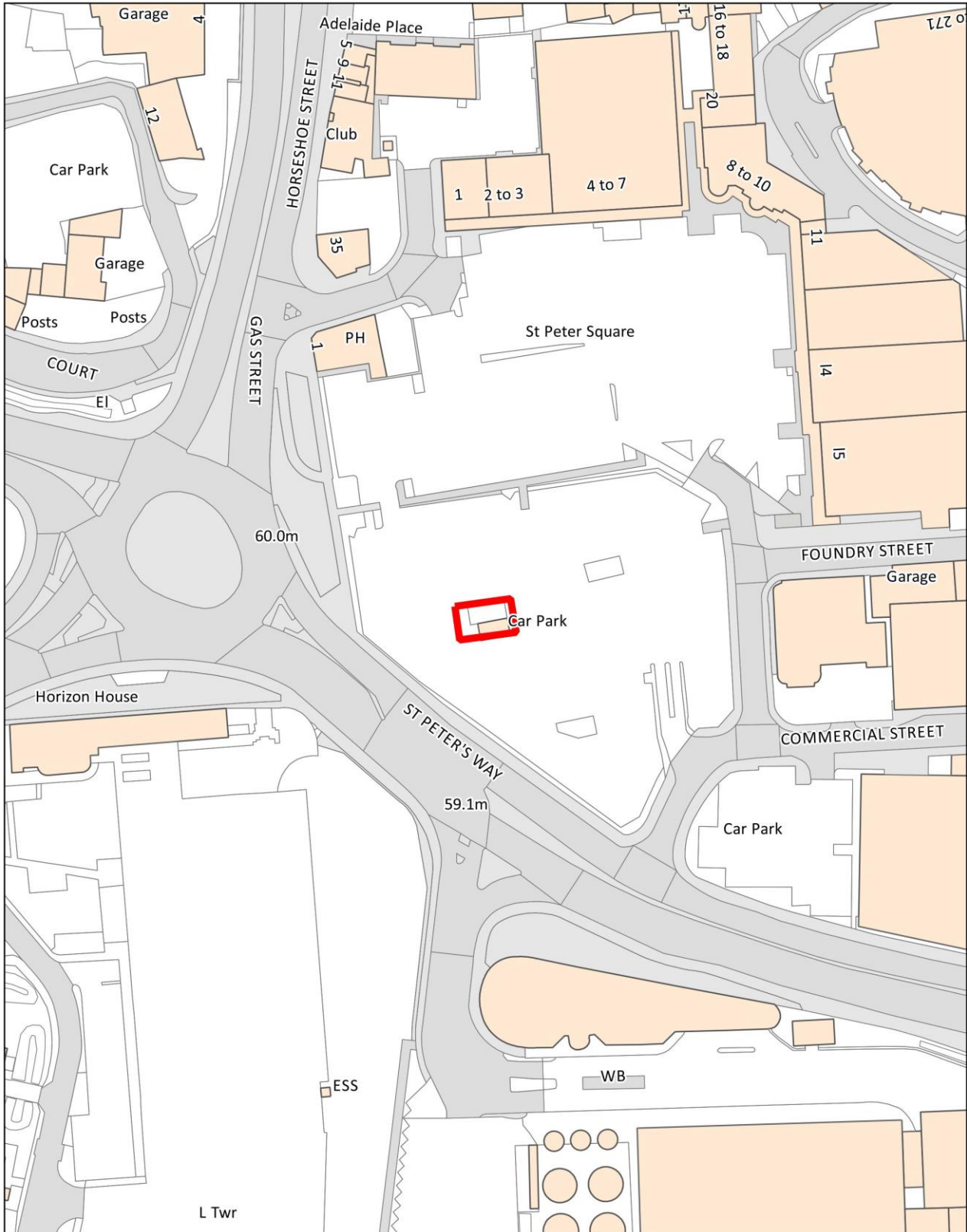
10.1 Application file N/2016/1544.

11. LEGAL IMPLICATIONS

11.1 The development is not CIL liable.

12. SUMMARY AND LINKS TO CORPORATE PLAN

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



<p>Title: NBC Surface Car Park, Commercial Street</p>	<p>Date: 30-01-2017</p>
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PLANNING COMMITTEE: 14th February 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2016/1579

LOCATION: Fernie Field Sports Ground, Talavera Way

DESCRIPTION: Proposed tractor shed, store and pavilion

WARD: Boothville Ward

APPLICANT: Fernie Fields Sports and Social Club
AGENT: Architecture Solutions

REFERRED BY: Head of Planning
REASON: Council owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The proposed development would significantly improve the facilities for this established sports club and would not have any adverse impact in respect of visual amenity or on the amenities of adjoining and nearby residents. The proposal thereby complies with Policy S10 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan and the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The proposal entails the construction of a tractor shed, for the storage of a grass cutting tractor, and what is described as a “niche pavilion” to be used by young children and persons with disabilities, whilst using the adjacent training pitch. The pavilion would provide for toilet facilities as well as shelter for such users. The pavilion would also allow events on the main pitch to be viewed also but this would not be the primary function.

3. SITE DESCRIPTION

3.1 The site comprises the established ground of the Sileby Rangers Football Club, comprising the pitch and associated buildings and stands.

4. PLANNING HISTORY

4.1 The planning history for the site includes the following:

86/0360: New club-house and changing facilities – Approved 17/09/1986

95/0311: Extension to car park at football – Approved 05/07/1995

N/2003/0415: Off site highway improvements, new access & erection of 8 floodlight columns – Approved 23/07/2003

N/2004/0603: Removal of condition 2 of planning permission N/2003/0415 to allow the construction of a revised access – Approved 11/06/2004

N/2008/1138: Spectator stand and terraces including associated toilets within the existing community centre, water storage tank for irrigation system, alterations to existing car parking together with new fencing & change to vehicular access arrangements – Approved 30/12/2008

5. PLANNING POLICY

5.1 Statutory Duty

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

5.2 National Policies

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

Paragraph 17 relates to design and protecting amenity of other properties.

Paragraph 56 and 57 promote good design in new development.

Paragraph 70 delivery social, recreational and cultural facilities.

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 – promotes high quality design in determination of planning applications.

5.4 Northampton Local Plan 1997 (Saved Policies)

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

Policy E20 – Design. This states that the design of any new building or extension should adequately reflect the character of its surroundings in terms of layout, siting, form, scale and use of appropriate materials

5.6 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)

Planning out Crime in Northamptonshire SPG 2004

6. **CONSULTATIONS/ REPRESENTATIONS**

6.1 None received.

7. **APPRAISAL**

7.1 The issues to consider are the impact of the proposed structures in respect of visual amenity and potential impact on nearby residential occupiers.

7.2 The two structures proposed are considered to be relatively modest within the overall context of the site. In terms of design, they are considered in keeping with the appearance of the existing structures around the site. The buildings would not be visible from outside the site, from any public viewpoint, other than distant glimpsed views and therefore would have a neutral visual impact in the locality.

7.3 In terms of their use, the proposed tractor store would accommodate a tractor to be used for grass cutting. This has not been kept at the site so far due to the use of external contractors for this work previously. The tractor store would replace an existing bin store and would also have room for the bins to be accommodated. It is not considered that the use of this store would have any impact outside the site, given that maintenance would otherwise continue as before.

7.4 The pavilion would be used in conjunction with the adjacent practice field, for its use for training sessions for young children and disabled people, which is an existing use of the field. The pavilion would provide toilet facilities as well as shelter.

7.5 The pavilion as proposed would be located 50m from the boundary of the site at its nearest point and over 100m from the nearest house to the site. It is not considered that the siting of the pavilion, or its use, would have any adverse impact on nearby residential occupiers due to this separation.

8. **CONCLUSION**

8.1 The proposed buildings would have no adverse impact in terms of their visual appearance or on the amenities of adjoining occupiers.

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: 16/S272/3a, 16/S272/4a.

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

- (3) Details of all proposed external facing materials shall be first submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

10. BACKGROUND PAPERS

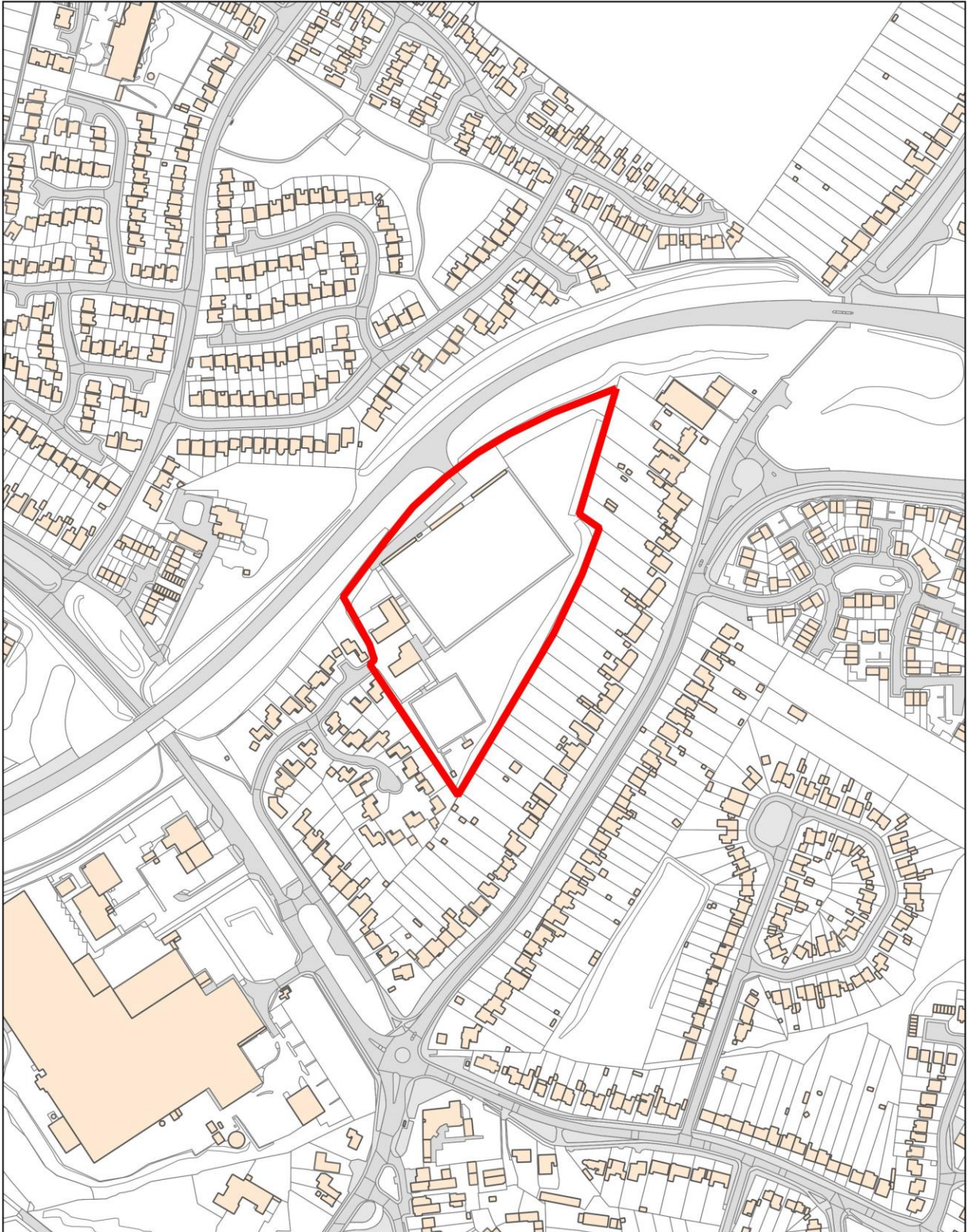
- 10.1 Application file N/2016/1579.

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: **Fernie Field Sports Ground, Fernie Field**

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Date: 30-01-2017

Scale: 1:3.537

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PLANNING COMMITTEE:	14 th February 2017
DIRECTORATE:	Regeneration, Enterprise and Planning
HEAD OF PLANNING:	Peter Baguley
APPLICATION REF:	N/2016/1697
LOCATION:	Woodstock, Cliftonville Road
DESCRIPTION:	Change of use of two communal rooms into two one-bedroom self-contained dwellings
WARD:	Rushmills Ward
APPLICANT:	Northampton Partnership Homes
AGENT:	Northampton Partnership Homes
REFERRED BY:	Head of Planning
REASON:	Council owned land
DEPARTURE:	No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The proposed development represents an acceptable use of accommodation and is complementary to the surrounding land uses. It is considered that a satisfactory standard of development would be created with a neutral impact on the amenities of surrounding properties. The development is therefore in conformity with the requirements of the National Planning Policy Framework; Policies S10 and H1 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.

2. THE PROPOSAL

2.1 The application relates to the change of use of two communal rooms into two one bedroom self-contained dwellings.

2.2 The rooms that are the subject of this application are both on the ground floor and are currently in use as a laundry, bin store and wc and community room.

2.3 The Design and Access Statement submitted with the application states that a recent refurbishment of the flats has meant that each flat has its own fitted washing machine and the community room has not been used regularly. Additional bin storage will be provided in the external area off the car park.

3. SITE DESCRIPTION

- 3.1 The property is located on the junction of Billing Road and Cliftonville Road, with access to a car park serving the property from Billing Road. The site lies adjacent to the Billing Road Conservation Area.
- 3.2 1-46 Woodstock is a three storey, detached block of flats that form a L-shape on plan. It is constructed in bricks with a flat roof, with a small parapet surrounding the perimeter of the roof.
- 3.3 The car park has provision for 14 residential parking spaces. The area also includes a bin storage area and a small grassed amenity space. The design and access statement also refers to plans to erect a cycle store to house 21 bicycles, although this is not part of this application.

4. PLANNING HISTORY

- 4.1 There are no historical applications that are relevant to this proposal.

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 Northampton Central Area Action Plan (2013).

5.2 National Policies

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

Paragraph 49 advises that proposals for housing should be encouraged within the context of promoting sustainable development; where a five year housing land supply cannot be demonstrated, any relevant development management policies cannot be considered to be up to date.

Paragraph 14 requires that in instances where the development plan is silent or out of date, the overarching aim of providing sustainable development should be used to determine planning applications.

Paragraph 50 advises that in terms of providing additional housing, planning proposals should provide a variety of housing types in order to meet the wide range of differing needs for housing.

Paragraph 17 requires that planning decisions should proactively support sustainable development, mitigating impacts on amenity and facilitating mixed uses.

5.3 West Northamptonshire Joint Core Strategy (2014)

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

Policy S1: The Distribution of Development - states that new developments will be concentrated primarily in and adjoining the existing principal urban area of Northampton.

Policy S3: Scale and Distribution of Housing Development - requires the construction of approximately 18,870 houses within Northampton Borough over the plan period.

Policy S10: Sustainable Development Principles - requires that new developments be located where services and facilities can be accessed by walking, cycling or public transport.

Policy H1: Housing Density and Mix and Type of Dwellings - requires that a mixture of house types are provided, which should be of varying sizes, types and tenures.

5.4 **Northampton Local Plan 1997 (Saved Policies)**

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

E20: New development – seeks to ensure new development reflects the character of the surrounding area and provides adequate standards of privacy, daylight and sunlight.

5.5 **Supplementary Planning Documents**

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

6. **CONSULTATIONS/ REPRESENTATIONS**

6.1 **NBC Conservation** – no objection. The change of use will not harm the character or appearance of the adjacent Billing Road Conservation Area.

7. **APPRAISAL**

Principle of development

7.1 Woodstock consists of 46 flats with two communal rooms on the ground floor, originally allocated for use as a laundry room and as a general communal room. These rooms have become surplus to requirements and it is proposed to convert each room to a self-contained one bedroom flat. Each flat will consist of a hallway, kitchen, lounge, bedroom and bathroom. The flats are similar size and appearance to the existing ground floor flats and will, therefore, provide a satisfactory standard of accommodation. The reuse of the rooms for residential use is in keeping with the surrounding units and is therefore acceptable. In addition, the development would contribute (albeit on a small scale) to meeting the established need for housing in the Borough.

Design and Appearance

7.2 External alterations to the building to accommodate the proposal will consist of the replacement of a single door with a window in the elevation facing the car park and two additional windows on the elevation fronting Cliftonville Road. The windows will match the size of windows to existing flats on these elevations. It is not considered the proposal will detrimentally impact on the character or appearance of the building or the surrounding area.

Parking and Refuse

7.3 Woodstock has recently been subject to improvements, which have included the resurfacing and laying out of the car park, with the provision of a secure cycle shed and an area for bin storage.

There are currently 14 car parking spaces and there are proposals to erect a new bike shed in due course to accommodate 21 bikes. The property is located in a sustainable area, it is considered the addition of two flats is acceptable and will not unduly impact on neighbouring amenity or existing parking conditions.

8. CONCLUSION

- 8.1 Taking the above into account, it is considered that the conversion of two unused rooms within the existing block of flats to self-contained units is in compliance with policy requirements and is therefore recommended for approval.

9. CONDITIONS

(1) The development hereby permitted shall be begun either 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, block plan, ground floor plan (WS-PL-F-01) and existing and proposed elevations (WS-PL-F-02).

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

10. BACKGROUND PAPERS

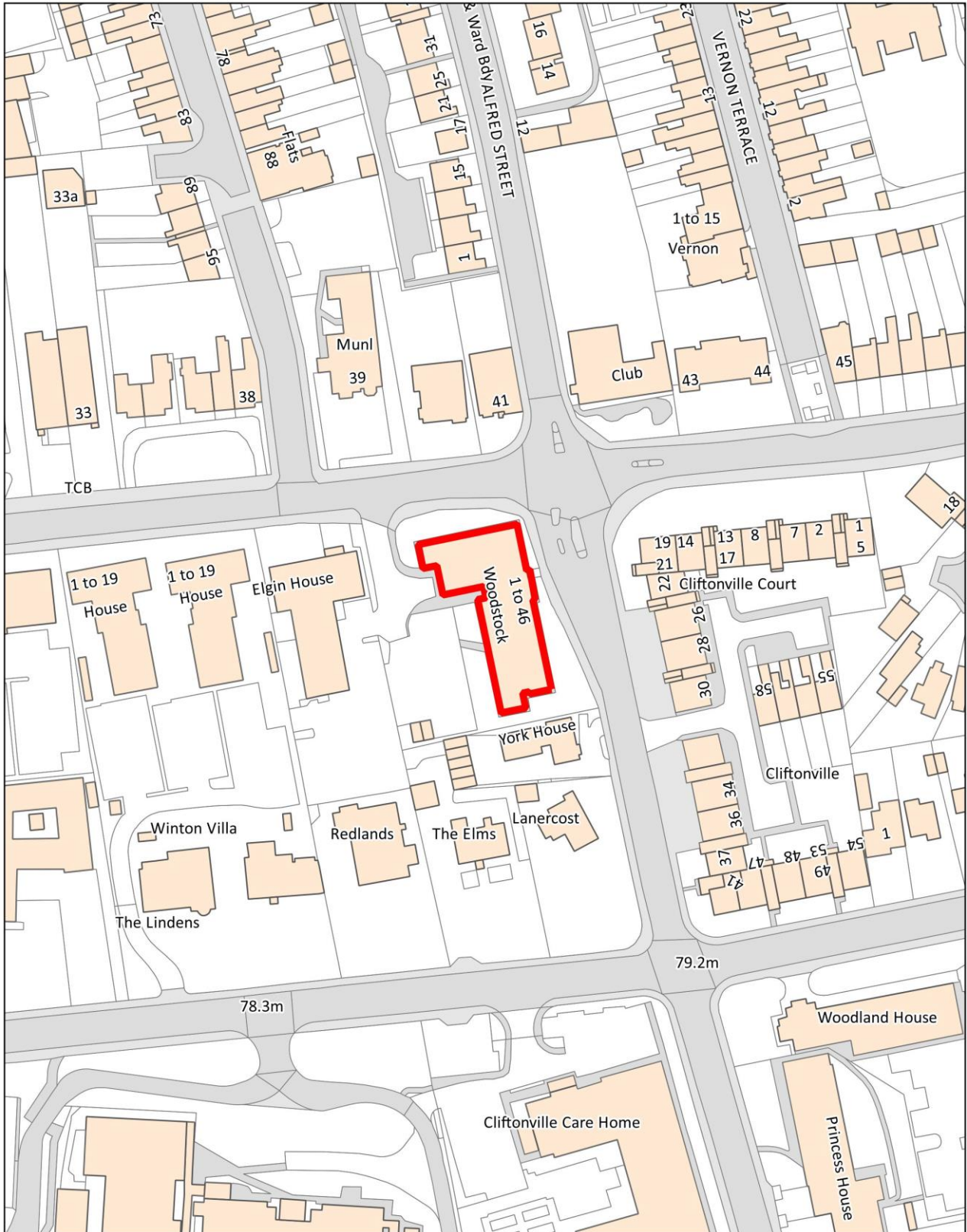
- 10.1 N/2016/1697.

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: **Woodstock, Cliftonville Road**

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Date: 30-01-2017

Scale: 1:1,250

Drawn by: -----



PLANNING COMMITTEE: 14th February 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/0005

LOCATION: 54 Bostock Avenue

DESCRIPTION: Change of use from dwelling (Use Class C3) to house in multiple occupation (Use Class C4) for 5 persons
WARD: Abington Ward

APPLICANT: Alan Byrne
AGENT: Alan Byrne

REFERRED BY: Councillor Zoe Smith
REASON: Parking problem and overcrowding

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 for a change of use from a dwellinghouse to a house in multiple occupation (HIMO) would not lead to an unacceptable concentration of HIMOs within the locality that would adversely affect the character of the area, street scene, nor would the development have significant adverse impacts on neighbouring amenity or parking provision. The property is of sufficient size to accommodate the level of accommodation as proposed, in accordance with the requirements of Policies H1, H5, and S10 of the West Northamptonshire Joint Core Strategy, saved Policies E20 and H30 of the Northampton Local Plan, the Council's Houses in Multiple Occupation Interim Planning Policy Statement and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

- 2.1 Permission is sought for a change of use from a dwellinghouse (Use Class C3) to a house in multiple occupation (HIMO) (Use Class C4) for 5 people. No external alterations are proposed to the property. Parking would be on street.
- 2.2 The site lies within an Article 4 Direction area, which removes permitted development rights for change of use from a dwelling to a HIMO.

3. SITE DESCRIPTION

3.1 The application site comprises a two storey, mid-terraced, four-bedroom property on Bostock Avenue, located in a residential area with similar terraced properties on both sides of the street.

3.2 The property has a kitchen, lounge, toilets on the ground floor, three bedrooms and one bathroom on the first floor and one bedroom on the second floor. There is an existing cellar to the property.

4. PLANNING HISTORY

4.1 N/2015/0605 – Change of use from dwelling to house in multiple occupation for 6 occupants (class C4). **Withdrawn.**

5. PLANNING POLICY

5.1 Statutory Duty

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

5.2 National Policies

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

5.3 Paragraph 17 seeks to secure high quality design and good standard of amenity for existing and proposed occupiers.

5.4 Paragraph 49 requires that housing applications be considered with presumption in favour of sustainable development.

5.5 Paragraph 50 states that planning should deliver a wide choice of high quality homes; widen opportunities for home ownership and create sustainable, inclusive, and mixed communities; should plan for a mix of housing based on current and future demographic trends, market trends, and the needs of different groups in the community.

5.6 West Northamptonshire Joint Core Strategy (2014)

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

5.7 Policy H1 - Housing Density & Mix & Type of Dwellings - States that development should provide for a mix of house types, sizes and tenures to cater for different accommodation needs. Housing developments will be expected to make the most efficient use of land having regard to the location and setting of the site, the existing character and density of the local area, accessibility to services and facilities, proximity to public transport routes, the implications of density for affordability and viability, the living conditions provided for future residents, and the impact on the amenities of occupiers of neighbouring properties.

- 5.8 Policy H5 – Managing the existing housing stock - seeks to manage and safeguard existing housing stock, including through HIMOs, where they would not adversely impact upon the character and amenity of residential areas.
- 5.9 Policy S10 – Sustainable Development Principles - requires development to satisfy a range of sustainable development principles including through achieving the highest standards of sustainable design; maximising opportunities for reuse and recycling; and promoting walking and cycling and protecting, conserving and enhancing the natural and built environment and heritage assets and their settings

5.10 **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:

- 5.11 Policy E20 – new development should adequately reflect the character of surroundings and ensure adequate standards of privacy, daylight and sunlight.
- 5.12 Policy H30 – requires HIMOs to be of sufficient size to accommodate the proposed use and not result in an over concentration to the detriment of the character and amenity of the area or result in a substantial demand for on street parking in areas judged to be experiencing difficulties.

5.13 **Supplementary Planning Documents**

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

5.14 **Other Material Considerations**

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

Proposals for HIMOs should:

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

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **Councillor Zoe Smith** - raised objection on the basis that the current planning application is likely to exacerbate serious existing issues with overcrowded and dangerous parking and represents a continuing trend in the change of properties in this area. Called in the application for consideration by the Planning Committee.
- 6.2 **Highway Authority (NCC)** – No comments received.

- 6.3 **Private Sector Housing (NBC)** - the plans submitted indicate sufficient facilities and amenities for occupation as a HIMO for five persons.
- 6.4 Five neighbour objections have been received. These objections are summarised as follows:
- Parking issues in the street and wider area, due to the other developments on the street.
 - Inadequate refuse storage and fly tipping.
 - Noise related issues.
 - Not appropriate for the area, as the development would affect the mix of the houses and would result in high density in the area.
 - Result in anti-social behaviour.

7. APPRAISAL

Principle of the development

- 7.1 The conversion of an existing dwelling to a HIMO is considered to be in accordance 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 they would not adversely affect the character and residential amenity of an area. In principle, houses in multiple occupation are considered acceptable in a residential area.

Size of property

- 7.2 The submitted plans show provision of five letting bedrooms, including a kitchen, lounge, bathroom and one bedroom on the ground floor, three bedrooms and a bathroom on the first floor and a bedroom on second floor. A condition has been recommended that the property shall be occupied by a maximum of five residents at any one time. The response from Private Sector Housing indicates that the property is suitable to be licensed and can accommodate up to 5 people.

Area concentration

- 7.3 Council records evidence that there is one confirmed HIMO at No. 66 Stimpson Avenue and three licensed HIMOs within a 50m radius of the application site. The use of this property as a HIMO would equate to less than 6.8% concentration in the area. This would clearly fall within the 15% maximum threshold recommended by the Council's adopted Interim Planning Policy Statement in relation to HIMOs. It is considered that there would still be a reasonable mixture of house types within the vicinity in order to meet the differing needs of residents.

Parking

- 7.4 Parking within the vicinity of the site is on-street. The nearest bus routes are within 200m of the property, located on Stimpson Avenue.
- 7.5 NCC Highway's comments are awaited and will be reported as an addendum to this report.
- 7.6 Principle 3 of Interim Planning Policy states that HIMO applications with limited or no parking will be required to satisfy the following criteria:
- Be located within 400 m of bus stop or
 - Be located within the walking distance to services and facilities contained in the two centre, district centre, local centre or neighbourhood parade.

- 7.7 The application property is located within easy walking distance to facilities along Wellingborough Road, and less than 400 metres to the facilities along Kettering Road. It is considered that the

application site is a sustainable location within close proximity to facilities on Kettering Road and Wellingborough Road and public transport.

- 7.8 The existing property is a four bedroom property and would generate the requirement of 3 parking spaces, whereas the parking requirements for a proposed HIMO would be 5 parking spaces i.e. 2 additional parking spaces as per the Northamptonshire Parking Standards adopted September 2016. Notwithstanding the above, the property is in a sustainable location. There is no evidence to support that all 5 residents would own cars. Given the number of occupants arising from the existing use and the sustainable location of the property, it is not considered that a refusal on highway grounds could be upheld at appeal. This view has been upheld by recent appeal decisions which are material considerations.
- 7.9 A planning appeal in relation to the provision of apartments at 133 Colwyn Road (N/2016/0112) was allowed recently. The Inspector concluded that the appeal site was located in a sustainable location within easy walking distance of local services and facilities and public transport services. The Inspector considered that with no off-site parking provision, the development was more likely to be more attractive for occupation by people who do not use cars than those who do. Consequently, in view of the scale of development and, on the basis of the evidence, the Planning Inspector concluded that extra demand for on-street parking generated by the development is relatively small in the context of the overall supply and availability of parking in the area.
- 7.10 In appeal decision at 26 Burns Street for a change of use to a HIMO for up to 4 people, the appeal was dismissed on the basis of over concentration, however the Inspector emphasized and concluded that the sustainable location of the HIMO cannot be disregarded.
- 7.11 In another appeal decision at 343 Wellingborough Road, for a change of use from office to a house in multiple occupation for 5 occupants, the Inspector allowed the appeal on the same conclusion that the appeal site is located in a sustainable location, within easy walking distance of the local services and facilities and public transport services.
- 7.12 In view of the recent appeal decisions, the Inspectors have given considerable weight to the sustainability of locations, while considering the impact on parking. As such, in view of the sustainable location of the application site, and number of occupants proposed, and that there is sufficient room within the site to provide secure bicycle storage, it is not considered that highway impacts would be so adverse as to recommend refusal on this basis.

Refuse storage

- 7.13 Details have been submitted for the storage of refuse and materials for recycling in the cellar, which is deemed acceptable. There is also a rear garden to the property and there will be additional space to accommodate such facilities.

Cycle Storage

- 7.14 Details have been submitted for the storage of bicycles within the cellar, which are deemed acceptable.

Amenity

- 7.15 The proposed use falls within Use Class C4 which in effect categorises this as a residential use. It is not considered 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. Indeed, without the Article 4 Direction, planning permission would not be required for the change of use.

Consequently, it is not considered that any refusal of planning permission or the imposition of conditions, in relation to amenity issues would be reasonable or sustainable at appeal.

8. CONCLUSION

- 8.1 The proposed development would not lead to an unacceptable concentration of HIMO's within the locality that would adversely affect upon the character of the local area, street scene, nor would the development have significant adverse impacts on neighbouring amenity or parking provision. The property is of sufficient size to accommodate the level of accommodation as proposed.
- 8.2 The proposed development would be in accordance with the requirements of policies H1, H5, and S10 of the West Northamptonshire Joint Core Strategy, saved Policies E20, and H30 of the Northampton Local Plan, the Council's Houses in Multiple Occupation Interim Planning Policy Statement and the aims and objectives of the National Planning Policy Framework.

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 occupied by a maximum of five residents at any one time.

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

3. The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 Site Plan, 1:500 Location Plan, and Proposed Floor Plans.

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

10. BACKGROUND PAPERS

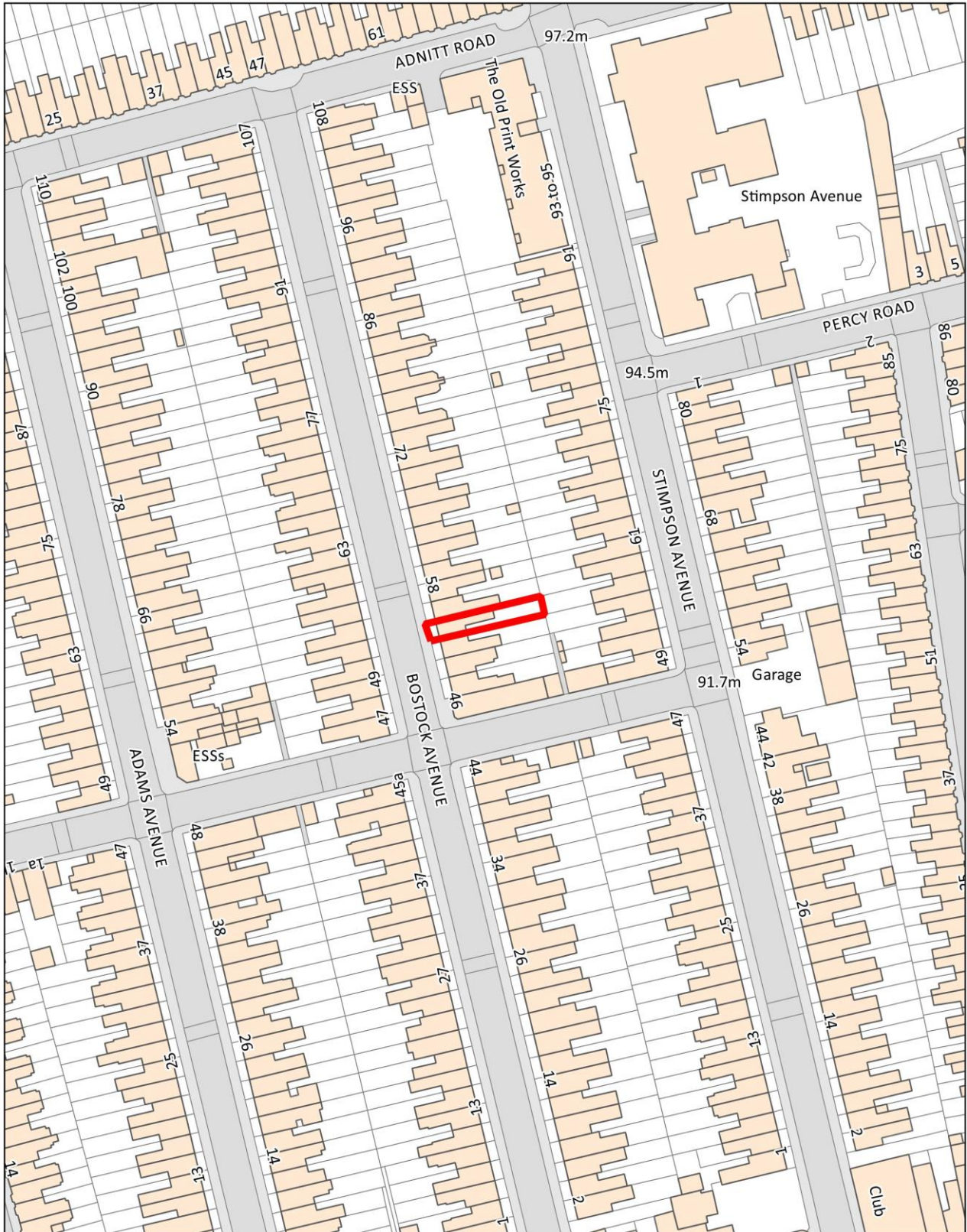
- 10.1 N/2017/0005.

11. LEGAL IMPLICATIONS

- 11.1 The development is CIL not chargeable.

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: **54 Bostock Avenue**

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Date: 30-01-2017

Scale: 1:1,250

Drawn by: -----



PLANNING COMMITTEE: 14th February 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/0021

LOCATION: Land to the South of Boughton Road, Moulton

DESCRIPTION: Outline application for development of up to 125 dwellings, including affordable housing, access and associated works, open space including strategic landscaping, sports pitches and children's play space, car and coach parking area to serve Moulton School and local community

WARD: N/A

APPLICANT: Hallam Land Management
AGENT: Carter Jonas LLP

REFERRED BY: Head of Planning
REASON: Major Fringe Application

DEPARTURE: No

APPLICATION FOR CONSULTATION BY DAVENTRY DISTRICT COUNCIL:

1. RECOMMENDATION

- 1.1 That Northampton Borough Council raise **NO OBJECTIONS** to the principle of development subject to the issues below being addressed by Daventry District Council:
- No objections being received from Northamptonshire County Council Highways regarding the impact on the local road network;
 - No objections being received from Northamptonshire County Council Education regarding the impact on education provision;
 - That the developer enters into a satisfactory S106 Legal Agreement to ensure that provision is made for the necessary infrastructure to meet the requirements to mitigate the impacts of the development.

2. THE PROPOSAL

- 2.1 The application relates to a proposal for outline planning permission that has been submitted to Daventry District Council (DDC) for up to 125 dwellings. All matters are reserved except for access, which is indicated to be taken from Boughton Road. The proposal includes open space; sports pitches; children's play space and car and coach parking for Moulton School and the local community. The Design and Access Statement indicates that the dwellings are to be constructed following the Building for Life principles of sustainable development.

- 2.2 Of the maximum 125 dwellings that are referred to in the description of development, 75 are to be market housing and 50 are to be intermediate housing units. These are all indicated to be houses. However, as this is an outline application and siting and design are not sought at this stage, this could be subject to variation at a later stage, if planning permission were to be granted by DDC.

3. SITE DESCRIPTION

- 3.1 The site is located to the west of Moulton, the site is broadly a L- shaped area of agricultural land, 10.7 hectares in size, running south from Boughton Road and then east where it borders Moulton School and Science College and Moulton Football Club. Between the eastern part of the site and Carey Close, is a new residential development which is currently under construction, and is served from Morning Star Lane. Consent has been granted for further residential development to the north of Boughton Road.

4. PLANNING HISTORY

- 4.1 A report (N/2014/0854) was presented to Planning Committee on 2nd September 2014 for a similar proposal on which NBC had been consulted. No objections were raised at that time, subject to no adverse comments in respect of highways and education.
- 4.2 DDC refused the previous application on 11th July 2014 citing four reasons; outside the village confines; development within a Green Wedge; development within a designated Rural Access Area and failure to enter into a S106 legal agreement with DDC.

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 Daventry Local 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:

The NPPF highlights a presumption in favour of sustainable development (para 14), however, in respect of this presumption any adverse impacts of development need to be assessed against the benefits of approving a planning application.

The NPPF also requires the provision of a supply of housing with a range of types, tenures and densities as well as encouraging high quality design; the promotion of healthy communities; conserving and enhancing the natural and historic environments; and sustainable transport.

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 provides the overall approach to development and identifies that new development in the rural areas will be limited, with emphasis placed on enhancing and maintaining the distinctive character and vitality.

Policy S3 identifies the overall scale and distribution of new housing provision for West Northamptonshire. The proposal lies within the Daventry rural area where about 2,360 dwellings are proposed within the plan period.

Policy S10 sets out the principles for sustainable development, requiring all development to be sustainably designed, energy efficient and to be easily accessed via non-car modes of transport. Policies C2, C3 and C5 elaborate further on this latter issue requiring development to be well connected both locally and more strategically. Policy H5 requires all residential development to incorporate sustainable design principles.

Policy S4 relates to the Northampton Related Development Area which defines the areas in which the strategically assessed housing needs of the Borough are to be met within the plan period.

5.4 Daventry Local Plan (1997)

The Daventry District Local Plan consists of a number of saved policies which set out the Council's policies and proposals for guiding the development and use of land within the area. The proposed site lies immediately to the west of the settlement of Moulton to the north of Northampton Borough, in countryside where green wedge saved Policy EN10 and open countryside Policy HS24 apply. Moulton itself is defined as a restricted infill village which provides the potential for limited development where it meets a series of criteria attached to the policy.

In addition to the Green Wedge status covered by Policy EN10, the site is also adjacent to the Rural Access Area covered by Policy EN11, which is defined as an area of predominantly open/green spaces which flank large settlements. These are not as important as green wedges, but they are areas in which development is generally not supported.

5.5 Moulton Neighbourhood Development Plan

The site is identified as a site allocation in Policy H4 of the Moulton Neighbourhood Development Plan which was adopted by DDC on 2nd December 2016 and therefore forms part of the Statutory Development Plan.

5.6 Supplementary Planning Documents

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

6. CONSULTATIONS/ REPRESENTATIONS

6.1 N/A

7. APPRAISAL

7.1 It is considered that the application does not constitute development affecting the Northampton Related Development Area. The site is physically separate from the Borough boundary and can clearly be seen as an extension to the existing settlement of Moulton rather than an extension to

Northampton. Consequently the application should be considered by Daventry District Council in the context of their five year housing land supply and the local impact on Moulton rather than in any wider context.

- 7.2 In terms of the NPPF, due to the site's location at the edge of an established settlement with educational and recreational facilities close by and the accessibility to Northampton, it represents a broadly sustainable location. The site is identified for residential development of 125 dwellings in the Moulton Neighbourhood Development Plan.
- 7.3 The scale of the development, even in conjunction with other developments in this locality, is not considered likely to generate a significant impact on the Borough in terms of the use of facilities and services. It is proposed to provide 40% affordable housing on site.
- 7.4 Notwithstanding any potential contributions towards road improvements, the impact of this application, as with all developments in this area, should be carefully assessed in terms of the effect on the local road network.
- 7.5 The previous application proposed a financial contribution towards education provision (primary and secondary) to serve the development. This application does not included details of how this will be addressed in this application. It is a matter for the County Council as Education Authority as to whether this is acceptable.
- 7.6 In terms of an assessment of the development itself, it is considered that the proposal would connect with the existing settlement through new and improved pedestrian pathways, as well as providing open space, a play area and sports pitches. There would also be community benefit with the provision of a car park to serve the adjacent school.
- 7.7 The development may be visible from certain vantage points within Northampton, however it would be seen in the context of the existing settlement and consequently this visual impact is not considered to be unacceptable.

8. CONCLUSION

- 8.1 Overall it is considered that the location of the site is broadly sustainable and would have little undue impacts upon the Borough. Consequently, subject to the impact on the local road network and education provision being assessed as acceptable, it is recommended that no objections be raised.

9. BACKGROUND PAPERS

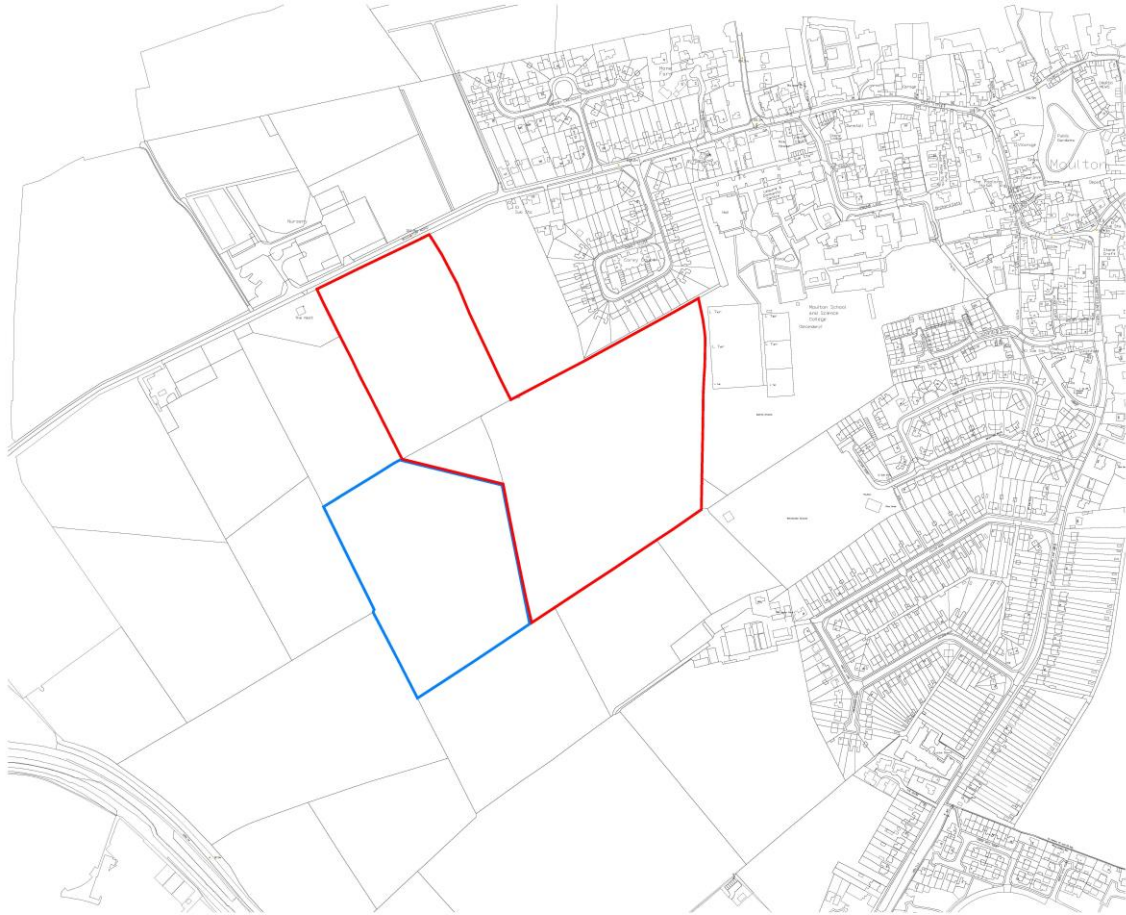
- 9.1 N/2017/0021.

10. LEGAL IMPLICATIONS

- 10.1 None.

11. SUMMARY AND LINKS TO CORPORATE PLAN

- 11.1 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.



NOTES

All dimensions to be verified on site. Do not scale this drawing. All dimensions to be verified on site and shown as follows.

This drawing is for information only. It is not intended to be used for construction purposes. It is the responsibility of the applicant to ensure that the drawing is used for the intended purpose and that the necessary permissions are obtained from the relevant authorities. The drawing is subject to change without notice.

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N

0 25 50 75 100m

KEY

- Application Site Boundary 10.7ha
- Land Under Control of Hallam Land Management Ltd

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Site Name: Description

Site No: 1001

Scale: 1:1000

Drawn: 1/11/2016

Checked: 1/11/2016

Approved: 1/11/2016

Project No: 4882-P-01

Client: HALLAM LAND MANAGEMENT LTD

Address: Land off Brougham Road, Moulton, Northamptonshire

Application: APPLICATION SITE PLAN

Scale: 1:1000 @ A1

Drawn: SOL/MSH

Checked: 7 November 2016

Project No: **4882-P-01**

Client: **D**

DWG No: 149886101000001001-01_Rdms_P01.dwg