



PLANNING AGENDA

Tuesday, 13 June 2017

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

6:00 pm

Members of the Committee

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

Councillors: James Hill, Mary Markham, Matthew Golby, Andrew Killbride, Samuel Kilby-Shaw, Julie Davenport, Jane Birch, Nazim Choudary, Zoe Smith, Arthur McCutcheon and Brian Markham.

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 4th July, 25th July, 5th September, 26th September, 17th October, 21st November, 19th December 2017 and 16th January, 13th February, 13th March, 10th April, 8th May and 7th Jun 2018.

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, 13 June 2017
at 6:00 pm.

D Kennedy
Chief Executive

AGENDA

- 1. APOLOGIES**
- 2. MINUTES**
- 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**
- 9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS**
 - (A) N/2017/0567 - LISTED CONSENT APPLICATION FOR RESPOSITIONING OF 1NO RADIATOR AND INSTALLATION OF 1NO ADDITIONAL RADIATOR TO SOUTHERN WINDOW WALL IN "THE LONG ROOM" AT ABINGTON MUSEUM, MANOR HOUSE, ABINGTON PARK, WELLINGBOROUGH ROAD**
- 10. ITEMS FOR DETERMINATION**
Addendum attached
 - (A) N/2016/1138 - DEMOLITION OF THE EXISTING SINGLE STOREY BUILDING AND THE CONSTRUCTION OF A NEW FOUR STOREY MIXED USE BUILDING TO INCLUDE 60 RESIDENTIAL UNITS AND TWO RESTAURANT AND CAFE UNITS (USE CLASS A3). ST GILES CLINIC, 67 ST GILES STREET**
 - (B) N/2017/0113 - CHANGE OF USE FROM SHOP (USE CLASS A1) TO ALL DAY CAFE, RESTAURANT AND TAKEAWAY AND ERECTION OF FLUE EXTRACTION EQUIPMENT TO REAR. 34 GLOUCESTER AVENUE**

- (C) N/2017/0127 - DEMOLITION OF EXISTING BUILDING. ERECTION OF 40NO DWELLINGS (USE CLASS C3) WITH ASSOCIATED CAR PARKING AND ANCILLARY SPACE AND 130.10M2 OF RETAIL SPACE (USE CLASS A1). SOFA KING TIVOLI HOUSE, TOWCESTER ROAD
- (D) N/2017/0155 - TWO STOREY REAR AND SIDE EXTENSION. 28 THE LAWNS
- (E) N/2017/0227 - CHANGING THE EXTERNAL MATERIALS OF THE EXISTING WALLS. ERECTION OF NEW OPEN ENTRANCE PORCH (PART RETROSPECTIVE). THE ECTON BROOK PUBLIC HOUSE, ECTON BROOK ROAD
- (F) N/2017/0250 - NEW 3 BEDROOM STUDENT ACCOMMODATION ANNEX TO THE REAR OF 2 GRAY STREET. 2 GRAY STREET
- (G) N/2017/0262 - GROUND FLOOR CHANGE OF USE RESTAURANT (USE CLASS A3) TO RESTAURANT AND HOT FOOD TAKEAWAY. ALTERATION TO SHOP FRONT INCLUDING SHUTTERS AND INSTALLATION OF FLUE EXTRACTION TO THE REAR OF PROPERTY. INSTALLATION OF 2NO AIR CONDITIONING UNITS. (PART RETROSPECTIVE). 66 WELLINGBOROUGH ROAD
- (H) N/2017/0330 - REMOVAL OF EXISTING BALCONIES AND REPLACE WITH NEW WINDOOR WINRAIL SYSTEM AT 1-23 PARK SQUARE. PARK SQUARE
- (I) N/2017/0389 - FIRST FLOOR REAR EXTENSION, NEW PORCH ROOF AND ALTERATIONS TO EXISTING ELEVATIONS. 33 HIGH STREET, GREAT HOUGHTON
- (J) N/2017/0400 - VARIATION OF CONDITION 3 OF PLANNING PERMISSION N/2015/1074 (ERECTION OF 81NO. DWELLINGS) TO ALLOW ALTERNATIVE ROOF TILES AND RENDERING TO PLOTS 38, 46, 55, 56, 66, AND 78. FORMER ST MARYS MIDDLE SCHOOL, GRANGE ROAD
- (K) N/2017/0410 - DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF NEW DWELLING WITH PARKING. LAND REAR OF 14 HARBOROUGH ROAD NORTH
- (L) N/2017/0496 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION FOR 7 OCCUPANTS (SUI GENERIS) - RETROSPECTIVE. 32 PITSTONE ROAD

11. ENFORCEMENT MATTERS

12. ITEMS FOR CONSULTATION

13. EXCLUSION OF PUBLIC AND PRESS

THE CHAIR TO MOVE:

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

SUPPLEMENTARY AGENDA

**Exempted Under Schedule
12A of L.Govt Act 1972
Para No:-**

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, 9 May 2017

PRESENT: Councillor Oldham (Chair); Councillor Golby (Deputy Chair);
Councillors Birch, Davenport, Gowen, Haque, Kilbride, Kilby-Shaw,
Lane, B Markham, M Markham and McCutcheon

OFFICERS: Peter Baguely (Head of Planning) Rita Bovey (Development
Manager) Ben Clarke (Principal Planning Officer) Theresa Boyd
(Planning Solicitor) Emma Powley (Democratic Services)

1. APOLOGIES

Apologies for absence were received from Councillor Walker

2. MINUTES

The minutes of the meeting held on the 11th April 2017 were agreed and signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

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

N/2016/1022

Mr Toby Birch
Ms Theresa Bell

N/2017/0081

Mrs Hazel Veitch

4. DECLARATIONS OF INTEREST/PREDETERMINATION

Councillor Oldham declared a personal non-pecuniary interest in Item 10d as the person to Call-in the application.

Councillor Kilbride declared a personal and pecuniary interest in Item 10e as a Director of Northampton Partnership Homes (NPH)

Councillor M Markham declared a personal and pecuniary interest in Item 10e as a Director of Northampton Partnership Homes (NPH)

Councillor Birch declared a personal non-pecuniary interest in Item 10b as a Trustee of Community Spaces Northampton and as a relative of one of the registered speakers.

Councillor Kilby- Shaw declared a personal interest due to a predetermination in Item 10b.

Councillor Haque declared a personal non-pecuniary interest in Item 10c as the applicant was known to him.

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

None

6. LIST OF CURRENT APPEALS AND INQUIRIES

The Development Manager submitted a List of Current Appeals and Inquiries and elaborated thereon. It was noted that 6 appeals had been dismissed including application no N/2016/1292. Four had been allowed and they included applications N/2016/0380 and N/2016/0817.

RESOLVED: That the report be noted.

7. OTHER REPORTS

- (A) N/2017/0102 - AMENDMENT TO S106 HEADS OF TERM IN RELATION TO PLANNING APPLICATION N/2017/0102 TO VARY CONDITIONS 2, 6, 15, 22, 23 AND 27 OF PLANNING PERMISSION N/2016/0412 (DEMOLITION OF FARMHOUSE, ASSOCIATED BUILDING AND RESIDENTIAL PROPERTY OF 'LITTLE NORWAY'. CONSTRUCTION OF TWO WAREHOUSE AND DISTRIBUTION UNITS (USE CLASS B8) WITH ANCILLARY OFFICE ACCOMMODATION, TOGETHER WITH EARTHWORKS, ACCESS, SERVICES YARDS, PARKING ARRANGEMENT, LANDSCAPING AND OTHER ASSOCIATED INFRASTRUCTURE INCLUDING CREATION OF FOOTPATH) TO AMEND LAYOUTS OF THE WAREHOUSE UNITS IN RESPONSE TO SPECIFIC REQUIREMENTS FROM DECATHLON DEVELOPMENT LAND SOUTH OF BEDFORD ROAD OFF, LILIPUT ROAD**

The Principal Planning Officer submitted a report and elaborated thereon. Members' attention was drawn to the additional information contained within the Addendum. It was noted that the report sought approval for the inclusion of a financial contribution towards the Northampton Growth Management Strategy and the securing of a Travel Plan monitoring fee in addition to the other previously agreed Heads of Terms.

Members discussed the report.

RESOLVED:

That it be **AGREED** the inclusion of a financial contribution towards the Northampton Growth Management Strategy (NGMS) and Travel Plan monitoring fee in addition to the other previously agreed Heads of Terms and conditions and the S106 Legal Agreement will be amendment as such.

- (B) N/2017/0401 - VARIATION OF SECTION 106 LEGAL AGREEMENT IN RELATION TO OUTLINE PLANNING PERMISSION N/2015/0647 FOR**

RESIDENTIAL DEVELOPMENT OF UP TO 195 DWELLINGS FORMER KINGSTHORPE MIDDLE SCHOOL, NORTHFIELD WAY

The Principal Planning Officer submitted a report and elaborated thereon. It was explained that the applicant had applied to vary the existing Section 106 Agreement in order to change the composition of the affordable housing provision.

In response to questions asked, the Principal Planning Officer explained that the existing Section 106 Agreement secured 35% of the development for occupation on affordable tenures which was calculated as being 69 dwellings. It was noted that the developer had approached a significant number of Register Providers to take on the management of the affordable homes, but that they had been declined for a number of reasons. He further confirmed that the overall composition of affordable housing was proportionate to the overall composition of the development. As a consequence, the number of one bedroom apartments within the affordable housing provision (for which there is a need) was representative of the total provided within the development.

Members discussed the report.

RESOLVED:

That it be **AGREED** to vary the Section 106 Legal Agreement so that 70% of the development is occupied on the Rentplus model and 30% is occupied utilising the Discounted Market Sales Housing model.

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

There were none.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

There were none.

10. ITEMS FOR DETERMINATION

(A) N/2016/1050 - DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF A LIDL FOOD STORE WITH ASSOCIATED LANDSCAPING, CAR PARKING AND FORMATION OF NEW ACCESS. 9-15 GAMBREL ROAD

The Principal Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. Members' attention was drawn to additional information contained within the addendum. It was explained that the applicant had applied for planning permission to completely redevelop the site in order to construct a new supermarket to replace the existing store in Gambrel Road and that customer access and deliveries would be from Weedon Road.

In response to questions asked, it was noted that following discussion with the Highway Authority, the Weedon Road access had been redesigned to mitigate risks and congestion. The applicant also agreed to undertake improvements to Weedon Road to include the creation of an additional lane between the site entrance and the eastern roundabout on Weedon Road. It was also confirmed that the traffic and retail

impact issues associated with the redevelopment of the existing site would need to be assessed with a separate planning application.

The Committee discussed the report.

RESOLVED:

That the application be **APPROVED IN PRINCIPLE** subject to:

- i) The prior completion of a S106 Agreement to secure the cessation of the use of the existing store as a Limited Assortment Discounter at 25-29 Gambrel Road, permitted under Planning Permission N/2013/1016; and
- ii) The Conditions set out in the report and addendum and for the following reason:

The proposed development would, subject to conditions and the legal agreement, have a neutral impact upon the viability and vitality of the hierarchy of allocated centres, visual amenity and the occupiers of neighbouring properties, whilst supporting additional employment opportunities. The development is therefore in conformity with the requirements of the National Planning Policy Framework, Policies S2, S8, S9 and S10 of the West Northamptonshire Joint Core Strategy and Policies B14 and E20 of the Northampton Local Plan.

It was also agreed that in the event of the Section 106 Legal Agreement not being completed within three calendar months of this Committee meeting, in addition to being able to grant planning permission as recommended above, the Head of Planning be given delegated authority to either refuse or finally dispose of the application (at his discretion) on account that the necessary mitigation measures have not been secured in order to make the proposal acceptable in line with the requirements of the National Planning Policy Framework and Policy S9 of the West Northamptonshire Joint Core Strategy.

(B) N/2016/1022 - PROPOSED ERECTION OF 5 DWELLINGHOUSES ON LAND OFF CRESTWOOD ROAD SOUTH OF EASTERN DISTRICT SOCIAL CLUB. EASTERN DISTRICT SOCIAL CLUB, CRESTWOOD ROAD

At this juncture of the meeting, Councillors Kilby-Shaw and Birch, having declared an interest in Item 10b, left the room.

The Development Manager submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. Members' attention was drawn to additional information contained within the addendum. It was noted that the report sought the approval of the erection of 5 dwellinghouses on land off Crestwood Road.

Mr Birch, Chair of Community Spaces Northampton, spoke against the application and commented that whilst he was not objecting to the building of dwellings, he had concerns about the access road. Construction access may block access to the community centre and the access road should be improved right up to the community centre and for access by emergency vehicles.

Ms Theresa Bell, the applicant, spoke in favour of the application and commented that the land was currently blighted by fly-tipping and that a development of dwellings would improve the area.

In response to questioned asked by the Committee, the Development Manager explained that the road was not currently adopted nor was there a provision for street lights, but that conditions could be imposed that would require the submission and agreement of a strategy for the ongoing maintenance of the access road and the provision and retention of lighting to the access road.

The Committee discussed the report.

RESOLVED:

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

The principle of residential development of the site for 5 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 and highway conditions in accordance with the aims and objectives of the National Planning Policy Framework, Policies SA, S1, S3, S10, H1, BN3 and BN9 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan and Policies DES1, H2, OS1 and OS2 of the Growing Together Neighbourhood Plan.

2 further conditions were added which were for:

- i) The provision of lighting to the access road and its retention
- ii) The submission and agreement of a maintenance strategy for the access road.

Councillors Kilby-Shaw and Birch re-entered the room.

(C) N/2017/0008 - CHANGE OF USE FROM DWELLING (USE CLASS C3) TO A HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 5 PERSONS (RETROSPECTIVE). 38 CLARE STREET

At this juncture of the meeting, Councillor Haque left the room, having declared an interest in Item 10c.

The Principal Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. Members' attention was drawn to additional information contained within the addendum, noting the additional and amended conditions.

It was noted that a ground floor room was currently used as an office, which may be part of a house offering supported living. In response to questions, it was confirmed that a house being occupied by six unrelated people receiving an element of care would not require planning permission as it fell within Use Class C3. This was

materially different to a House in Multiple Occupation, which was a different use class and required planning permission. In considering the application, it was important to ensure that occupiers of a House in Multiple Occupation had sufficient access to recreation space.

The Head of Planning suggested he writes to the applicant in order to seek clarification as to whether they wished to use the property as a House in Multiple Occupation or revert the use back to a single dwelling house.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions as set out in the report and addendum 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 that would adversely affect upon 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, BN5 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.

Councillor Haque re-entered the room.

(D) N/2017/0081 - PROPOSED SINGLE STOREY SIDE AND REAR EXTENSION INCLUDING GARAGE CONVERSION. 20 REEDHILL

At this juncture of the meeting, Councillor Oldham, having declared an interest in Item 10d, left the room.

Councillor Golby, as the Deputy Chair, assumed the role of the Chair following Councillor Oldham's departure from the room.

The Principal Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was noted that the report sought approval, subject to conditions, for a proposed single storey side and rear extension including garage conversion.

Mrs Veitch, owner of the neighbouring property, spoke against the application and stated that she considered it to be overbearing and that it would have a detrimental effect on the environment and also considered that the extension would lead to a loss of privacy of her property. Furthermore, Mrs Veitch highlighted the presence of a balcony at her property and suggested that views into the proposed extension would be possible. This would unduly impact upon the occupiers of the proposed development.

Members of the Committee discussed the proposal and in doing so noted the size of the plot, but considered that the extension would project significantly beyond the rear wall of the existing house. This would result in an extension that would not be subordinate towards the original building and would therefore be of a disproportionate size.

In addition, the Committee concluded that a significant element of the proposed extension would be visible from the adjoining property at 21 Reedhill irrespective of the difference in ground levels and existing boundary treatments. By reason of the height and projection of the development, the proposed extension would create an overbearing effect that would be detrimental to the outlook and amenities of the occupiers of the adjoining property, including its garden.

Furthermore, the committee recognised that currently the outlook from the adjoining property was one that featured a mixture of developed sites and elements of the natural environment. This contributes significantly to the amenity of the property and also its character. The proposed development, by reason of its proportions, would erode these characteristics and would lead to a detrimental impact upon the outlook of the neighbouring property.

The committee also noted that the neighbouring property featured a balcony that contributed to the amenity of the dwelling and the proposed extension would have an overbearing effect on this.

As a result, it was concluded that the development failed to comply with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan due to the inappropriate design and significant adverse impact on neighbour amenity. Furthermore, the development failed to comply with the Residential Extensions Design Guide Supplementary Planning Document owing to the poor design, lack of subordinate design and the adverse impact on the adjoining property at 21 Reedhill.

Members discussed the report.

RESOLVED:

That the application be **REFUSED** for the following reasons:

That the proposed development, by reason of its height and projection and proximity to 21 Reedhill, would form an incongruous and overbearing feature that would adversely affect the amenity and outlook of the adjoining property. The proposal fails to comply with the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy, Policies E20 and H18 of the Northampton Local Plan and the Residential Extensions Design Guide Supplementary Planning Document.

Councillor Oldham re-entered the room, and resumed Chairmanship.

(F) N/2017/0253 - CHANGE OF USE FROM DWELLING (USE CLASS C3) TO A HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 4 PERSONS. 27 ETHEL STREET

The Principal Planning Officer submitted a report and elaborated thereon. Additional information contained within the addendum was noted by Members. It was further noted that application sought the approval for a change of use from a dwelling to a house in Multiple Occupation for 4 persons

Members discussed the report.

RESOLVED:

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

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

(G) N/2017-0254 - PRIOR NOTIFICATION OF CHANGE OF USE FROM OFFICES (USE CLASS B1A) TO RESIDENTIAL (USE CLASS C3) FOR 20 STUDIO FLATS. CASTILLIAN CHAMBERS, 2A CASTILIAN STREET

The Development Manager submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was noted that the report sought prior approval for a Change of use from Office to residential.

Members discussed the report.

RESOLVED:

That **PRIOR APPROVAL BE GRANTED** subject to the conditions set out below and for the following reason:

The proposal is permitted development in accordance with the provisions of Class O of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and subject to conditions, would have no undue detrimental impact with regards to transport and highway impacts, contamination, flood risk and noise.

(E) N/2017/0232, N/2017/0233, N/2017/0234, N/2017/0235, N/2017/0236, N/2017/0237 - REFURBISHMENT OF EXISTING BLOCKS INCLUDING ALTERATIONS TO BALCONIES; INSTALLATION OF SECURITY GATES AND FENCE; BIN STORAGE AND SHEDS; ALTERATIONS TO PATHS AND LANDSCAPING AND ALTERATIONS TO PARKING AREAS. SIX SITES IN PARK DRIVE, PARK WALK, NORTH OVAL, SOUTH OVAL, PARK CRESCENT EAST AND SEVERN DRIVE, KINGS HEATH

At this juncture of the meeting, Councillors Kilbride and M Markham, having declared Interest in Item 10e, left the room and the meeting as there were no others item on the agenda to be discussed.

The Planning Manager submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. Members' attention was drawn to additional information contained within the addendum.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** for all six planning applications, subject to the conditions as set out in the report and for the following reason:

The proposed development would enhance the appearance of the buildings and the area, and would provide enhanced facilities and security for residents of the blocks, whilst not having any detrimental impact on the amenity of neighbouring occupiers and would be consistent with the aims and objectives of the policies of the West Northamptonshire Joint Core Strategy, the Northampton Local Plan, the National Planning Policy Framework and the Planning Out Crime in Northamptonshire SPG.

11. ENFORCEMENT MATTERS

There were none.

12. ITEMS FOR CONSULTATION

There were none.

The meeting concluded at 8.27pm

Directorate: Regeneration, Enterprise and Planning

Head of Planning: Peter Baguley



List of Appeals and Determinations – 13th June 2017

Written Reps Procedure

Application No.	DEL/PC	Description	Decision
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	DISMISSED
N/2016/0783 APP/V2825/W/17/3169060	DEL	Change of use of property from dwellinghouse (Use Class C3) to a House in Multiple Occupation for upto 10 residents, replacement of single storey lean to extension and installation of basement window and lightwell to the front at 44 Bostock Avenue	AWAITED
N/2016/0848 APP/V2825/W/17/3170057	DEL	Change of use from dwelling (Use Class C3) to house in multiple occupation (Use Class C4) for 4 residents at 32 Burns Street	AWAITED
N/2016/1037 APP/V2825/D/17/3170076	DEL	Erection of fence at front of property (retrospective) at 490 Obelisk Rise	ALLOWED
N/2016/1073 APP/V2825/W/17/3169221	PC	Outline planning permission with all matters reserved except access for residential development of up to 30 residential dwellings with associated open space, car parking and vehicular access from Booth Rise and demolition of 58 and 62 Booth Rise on the Land to the Rear of 62 Booth Rise	AWAITED
N/2016/1302 APP/V2825/D/17/3169274	DEL	First floor side extension above garage and ground floor rear extension at 64 Falcutt Way	DISMISSED
N/2016/1420 APP/V2825/W/17/3172866	DEL	Change of use from residential care home (Use Class C2) to house in multiple occupation for 7 persons (Sui Generis) at 121 Colwyn Road	AWAITED
N/2016/1456 APP/V2825/W/17/3172592	DEL	Change of use from ancillary coach house (used as photographic studio) into one bedroom dwelling to the Rear of 54 Ashburnham Road	AWAITED
N/2016/1486 APP/V2825/D/17/3170163	DEL	Proposed two storey rear extension and single storey front porch extension at 10 Stephen Bennett Close	SPLIT DECISION
N/2016/1546 APP/V2825/W/17/3174616	DEL	Change of use from dwelling house (Use class C3) into house in multiple occupation for 4 occupants (Use class C4) on a fixed-term temporary basis only at 26 Burns Street	AWAITED
N/2017/0005 APP/V2825/W/17/3171501	PC	Change of use from dwelling (Use Class C3) to house in multiple occupation (Use Class C4) for 5 persons at 54 Bostock Avenue	AWAITED

Public Inquiry

None

Hearings

None

Enforcement Appeals

None

Tree Preservation Order (TPO) Appeals

N/2016/0811 ENV/3161842	DEL	To remove Ash tree and replace with an Apple tree (TPO 191) at 6 Duston Wildes	DISMISSED
N/2016/1205 ENV/3164494	DEL	Sycamore Tree - request to fell at 39 Valentine Way	DISMISSED

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
The Guildhall, St Giles Square,
Northampton, NN1 1DE



PLANNING COMMITTEE: 13th June 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/0567

LOCATION: Abington Museum Manor House Abington Park,
 Wellingborough Road

DESCRIPTION: Listed Consent Application for repositioning of 1no radiator and installation of 1no additional radiator to southern window wall in 'The Long Room'

WARD: Abington Ward

APPLICANT: Northampton Museum and Art Gallery
AGENT: Stimpson Walton Bond Architects

REFERRED BY: Head of Planning
REASON: Council owned land and is the applicant

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The proposed works would have a neutral impact upon the character and appearance of this Listed Building, whilst supporting the ongoing use of this important heritage asset. The proposal is therefore in conformity with the requirements of the National Planning Policy Framework and Policies BN5 and S10 of the West Northamptonshire Joint Core Strategy.

2. THE PROPOSAL

2.1 The applicant has applied for Listed Building Consent to install one new radiator and repositioning of an existing radiator within the Long Room of this Grade I Listed Building. The proposed works are, in effect, a variation to a previously approved scheme on which consent was conferred upon a different heating scheme.

3. SITE DESCRIPTION

3.1 The application site consists of Abington Park Museum (which has been open since 1899), which was formerly Abington Abbey. The building was constructed in the early 16th century surrounding a quadrangle. The building was altered during the latter part of the 17th century, before seeing more alterations being carried out to the exterior in the 18th century. The building is largely two storeys with an attic and key features include corncicing, a parapet, dormers, pediments and

arches. The interior contains a number of important features, including framed roof to the Great Hall, tall mullioned windows that serve the Great Hall, panelling and plaster ceilings.

- 3.2 Due to the age and design of the building, its special features and historic use, it is a Grade I Listed Building.
- 3.3 In addition, the application site is in close proximity to the Grade A (akin to Grade I) Listed Church of St Peter and St Paul and the Grade II Listed Abington Park Cottages.
- 3.4 The site is within Abington Park and benefits from a great deal of prominence and is also within the Abington Park Conservation Area.

4. PLANNING HISTORY

- 4.1 N/1991/0107 – Structural, stonework and window repairs; redecoration; new ceiling linings; and damp proofing – Approved.
N/1992/1403 – Minor building works for public display of collections – Approved.
N/2016/1672 – Listed Building Consent for Phase 1 internal refurbishment and repairs to various areas at Abington Museum – Approved.

5. PLANNING POLICY

5.1 Statutory Duty

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

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.

- 5.3 Paragraph 17 requires that heritage assets are conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. This is strengthened by paragraph 132. In addition, paragraph 129 requires that the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) is identified and assessed. Paragraph 134 requires that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

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:

BN5 – Historic Environment
S10 – Sustainable Development Principles

5.5 Northampton Local Plan 1997 (Saved Policies)

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

E20 – New development

6. CONSULTATIONS/REPRESENTATIONS

- 6.1 **Conservation (NBC)** – No objections, but recommend a condition requiring the submission of details of pipework are approved by the Council.
- 6.2 At the time of preparing this committee report, the consultation period had yet to conclude. As a consequence, any further updates will be reported to Members via the addendum, which will be circulated prior to the Committee meeting commencing.

7. APPRAISAL

- 7.1 The proposed alterations are internal only and as a consequence, the works would not affect the setting of the Listed Building. The primary matter under consideration, therefore, is the impact upon the character and appearance of the Grade I Listed Building.
- 7.2 The current proposal represents a revision to the previously permitted heating provision to the Long Room. The building was served by historically inappropriate storage heaters that have been removed pursuant to application N/2016/1672, which was considered earlier this year.
- 7.3 It is now proposed to include two additional radiators on the outside wall of the room, in order to provide a more even heat spread. This would be of some use in making the room more attractive for the holding of public and private events. Such events are of use in creating a viable use for the building and therefore ensuring its future.
- 7.4 Whilst this proposal means that the radiators would be located on the outside wall where previously there had not been any such installations, however, the proposed radiators would be relatively small in scale and any harm (which would be less than significant) would be outweighed by the public benefits as set out above. As a consequence, the proposed works are considered to be in conformity with the requirements of national and local planning policies.
- 7.5 In order to secure a good standard of development, a condition is recommended that would ensure that the Council approves the position of the associated pipework. This would require their location within the floor void and would not result in the removal or alteration of any part of the existing floor structure.

8. CONCLUSION

- 8.1 It is considered that the development would have a neutral impact upon the historical significance of the building, whilst contributing to its ongoing viability through ensuring an appropriate use going forward.

9. CONDITIONS

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

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 2016/80/100 A; and 2016/80/400.

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

3. Notwithstanding the details submitted, full details of pipe runs to serve the approved radiators shall be submitted to and approved in writing. Development shall be carried out in accordance with the approved details and shall be retained thereafter.

Reason: In the interests of securing a satisfactory standard of development and impact on the historic environment in accordance with the requirements of the National Planning Policy Framework.

10. BACKGROUND PAPERS

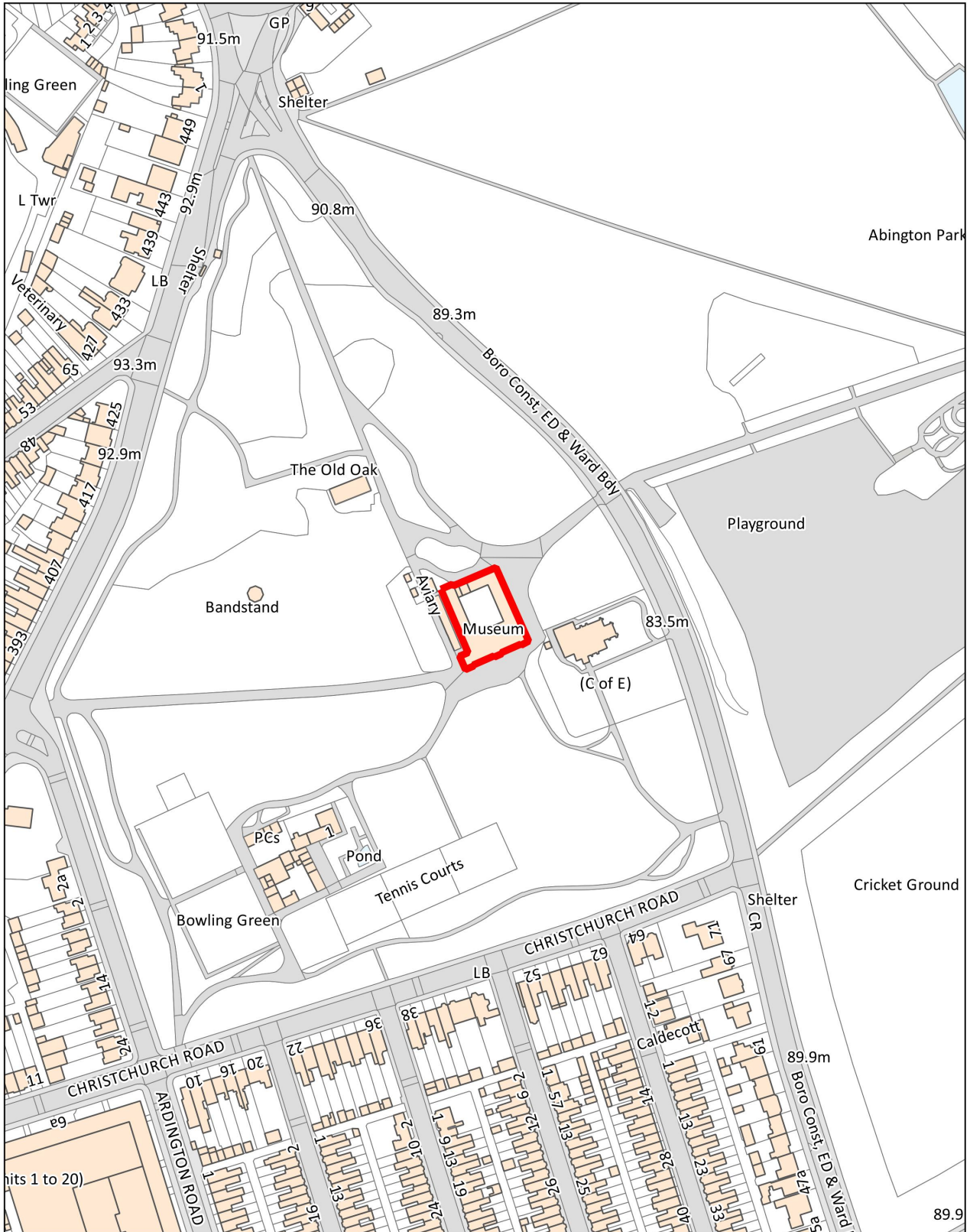
10.1 None


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.



 <p>NORTHAMPTON BOROUGH COUNCIL</p>	<p>Title: Abington Museum Manor House, Abington Park, Wellingborough Road</p>	<p>Date: 01-06-2017</p>
	<p>© Crown copyright and database rights 2016 Ordnance Survey licence no. 10019655</p>	<p>Scale: 1:2,500</p> <p>Drawn by: -----</p>



Addendum to Agenda Items Tuesday 13th June 2017

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

9a

N/2017/0567

**Listed Consent Application for repositioning of 1no radiator and installation of 1no additional radiator to southern window wall in 'The Long Room'
Abington Museum, Manor House Abington Park, Wellingborough Road**

Historic England - no objections.

10. ITEMS FOR DETERMINATION

10a

N/2016/1138

**Demolition of the existing single storey building and the construction of a new four storey mixed use building to include 60 residential units and two restaurant and cafe units (Use Class A3)
St Giles Clinic, 67 St Giles Street**

No update.

10b

N/2017/0113

**Change of use from shop (Use Class A1) to all day cafe, restaurant and takeaway and erection of flue extraction equipment to rear
34 Gloucester Avenue**

Clarification of Conditions 6 and 7:

6. Before the use hereby permitted commences, a scheme shall be submitted to and approved in writing by the Local Planning Authority that specifies the provisions to be made for the collection, treatment and disposal of fats oils and grease (e.g. by the provision of grease interceptors to BS EN 1825:2002 standards) and the maintenance of the plant. The approved scheme shall be implemented concurrently with the development and remain in operation at all times when the use hereby permitted is in use.

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

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

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

Paragraph 10.1 of the report on page 39 should read N/2017/0113.

10c

N/2017/0127

**Demolition of existing building. Erection of 40no dwellings (Use Class C3) with associated car parking and ancillary space and 130.10m² of retail space (Use Class A1)
Sofa King Tivoli House, Towcester Road**

Highway Authority commenting on the proximity of the development to the edge of the highway.

Officer Response: It is understood that the reason for such concerns are that the design of foundations and the opening of windows may impact upon the movement of people on the pavement. In order to address these comments, two additional conditions are recommended.

Additional Conditions:

21. Notwithstanding the details submitted, full details of the foundation design, which shall not encroach onto or under the highway shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.

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

22. Notwithstanding the details submitted, full details of the windows, which shall not open over the highway boundary shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.

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

10d

N/2017/0155

**Two storey rear and side extension
28 The Lawns**

No update.

10e

N/2017/0227

**Changing the external materials of the existing walls. Erection of new open entrance porch (part retrospective)
The Ecton Brook Public House, Ecton Brook Road**

No update.

10f

N/2017/0250

**New 3 bedroom student accommodation annex to the rear of 2 Gray Street
2 Gray Street**

No update.

10g

N/2017/0262

**Ground floor change of use restaurant (Use Class A3) to restaurant and hot food takeaway. Alteration to shopfront including shutters and installation of flue extraction to the rear of property. Installation of 2no air conditioning units. (Part Retrospective)
66 Wellingborough Road**

Amended Conditions 2 and 3:

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1703-01, 1703-02, 1703-03, 1703-04, 1703-05 and Ordnance survey site plan.

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

3. The premises shall be open only between the hours of 09.00hrs and 23.00hrs from Mondays to Saturday and 10.00hrs and 22.00hrs on Sundays or Bank or Public Holidays and at no other time.

Reason: In the interests of securing a satisfactory standard of development in accordance with the requirements of the Policy S10 and BN9 of the West Northamptonshire Joint Core Strategy.

10h

N/2017/0330

**Removal of existing balconies and replace with new Window Winrail system at 1-23 Park Square
Park Square**

No update.

10i

N/2017/0389

**First floor rear extension, new porch roof and alterations to existing elevations
33 High Street, Great Houghton**

In addition to the policies listed in Section 5 of the Committee report, Policy BN5 is also relevant. This states that designated and non-designated heritage assets and their settings and landscapes will be conserved and enhanced in recognition of their individual and cumulative significance and contribution to West Northamptonshire's local distinctiveness and sense of place.

In response, the site is not located within Great Houghton Conservation Area, the High Street forms the boundary and the site is directly adjacent to this. Given the design appearance and scale of the development, this policy has been complied with.

10j

N/2017/0400

**Variation of condition 3 of planning permission N/2015/1074 (erection of 81no. dwellings) to allow alternative roof tiles and rendering to plots 38, 46, 55, 56, 66, and 78
Former St Marys Middle School, Grange Road**

No update.

10k

N/2017/0410

**Demolition of existing garage and construction of new dwelling with parking
Land rear of 14 Harborough Road North**

Given that the proposal is for a backland development, Policy H10 of the Northampton Local Plan is also material. Given the scale and positioning of the proposed development, it is considered that the development would have a neutral impact upon the amenities of neighbouring properties

and would not cause any undue disturbance. Given the pattern of developments within the vicinity, it is not considered that the character of the area would be adversely affected. Accordingly, it is concluded that this policy has been complied with.

10I

N/2017/0496

Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation for 7 occupants (Sui Generis) - Retrospective

32 Pitstone Road

No update.



PLANNING COMMITTEE: 13th June 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2016/1138

LOCATION: St Giles Clinic , 67 St Giles Street

DESCRIPTION: Demolition of the existing single storey building and the construction of a new four storey mixed use building to include 60 residential units and two restaurant and cafe units (Use Class A3)

WARD: Castle Ward

APPLICANT: Mr Corley
AGENT: MBA Ltd

REFERRED BY: Councillor D Stone
REASON: Overdevelopment of the site

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 APPROVAL IN PRINCIPLE subject to:

1.1.1 The completion of a S106 Legal Agreement to secure a financial contribution to fund sustainability improvements within the Central Area comprising of improvements to formal open space within the vicinity of the site or facilities within the town centre.

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

The proposed development would bring about the development of an underused site in a prominent location within the town centre and within Derngate Conservation Area. The mix of commercial and residential uses are considered appropriate in the town centre and would contribute toward its vitality and viability. It is considered that it has satisfactorily been demonstrated that the scheme would not be viable if any affordable housing or the level of S106 contributions required is applied and that the re-development of an underused site in a prominent town centre location and contribution toward the Council's 5-year housing supply outweighs this harm. The amended design is, on balance, considered acceptable, and would not lead to any unacceptable adverse impact on the character and appearance of the conservation area or setting of listed buildings within the vicinity of the site, most importantly views of the Grade A listed St Giles Church tower. It is considered that the harm to heritage assets is less than significant and would be outweighed by bringing the site back into use and the provision of housing. The site is in a sustainable location in the town centre with good access to facilities and

public transport and would not lead to any adverse impacts in relation to drainage, highways or amenity. The proposal is therefore considered to be in accordance with the aims and requirements of the National Planning Policy Framework, Policies S2, S3, S7, S9, S10, H1, H2, BN5, BN7, BN9 and INF2 of the West Northamptonshire Joint Core Strategy and Policies 1, 2, 5, 10, 12, 13, 16 and 18 of the Northampton Central Area Action Plan.

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

2. THE PROPOSAL

- 2.1 The application proposes the demolition of the existing former Health Centre Building and the erection of a new 4-storey building to provide two commercial units at ground floor for restaurant/café use (Use Class A3), with the remainder of the building providing 60 one-bedroom open plan residential units, 9 of which would be situated to the rear of the commercial units on the ground floor, with the remainder occupying the upper three floors.
- 2.2 The application includes the provision of rear terrace gardens for properties on the ground floor, with small external terraces to the front of properties on the 3rd floor, and an external roof terrace accessible to all units.
- 2.3 The proposed residential units would be served by communal entrance/reception area accessed from St Giles Street and by communal internal corridors. A lift would provide access to all floors.
- 2.4 Bin storage is proposed for both commercial and residential units behind a gated access to each side of the building. No on-site parking would be provided.
- 2.5 Materials are proposed as a mix of Portland Stone to the ground floor, buff bricks to the main building with stone parapet detailing, and a zinc mansard roof and aluminium window frames.

3. SITE DESCRIPTION

- 3.1 The application site is located within the Town Centre and comprises a vacant single storey Art Deco style 1930s building, previously used as an NHS clinic which is no longer in use. The building is set back from with St Giles Street with a low boundary wall enclosing the frontage up to the footway. A vehicular access to the side of the building provides a small area of parking to the rear.
- 3.2 The site lies within Derngate Conservation and Article 4 Direction Area and abuts St Giles Conservation Area along its eastern boundary. A number of listed buildings are situated along St Giles Street within the vicinity of the site, but none directly adjoining or opposite the site. When viewed in the wider context of St Giles Street and the surrounding area, the site can be viewed in the context of the Grade II listed Guildhall to the west and St Giles Church, listed Grade A to the east, both prominent buildings within the streetscene.
- 3.3 The frontages along St Giles Street, including the application site, are defined as a Secondary Frontage in the Northampton Central Area Action Plan (CAAP), where planning policy seeks to resist the decline of retail frontage and maintain an active frontage to the street. The surrounding uses comprise of a mix of town centre uses including retail, office and residential uses.

3.4 There is a mix of building styles on St Giles Street, including Victorian and Georgian buildings. The majority of buildings are 3-storeys with some 2-storey and single storey exceptions.

3.5 To the rear of the site is The Ridings car park, beyond which are the rear of properties fronting onto Abington Street.

4. PLANNING HISTORY

4.1 There is no relevant planning history.

5. PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and the Northampton Central Area Action Plan (2013).

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

5.2 National 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 at the heart of the NPPF is a presumption in favour of sustainable development.

Paragraph 17 advises on the need to secure high quality design and a good standard of amenity for all existing and proposed occupiers and encourages the use of brownfield land.

Paragraphs 18 and 19 encourage the support of sustainable economic growth.

Paragraph 23 promotes the development of competitive town centres and an appropriate mix of uses including retail and residential uses to support the viability and vitality of the town centre.

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

Paragraph 47 advises on the requirements to maintain the delivery of a 5 year housing supply to meet objectively assessed housing needs.

Paragraph 49 advises that housing applications should be considered with a presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if a 5-year housing supply cannot be demonstrated.

Paragraph 50 seeks to ensure an appropriate mix of housing is planned for and delivered.

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

Paragraph 131 advises on the need to take account of sustaining and enhancing heritage assets.

Paragraph 132 advises when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

Paragraph 134 advises that where a development proposal would lead to less than substantial harm to the significance of a heritage asset, the harm should be weighed against the public benefits.

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 S2: Hierarchy of Centres – identifies Northampton as the regional town centre and advises that the vitality and viability of these centres should be commensurate with their role and function.

Policy S3: Scale and Distribution of Housing Development – provision will be made in Northampton for about 18,870 net additional dwellings.

Policy S7: Provision of Jobs – provision will be made for a minimum net increase of 28,500 jobs in the period 2008-2029.

Policy S9: Distribution of Retail Development – retail floor space should be accommodated firstly within the Primary Shopping Area and then other Town Centre Locations.

Policy S10: Sustainable Development Principles – development will achieve the highest standards of sustainable design incorporating safety and security considerations; be located within easy reach of services and facilities and public transport; protect, conserve and enhance the built environment and heritage assets and their settings; minimise pollution from noise.

Policy H1: Housing Density and Mix and Type of Dwellings – housing developments will provide for a mix of house types, sizes and tenures to cater for different accommodation needs having regard to the location and setting of the site; existing character, accessibility to services, facilities and public transport; living conditions for future residents and impact on neighbouring amenity.

Policy H2: Affordable Housing – requires the provision of 35% affordable housing.

Policy BN5: The Historic Environment and Landscape – seeks to development proposals conserve and enhance heritage assets and their settings.

Policy BN7: Flood Risk – seeks to ensure there are no adverse flood risks arising from development.

Policy BN9: Planning for Pollution Control – advises on the need for new development to appropriately mitigate impacts arising from noise and contamination.

Policy INF2: Contributions to Infrastructure Requirements – requires new development to mitigate its impacts, such as through planning obligations.

5.4 Northampton Central Area Action Plan 2013

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

Policy 1: Promoting Design Excellence – requires all new development in the Central Area to demonstrate a high design standard; positively contributing to the character of an area with regard to existing urban grain, scale, massing, materials and architectural style; create uncluttered streets lined by active frontages; make efficient use of land; and preserve and enhance the character, appearance and setting of heritage assets paying suitable regard to the Conservation Area.

Policy 2: Tall Buildings – design rational is required for buildings which are significantly taller than the surrounding built fabric.

Policy 5: Flood Risk and Drainage – development will be expected to implement measures to ensure there is no increase in the flow of surface water or foul sewage to the combined or foul sewer network.

Policy 10: Parking – within the Town Centre Boundary, no additional private car parking for non-residential development will be permitted. Private car parking will be at a maximum of 50% of the standards set out in Appendix E: Parking Standards: Central Area Zones which requires on average 1.5 spaces per dwelling, with 1 cycle space per dwelling.

Policy 12: Definition of Primary Shopping Area – the main focus for shopping activity within the Borough will take place in the Primary Shopping Area as defined by the CAAP proposals map.

Policy 13: Improving the Retail Offer – seeks to maintain a retail frontage of no less than 60% within the Secondary Frontages area as defined by the CAAP proposals map.

Policy 16: Central Area Living – allows for a mix of residential development in the Central Area, advising that within or adjacent to the Town Centre Boundary developments comprising of one or two bedroom apartments will be acceptable.

Policy 18: Abington Street East – the regeneration of the area will provide the opportunity for the continued provision of the library and clinic services either within the regeneration site or elsewhere within the Central Area; contribute to the shopping frontages along St Giles Street.

5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)

Planning out Crime in Northamptonshire SPG 2004

Shopfront Design Guide (2011)

Planning Obligations Supplementary Planning Documents (2013)

5.6 **Other Material Considerations**

Derngate Conservation Area Appraisal and Management Plan (2006)

6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **NBC Conservation Officer** – Initial comments considered that the proposed uses and active frontage to the ground floor are appropriate to the town centre location. The design is broadly acceptable and reflects the simple elevations and proportions of the Georgian and 1930s

buildings along the street. However, the proposed 4-storey would be overly dominant and represent overdevelopment of the site, and would be harmful to views along the street and to views from the Conservation Area of the nearby tower of St Giles Church.

Following the receipt of amended plans, the Conservation Officer has commented as follows:

The principle of re-development of the site and the overall design is acceptable, as stated in my previous comments. Remain of the opinion that the four storey height of the building, which is generally taller than the predominant three storey height of buildings on St Giles' Street, is excessive. However accept that the set-back of the fourth floor from the front edge of the building has reduced the impact on views along St Giles Street from within Derrnate Conservation Area, and of distant views of the tower of St Giles' Church to the north-east of the site.

- 6.2 **NBC Environmental Health** – no objection, but request conditions in relation to contamination, noise and odour in relation to the proposed Class A3 uses, refuse storage, control of fats and greases. In relation to residential uses, require a condition for a full noise assessment of noise exposure for each habitable room, as the area will be affected by road traffic noise, and existing commercial business noise.
- 6.3 **NBC Housing Strategy** – the proposal comprises studio flats which are all of the same size and layout, which would result in accommodation only suitable for single people or couples. It is considered that the size and layout of the flats would not meet the needs of existing or future households. The long narrow design and presence of only one window in each dwelling will limit the amount of natural light and internal space. A range of sizes and types of dwellings should be provided to reflect the needs of the Borough, where there is a particular need for family homes providing two and three bedroom accommodation.
- 6.4 **NCC Highways** – request a condition for the submission and approval of a Construction and Environmental Management Plan and a minimum clearance of 1.0m between the face of the building, any retaining structure and the highway to ensure foundations and construction or any element does not undermine or encroach on the highway.
- 6.5 **Highways England** – no objection.
- 6.6 **Lead Local Flood Authority** – following the receipt of revised information, no objection subject to a condition to ensure the development is constructed and maintained in accordance with the submitted Drainage Strategy Report Document.
- 6.7 **Anglian Water** – the existing foul drainage has available capacity. The advice of the Lead Local Flood Authority should be sought in relation to surface water drainage.
- 6.8 **NCC Archaeology** – Recommend a building recording condition and a condition to secure an archaeological programme of works.
- 6.9 **Historic England** – Initial comments raised no objection in principle, advising that the existing building is rather innocuous and has a relatively benign impact, the scale and siting of which are generally at odds with the prevailing character on St Giles Street. The proposed development redresses the scale of the architecture and a general improvement to the quality of townscape through reparation and reinforcement of the currently weak frontage. The 4-storey height is generally taller than most other buildings, tending to be three storeys. Some attempt has been made to reduce the visual impact by designing the roof with a curved form and dormer window arrangement. However, the architectural success in terms of mass will be dependent upon the amount of set-back from the parapet and depth of gap between the dormers. Overall form and composition is largely acceptable but success will depend on quality of materials, architectural

detailing and quality of finishes. The application should be determined in accordance with policy and Conservation Officer's advice.

Comments on amended plans:

Pleased to note the revisions to the roof form and dormers of the proposed development which addresses previous concerns.

- 6.10 **Town Centre Manager** – the principle of the site being developed is supported but should enhance and be sympathetic to the area. The size and massing will have a detrimental impact on the character of the Derrnate Conservation Area; overdevelopment; security and safety concerns with regard to the rear elevation and access from The Ridings car park; inadequate bin provision; lack of on-street parking available; potential environmental impact around waste collection and storage.
- 6.11 **The Town Centre Area Advisory Committee** – regret the demolition of one of the few Art Deco buildings in town. If minded to demolish, the building should be recorded. No objection to principle of residential development with an active frontage of small units for retail or café/restaurant use. However, consider the proposal is overdevelopment with consequential impacts on parking, identity of St. Giles Street and services such as sewerage. Also have strong concerns regarding impact on newly laid pavement and road surface on St. Giles Street. Given the number of small flats and bedsits planned for the town, a small number of larger flats or town houses would provide a better balance and diverse accommodation in the town. Object to the design as follows:
- Inappropriate scale and massing;
 - Building is too high – should be a maximum of 3 storeys;
 - Curved mansard 4th floor is inappropriate;
 - Materials do not reflect those in the area;
 - The rear of the building is too dominant from the car park.
- 6.12 **Crime Prevention Officer** – raises queries with regard to bike storage, access, boundary treatments and security.
- 6.13 **Construction Training** – request 52 training weeks and a financial contribution of £6,367.
- 6.14 **NHS England & Nene Clinical Commissioning Group** – no comments received.
- 6.15 **Councillor D Stone** – calls the application in on the grounds of overdevelopment.
- 6.16 **Councillor P Flavell** – raises the following concerns:
- Four storeys is far too high for this building and not suitable for St Giles Street where the other buildings are three storey.
 - The number of flats is too high for an in town application.
 - The roof top garden is a bad idea for a privately owned building as NBC would have no jurisdiction over the behaviour of users of this facility, and it is quite possible the occupants will be students.
 - There are a number of empty retail shops already in the town centre. If retail is necessary, then two units would be sufficient.
- 6.17 9 letters of objection have been received, the contents of which are summarised as follows:
- Size and scale is alien to St Giles Street
 - Object to another café on St Giles Street
 - Too many empty café and retail units on St Giles Street already
 - Loss of light from 4-storey building

- Impact on parking, proposal would overtake the parking required for shoppers and visitors to the town.
- Overdevelopment
- Cycling provision in place of parking is daft.
- Building too tall for the street
- Too many dwellings
- Potential for issues of disorder/anti-social behaviour, litter and damage if units are let to young people/students
- Roof terrace will add to issues as missiles can be thrown from the roof.
- The building proposed for demolition is a heritage asset of considerable local heritage interest and value and remains relatively unaltered.
- The existing building makes a positive contribution to the St. Giles Conservation Area being of a scale and design which strengthens the historic character
- The existing building warrants inclusion on the Local List, is an important part of our social heritage, and should be considered for designation as a National Listed Building
- The existing building had such high levels of radon. What plans are there to combat the radon problems?
- Proposal is out of scale and lacks interest and articulation.

6.18 The application was advertised in the newspaper and by site notice.

7. APPRAISAL

Principle

- 7.1 The NPPF supports sustainable economic growth and promotes an appropriate mix of uses within the town centre including retail and residential uses to support the vitality and viability of the town centre. The NPPF further advises on a presumption in favour of sustainable housing development and the need to maintain a 5 year housing supply. Policy 16 of the CAAP allows for a mix of residential uses in the Central Area, advising that within or adjacent to the Town Centre Boundary developments comprising of one or two bedroom apartments will be acceptable.
- 7.2 The proposed mix of commercial and residential is in accordance with policy aims to provide a mix of uses within the town centre. The proposal to include commercial units at ground floor would continue the existing character of active frontages along St Giles Street making a positive contribution to the streetscene and contributing to the vitality and viability of the town centre.
- 7.3 The proposed development is limited in the mix and type of accommodation providing one bedroom open plan units predominantly of one size floor area with the exception of slightly larger units on the 3rd floor. However, Policy 16 of the CAAP allows for the provision of one bedroom units within the central area, and the development of the site for 60 residential units would contribute towards the Council's 5 year housing supply in a sustainable location in the town centre with good access to surrounding facilities and public transport.
- 7.4 The principle of the uses proposed is therefore considered to be in accordance with policy and acceptable.

Design and Impact on Heritage Assets

- 7.5 The NPPF advises on the need to take account of sustaining and enhancing heritage assets when considering development proposals. Paragraph 134 advises that where a development proposal would lead to less than substantial harm to the significance of a heritage asset, the harm should be weighed against the public benefits. Policy BN5 of the JCS and Policy 1 of the CAAP reflect these aims seeking to ensure that heritage assets are preserved and enhanced.

- 7.6 The Dergate Conservation Area Appraisal and Management Plan refers to St Giles Clinic as occupying a prominent position opposite Hazelwood Road, but does not oppose the demolition of the existing building and acknowledges the site would benefit from sympathetic redevelopment. Policy 18 of the CAAP includes the site as potential for regeneration.
- 7.7 Whilst the existing building is a good example of a 1930s public building, with plain brick elevations and a more prominent classical-style stone entrance, the building is generally at odds with the scale and alignment of other buildings on St Giles Street, the majority of which front directly onto the footway. The principle of demolition and redevelopment of the site therefore, subject to development proposals preserving or enhancing the character of the conservation area, is considered acceptable. It is noted that the County Archaeologist recommends a building recording condition, however the building is not nationally or locally listed and the Council's Conservation Officer is of the opinion that such a condition is not warranted.
- 7.8 The character of St Giles Street and the conservation area comprises a mix of building styles including Victorian and Georgian styles. Building heights along the street are varied, including single and 2-storey, with the majority of buildings being 3-storeys in height. There are some exceptions to this, with the front parapet of The Ridings Arcade extending above 3-storeys and buildings further along St Giles Street to the east extending to 4-storeys within the roof. The existing clinic is single storey with a 3-storey and 2-storey building either side.
- 7.9 Due to the stepped back nature and height of the existing clinic building, the site currently maintains views along St Giles Street to the east of the tower of the Grade A listed St Giles Church, which is an important feature and gives definition to the character of the conservation area.
- 7.10 The proposed scheme has been designed as a 4-storey building fronting the pavement. The height and position of the original scheme was considered to be more visually prominent in the streetscene than the existing building, with the effect of adversely impacting on views of the listed church tower to the east, to the detriment of the setting of the listed building and character and appearance of the conservation area. The scheme has subsequently been amended to set back the 3rd floor from the St. Giles Street frontage by approximately 2.2m. Whilst the overall height of the building would remain as 4-storeys, it is on balance considered that the set-back would assist in giving the building the appearance of a 3-storey building when viewed from St Giles Street, and would reduce the impact on views along St Giles Street from within Dergate Conservation Area, and of distant views of the tower of St Giles' church to the east to an acceptable degree.
- 7.11 The 4-storey height of the building would be more visually prominent when viewed from The Ridings car park situated to the rear of the site. However, the character of buildings to the rear of the site is more varied in height, and the proposed building has been designed with a zinc barrel vaulted roof and dormers to either side of the rear elevation to provide a more subtle and sympathetic appearance to the adjacent building heights such that the overall appearance from the rear is considered acceptable. Boundary treatments to the rear would be secured by condition to ensure a secure environment.
- 7.12 The proposal includes the provision of a plant room and roof terrace which would be inset from the edge of the roof and not visually prominent from the street scene. A condition is recommended to agree details of the boundary treatment of the roof terrace to ensure any visual impact is minimal.
- 7.13 In respect of materials, the ground floor would comprise of glazed shop fronts and a glazed entrance to the flats with Portland Stone cladding to the base of the building. The upper floors are proposed to be buff brick, with the top floor comprising a barrel vaulted zinc roof with dormers with the intention of reducing the visual mass of the building. Windows frames would be grey aluminium. Notwithstanding the submitted details, a condition is recommended to agree the

precise details of materials to ensure the quality and appearance of the building is sympathetic to the character of the conservation area.

- 7.14 The design of the development as proposed would reflect some of the characteristics and proportions of Georgian buildings in the street, and would introduce an active frontage to the pavement to the enhancement of the character and appearance of the conservation area. On balance, it is considered that the amended plans sufficiently address concerns regarding views within the conservation area and towards the Grade A listed church tower, and that the proposal would lead to less than substantial harm the public benefits of which would bring an underused site in a prominent location within the town centre back into use providing additional housing for the area.

Amenity

- 7.15 Paragraph 17 of the NPPF advises on the need to secure high quality design and a good standard of amenity for all existing and proposed occupiers. These aims are reflected in Policy H1 of the JCS which seeks to ensure new development has regard to the living conditions for future residents.
- 7.16 The proposed residential units have been designed to provide open plan living one bedroom units. Whilst the units are considered to be relatively small at 30m² and 36.1m² respectively, the Council does not have a policy regarding minimum space standards and it is not considered the application could be opposed on this basis.
- 7.17 It is also acknowledged that the units are served by a single window. Whilst this is not ideal, the windows to each individual unit are relatively large and on balance, it is considered that the units would have sufficient light and outlook.
- 7.18 Entrance to the flats would be via a secure entrance from St Giles Street with a lift and stairs providing access to all floors. Refuse storage is proposed behind gated access areas to the side of the building with separate storage for the commercial units. Precise details would be agreed by condition.
- 7.19 External amenity space would be limited due to the proposed footprint of the building extending over the majority of the site. However, rear private amenity areas are proposed for the ground floor residential units, with third floor units to the front of the building having a small terrace area to the front, and all properties would have access to an external roof terrace. In addition, the site is also located within walking distance of Becketts Park.
- 7.20 In respect of the proposed commercial uses at ground floor and the potential impacts on proposed residential amenity, conditions are recommended in respect of noise and odour control, with a further condition recommended to ensure appropriate mitigation against road traffic noise as recommended by Environmental Health.

Highway Impacts

- 7.21 Policy 10 of the CAAP requires no additional private parking provision for commercial development within the town centre. The policy at Appendix E sets out maximum standards for residential parking within the town centre which would equate to a maximum of 45 parking spaces and 1 cycle space per dwelling for the development as proposed.
- 7.22 The development as proposed would provide no on-site parking but provides sufficient space either side of the building to provide secure cycle storage, the details of which could be agreed by condition.

- 7.23 The development is for one bedroom units and whilst 60 residential units has the potential to generate a parking requirement, potential occupiers would be aware of the limitations of parking within the vicinity of the site and the ease of access to alternative, more sustainable methods of transport within the town centre. The site is in a sustainable location within the town centre with a car park to the rear, and good access to local facilities and public transport. Furthermore, the Highway Authority has raised no objection. As such, it is not considered that the proposal would lead to any unacceptable adverse impact on existing highway conditions within area.

Other Matters

- 7.24 The application is supported by a Drainage Strategy which outlines how surface water drainage impacts will be mitigated. The Lead Local Flood Authority has no objection subject to a condition requiring the development to be carried out in accordance with the submitted strategy. Anglian Water has advised there is sufficient capacity in the existing foul sewer and raises no objection.
- 7.25 A condition is recommended with regard to contamination to ensure appropriate mitigation measures as necessary.

Affordable Housing, S106 Developer Contributions, CIL and Viability

- 7.26 National Planning Guidance advises that a site is viable if the value generated by its development exceeds the costs of developing it and also provides sufficient incentive for the land to come forward and the development to be undertaken. A flexible approach should be taken in seeking levels of planning obligations and other contributions to ensure that the combined total impact does not make a site unviable.
- 7.27 Assessing viability should lead to an understanding of the scale of planning obligations which are appropriate. However, the National Planning Policy Framework is clear that where safeguards are necessary to make a particular development acceptable in planning terms, and these safeguards cannot be secured, planning permission should not be granted for unacceptable development.
- 7.28 Policy H2 of the JCS sets out a requirement for affordable housing at 35% for developments of 15 or more dwellings. This would equate to a requirement of 21 units within the development being affordable.
- 7.29 The applicant has submitted a Viability Appraisal the conclusions of which advise that the scheme is currently suffering in terms of viability and cannot support a policy compliant scheme.
- 7.30 The Viability Appraisal has been reviewed by an independent consultant on behalf of the Council who has concluded the following:
- The development as proposed would equate to a profit level of 16.57% of Gross Development Value which is below the current market expectations of 19.60% assuming a mixed use scheme with a small retail component. This represents a shortfall of developer's profit from standard industry expectations.
 - The viability issues arise as a result of abnormal costs relating to the demolition of the existing building; predicted sales values are relatively low based on recent sales figures within the area; build costs for apartment schemes are generally higher than traditional housing and the net to gross ratio is only 85% due to the provision of communal areas resulting in only 85% of the built area generating value. In addition the number of units may affect the rate of sales and end values.

- In conclusion, scheme would allow the following:
 - No affordable housing
 - A CIL contribution of £92,950
 - A S106 payment of £20,000

It should be noted that notwithstanding the viability issues and development profit shortfall identified above, the S106 amount of £20,000 has been offered up by the applicant.

- 7.31 Based on this assessment, it is considered that would not be reasonable to require any affordable housing provision on the site, which would make the scheme unviable and therefore undeliverable.
- 7.32 It should be noted that a request has been received from Construction Futures for the provision of 52 construction training weeks and a financial contribution of £6,367 to be made in this regard. This contribution is also subject to the viability assessment as outlined above. Given the viability issues outlined above and that the scheme would only generate a S106 developer contribution of £20,000, it is considered that Members may be of the opinion that this contribution could be allocated to a use more appropriate to mitigate the impacts of the development.
- 7.33 Whilst it is acknowledged that the development would generate a need for healthcare, no request for contributions has been received from the relevant healthcare bodies. The Council's Planning Obligations SPD sets out a requirement for the provision of open space for new residential development of 15 dwellings or more which is initially required on-site. In addition, where the Council determines that public realm improvements are required to enhance the quality of public space around the development the Council will seek contributions for the provision or enhancement of public squares and space within the vicinity of the site, is appropriate. In view of the limited provision of on-site amenity space and the proximity of Becket's Park, it is considered that it may be more appropriate to allocate this sum towards the provision of improvements within the park or, in the event that a suitable scheme does not arise, to use the financial contribution towards the funding of sustainable improvements with the Central Area.
- 7.34 The development would be subject to CIL payments as outlined above which are not subject to negotiation.
- 7.35 It is considered that it has satisfactorily been demonstrated that the scheme would not be viable if any affordable housing or the level of S106 contributions required is applied. This consideration needs to be weighed against the benefits of re-developing the site in a prominent town centre location and the contribution towards the Council's 5-year housing supply.

8. CONCLUSION

- 8.1 The proposal would bring about the development of an underused site in a prominent location within the town centre and within Derngate Conservation Area. The mix of commercial and residential uses are considered appropriate within the town centre and would contribute toward the vitality and viability of the town centre. It is considered that it has satisfactorily been demonstrated that the scheme would not be viable if any affordable housing or the level of S106 contributions required is applied and that the re-development of an underused site in a prominent town centre location and contribution toward the Council's 5-year housing supply outweighs this harm. The amended design is, on balance, considered acceptable, and would not lead to any unacceptable adverse impact on the character and appearance of the conservation area or setting of listed buildings within the vicinity of the site, most importantly views of the Grade A listed St Giles Church tower. It is considered that the harm to heritage assets is less than significant and would be outweighed by bringing the site back into use and the provision of

housing. The site is in a sustainable location in the town centre with good access to facilities and public transport and would not lead to any adverse impacts in relation to drainage, highways or amenity. The proposal is considered to be in accordance with policy and therefore recommended for approval in principle subject to the relevant conditions and the completion of a S106.

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. Notwithstanding the submitted plans, details of all proposed external facing materials including window and railing details 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.

3. Prior to the first occupation of the development hereby permitted, full details of the method of the treatment of the external boundaries of the site together with details of any gates shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the building hereby permitted and retained thereafter.

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

4. Prior to the first occupation of the development hereby permitted, full details for the provision of secure and covered bike storage shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the building hereby permitted and retained thereafter.

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

5. Prior to the first occupation of the development hereby permitted, details for the provision of storage of refuse and materials for recycling for both the commercial and residential uses and a management strategy for the collection of refuse shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the building hereby permitted and retained thereafter.

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

6. The development hereby permitted shall be carried out in accordance with the following approved plans: 001 Rev P1, 100 Rev P1, 300 Rev P1, 310 Rev P3, 312 Rev P3, 313 Rev P3, 311 Rev P3, 110 Rev P1, 111 Rev P1, 112 Rev P1, 113 Rev P3, 114 Rev Ps, 115 Rev P3, 420 Rev P1.

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

7. Notwithstanding the submitted details, prior to occupation of the development hereby permitted a scheme shall be submitted that identifies measures to achieve Secured by Design standards within the development. The development shall be carried out in accordance with the approved details.

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

8. No development shall take place until a desk top study, including a site walkover, 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 found to be required shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

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

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

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

10. Prior to the commencement of development, a scheme shall be submitted to and approved in writing by the Local Planning Authority that specifies the external sources of noise on the site, for example from air conditioning units or extraction systems, and provisions to be made for its control. The development shall be carried out in accordance with the approved details prior to first occupation and maintained as such thereafter, and the applicant shall demonstrate that the scheme has achieved its design criteria.

Reason: To ensure a satisfactory standard of development and in the interests of surrounding amenity in accordance with Policies S10 and BN9 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

11. Prior to occupation of the commercial units hereby permitted the applicant shall provide information set out in Annex B in the Defra Guidance on the Control of Odour and Noise from Commercial Kitchen Extract systems: The Information Required To Support Planning

Application; paragraph 10 and submit a scheme for approval in writing by the Local Planning Authority that specifies the provisions to be made for the collection, treatment and dispersal of cooking odour and the ongoing maintenance of the odour abatement plant. The development shall be carried out in accordance with the approved scheme and maintained as such thereafter.

Reason: To ensure a satisfactory standard of development and in the interests of surrounding amenity in accordance with Policies S10 and BN9 of the West Northamptonshire Joint Core Strategy.

12. Prior to the occupation of the commercial units hereby permitted, a scheme shall be submitted to and approved in writing by the Local Planning Authority that specifies the provisions to be made for the collection, treatment and disposal of fats oils and grease (e.g. by the provision of grease interceptors to BS EN 1825:2002 standards) and the maintenance of the plant.

Reason: To ensure a satisfactory standard of development and in the interests of surrounding amenity in accordance with Policies S10 and BN9 of the West Northamptonshire Joint Core Strategy.

13. Prior to development commencing, the applicant shall submit to the Local 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 – $L_{Aeq,16H}$ 35 dB window open, during the daytime period (07:00 – 23:00)
- Bedrooms – $L_{Aeq,8H}$ 30 dB and L_{AMAX} 45 dB (for 2+ events per hour) window open, during the night time period (23:00 – 07:00)
- Outdoor Amenity Spaces – $L_{Aeq,16H}$ 50 dB

A scheme to protect any affected habitable rooms/bedrooms or out outdoor amenity spaces shall be submitted to the Local Planning Authority for written approval. For habitable rooms/bedrooms this will require the provision of a ventilation, or heat control system that enables the windows to be kept closed in warm weather.

Noise levels shall be assessed in line with the standards set out in Table 1 of Northampton Borough Council's Planning Practice Guidance for noise sensitive developments affected by noise from transport sources.

Where the assessment identifies that whole or part of the development will fall within the LOAEL or SOAEL category a scheme to protect any affected habitable spaces/bedrooms or outdoor amenity spaces shall be submitted to the Local Planning Authority for approval in writing.

The development shall be carried out in accordance with the approved details prior to occupation and maintained as such thereafter.

Reason: To ensure a satisfactory standard of development and in the interests of residential amenity in accordance with Policies and S10 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

14. The commercial units hereby permitted shall be open between the hours of 08:00 and 23:00 hours only.

Reason: In the interests of residential amenity in accordance with Policies BN9 and H1 of the West Northamptonshire Joint Core Strategy.

15. Deliveries to the commercial units hereby permitted shall be between the hours of 08:00 and 19:00 hours only.

Reason: In the interests of residential amenity in accordance with Policies BN9 and H1 of the West Northamptonshire Joint Core Strategy.

16. No development shall take place on site 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 by the applicant and approved in writing by the Local Planning Authority.

Reason: to ensure that features of archaeological interest are properly examined and recorded, in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework. This is a pre-commencement condition to ensure timely submission of details.

17. Prior to commencement of development, a Construction Traffic Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP should include (but not be limited to):

- Details of the proposed construction access to the site.
- Details of routing to /from the site.
- Details of hours of operation and delivery times.
- Details of any wheel washing and measures to prevent the discharge of dust and other materials onto the public highway and the surrounding area.

The development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety and surrounding amenity in accordance with the National Planning Policy Framework. This is a pre-commencement condition to ensure timely submission of details.

18. The development hereby permitted shall be carried out and maintained in perpetuity in accordance with the details of the submitted Drainage Strategy Report Document reference SW Drainage Assessment, Final Revision B dated 28th March 2017 prepared by EWE Associates Limited.

Reason: In the interests of flood prevention and to ensure an appropriate standard of development in accordance with Policy BN7 of the West Northamptonshire Joint Core Strategy.

10. BACKGROUND PAPERS

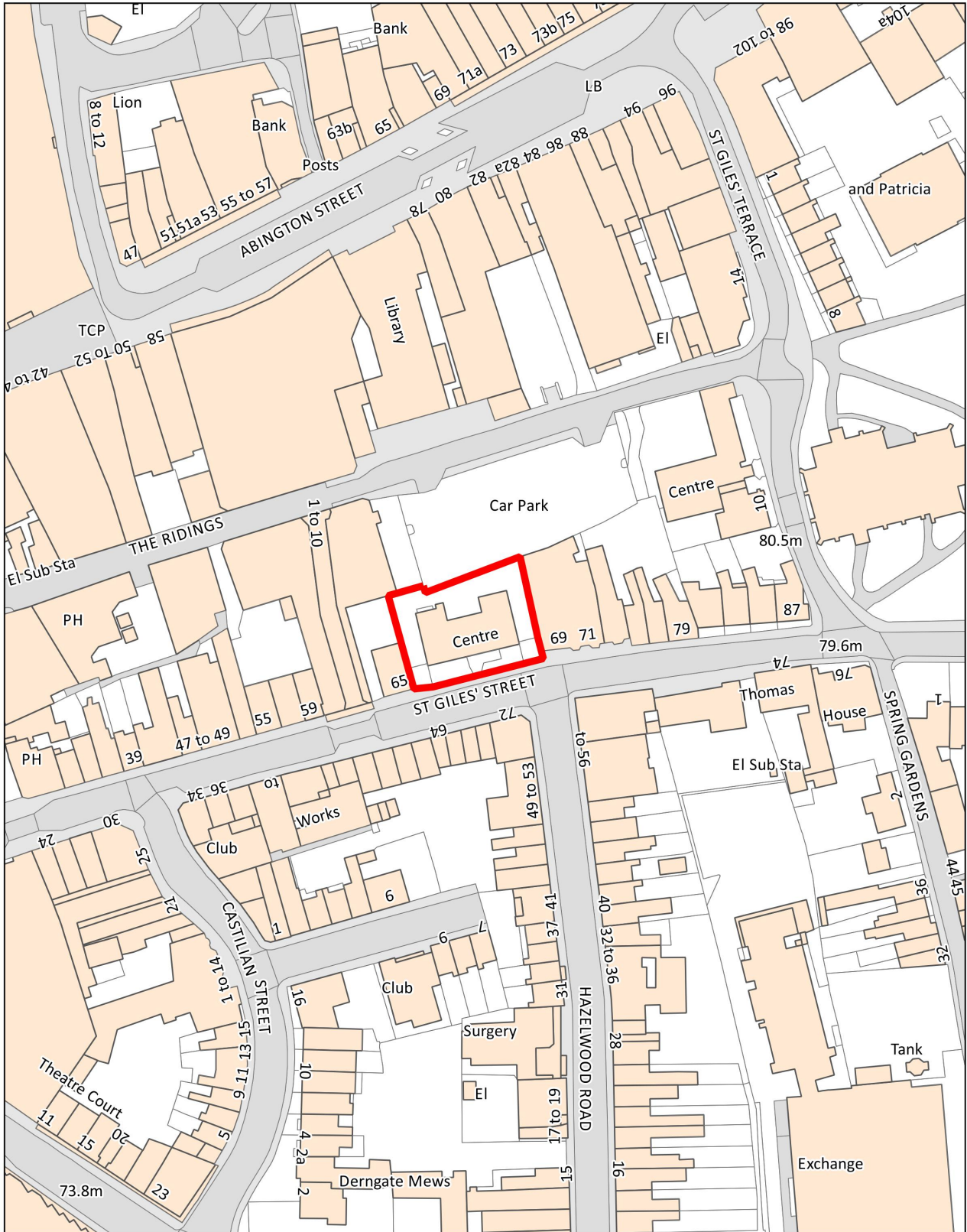
- 10.1 N/2016/1138.


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: St Giles Clinic, 67 St Giles Street</p>	<p>Date: 01-06-2017</p>
	<p>© Crown copyright and database rights 2016 Ordnance Survey licence no. 10019655</p>	<p>Scale: 1:1,250</p> <p>Drawn by: -----</p>



PLANNING COMMITTEE: 13th June 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/0113

LOCATION: 34 Gloucester Avenue

DESCRIPTION: Change of use from shop (Use Class A1) to all day cafe, restaurant with takeaway and erection of flue extraction equipment to rear

WARD: Delapre & Briar Ward

APPLICANT: Mr M A Rahman
AGENT: Mr Charles Brett

REFERRED BY: Head of Planning
REASON: The applicant is an elected member

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 change of use would, subject to conditions, represent an acceptable use of the building and would have a neutral impact upon neighbour, highway and visual amenity. The proposal is therefore in conformity with the requirements of the National Planning Policy Framework; Policies S10 and BN9 of the West Northamptonshire Joint Core Strategy.

2. THE PROPOSAL

2.1 The application relates to the change of use of a shop (Use Class A1) to an all-day café, restaurant with takeaway (Sui Generis) and erection of flue extraction equipment to the rear.

3. SITE DESCRIPTION

3.1 Gloucester Avenue is a busy road in a predominantly residential area. Speed restrictors (cushions) have been set out along this road, as this road is a direct link between Towcester Road and London Road. This is also an established bus route.

3.2 The application site lies within terraced properties in mixed retail uses. It is two storey and constructed of red brick. This particular unit has been in retail use (selling televisions and other

electrical goods) but is now vacant. The sales board on the front of the unit indicates that the business has relocated.

- 3.3 The retail floor space is approximately 43m², with a further storage area, kitchen and basement store giving a total ground floor area of 86m².
- 3.4 Above the retail unit is a self-contained flat comprising of two bedrooms, kitchen, lounge and bathroom with a garden area and garage to the rear. One of the bedrooms the property is located in the roof space and is served by rooflights. The application does not indicate any alterations to this flat.
- 3.5 To the rear of the property is an access road running the length of the terrace and the Pleydell Road allotments.
- 3.6 Adjacent to this property is a hot food takeaway and a betting shop. It is likely that these units also have residential accommodation above.

4. PLANNING HISTORY

- 4.1 Nothing of note on this particular property. The adjacent hot food takeaway at 36 Gloucester Avenue was granted consent in 2006 (N/2006/0962). Included in this decision is a condition restricting the opening hours to 09:00 to 22:00 only.

However, the signage on the front of the unit indicates that the opening hours are 17.00hrs to 23.00hrs everyday (except for all day closing on Tuesdays). Whilst this is operating outside the permitted hours and the Council could take enforcement action to regularise this, no objections have been received from neighbouring properties.

5. PLANNING POLICY

5.1 Statutory Duty

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

5.2 National Policies

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

Paragraphs 19 and 20 relate to the need to support economic growth and meet the development needs for business.

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. This includes the location of services where they can easily be accessed by walking, cycling and public transport and the need to minimise noise pollution.

Policy BN9 – planning for pollution control refers to the need to minimise the adverse impacts of noise.

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 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 R9 resists the change of use from a Class A1 use in District and Local Centres where the proposal

- would lead to unacceptable traffic problems.
- it would adversely affect the amenity of neighbouring properties or the area as a whole.
- it would be detrimental to the shopping character of a centre or part of a centre by an unacceptable increase in the number of non-shop uses.

5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)

Planning out Crime in Northamptonshire SPG 2004

6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **NBC Public Protection** – following the submission of additional information from the applicant, the initial concerns regarding noise and odour have been addressed, but conditions have been requested regarding the further details prior to the implementation of the use.
- 6.2 **NCC Highways** – no objections subject to no alterations to the frontage that would overhang the highway.

7. **APPRAISAL**

Principle

- 7.1 The premises is within a local centre which offers a range of goods and services to the community. This unit is currently vacant and has been since the previous occupier moved to new premises in April 2016. The previous occupier was an electrical (audio visual) sales and repair company, who are now located on Moulton Park.
- 7.2 The other units within the local centre include a supermarket/post office, hair and beauty salon, medical centre and pharmacy, betting shop and currently two hot food takeaways. Whilst Policy R9 does not restrict the percentage of mix of uses within a local centre, it would be appropriate to consider the character of the centre and judge if there are implications for the character of the shopping area.

- 7.3 In addition, a balance also needs to be made regarding the intensification of a particular use class that may have implications for the amenities of the area verses the presence of a vacant unit within the area.
- 7.4 The supporting information with the application indicates that the intended user will be a café/restaurant and takeaway, offering breakfasts, lunches and afternoon tea, with a restaurant in the evening. It suggests that the café could become a social and meeting venue for members of the community of all ages adding value to the community. It is considered that the proposed use would not result in over concentration of similar uses in the area.

Amenity

- 7.5 The application form indicates the opening hours are proposed to be 07.00hrs until 23.00hrs, seven days a week. The latter part of this period is in line with the timings of the adjacent takeaway use (although they are currently operating outside the permitted hours). Given that this route carries a constant flow of local traffic including buses, it is considered that the residents opposite the site are of a sufficient distance away from the site and that any harm is not considered significant.
- 7.6 Of greater concern is the impact on the residents living above the retail units. These are accessed by a separate entry to the rear of the various premises. Following discussions with the Environmental Health Officer, further details have been obtained regarding the extraction system including the flue, who is satisfied that subject to further details, a system can be installed that would not result in significant adverse impact on the amenities of the residents. A planning condition is recommended to that effect.
- 7.7 The flue is indicated to be located on the rear elevation and is not readily visible in the street scene. It is therefore considered to be acceptable in visual term.
- 7.8 The applicant has confirmed that the operator is looking to offer a takeaway service to customers, rather than this being the primary use. As such, as it is proposed to have a seating area, it is less likely that customers will congregate outside the facility to eat their food, but either eat inside or takeaway. In this instance potential noise and disturbance can be reduced and the impact on residents lessened.

Highways

- 7.9 No objections have been raised by on highways grounds. There is on-street parking in the area and some parking on the forecourt of the property. The Local Highway Authority has made observations relating to any alterations to the frontage of the property. Consent would be required if the shop front was to be altered, but in this instance, no alterations are proposed as part of this application.

Refuse

- 7.10 There is a yard area to the rear of the property. A planning condition is imposed requiring the submission of further details regarding the provision of refuse and recycling storage area.

8. CONCLUSION

- 8.1 The application would bring a vacant unit back into use and add to the vitality of the area and providing 2 full-time and 3 part-time jobs.

- 8.2 The details submitted by the applicant have addressed the concerns originally expressed by the Environmental Health Officers, subject to the addition of conditions relating to future control.
- 8.3 The proposed change of use would, subject to conditions, represent an acceptable use of the building and would have a neutral impact upon neighbour, highway and visual amenity. The proposal is therefore in conformity with the requirements of the National Planning Policy Framework; Policies S10 and BN9 of the West Northamptonshire Joint Core Strategy.

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: Site location plan, floor and site plan (proposed), block plan and revised details of extraction system.

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

3. The premises shall be open only between the hours of 07:00 and 23:00 from Mondays to Saturdays and 09:00 and 23:00 on Sundays, Bank or Public Holidays.

Reason: In the interests of the amenities of the occupiers of nearby properties in accordance with Policy S10 and BN9 of the West Northamptonshire Joint Core Strategy.

4. A scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the sources of noise on the site whether from fixed plant or equipment or noise generated within the building and the provisions to be made for its control and the approved scheme shall be implemented prior to the commencement of the use hereby permitted and retained thereafter.

Reason: To protect the amenities of nearby occupants from noise and vibration amenity in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

5. Notwithstanding the details submitted, prior to the commencement of development a scheme for the collection, treatment and dispersal of cooking smells and fumes shall be submitted to and approved in writing by the Local Planning Authority along with a schedule for ongoing odour abatement. The approved scheme shall have been implemented prior to the premises being used for the permitted purpose and retained thereafter.

Reason: In the interests of the amenity of the surrounding locality and to secure a satisfactory standard of development in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to enable timely submission of details.

6. Before the use hereby permitted commences, a scheme shall be submitted to and approved in writing by the Local Planning Authority that specifies the provisions to be made for the collection, treatment and disposal of fats oils and grease (e.g. by the provision of grease interceptors to BS EN 1825:2002 standards) and the maintenance of the plant. The approved scheme shall be implemented concurrently with the development and remain in operation at all times when the use hereby permitted is in use.

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

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

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

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

10. BACKGROUND PAPERS

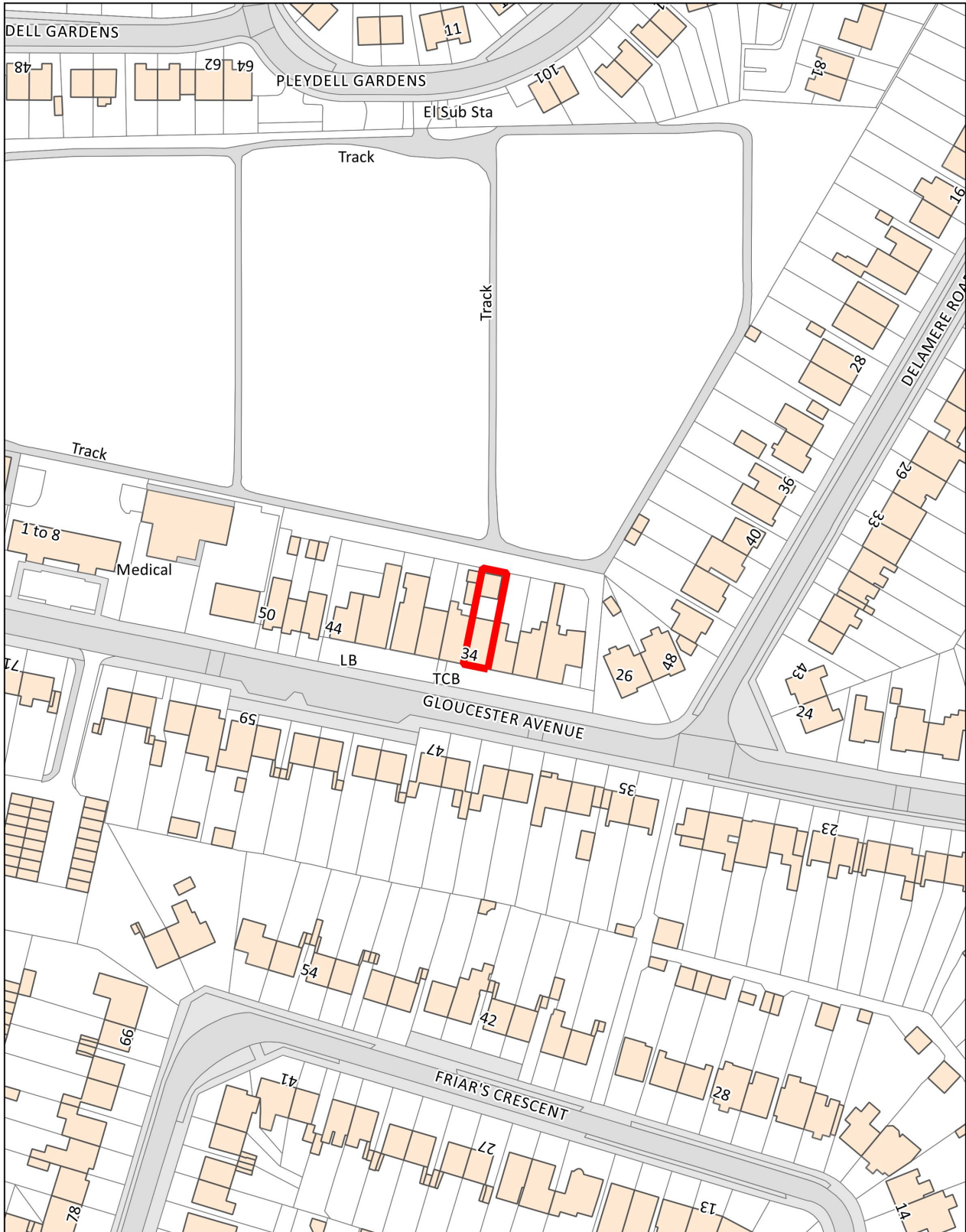
- 10.1 Application file: N/2017/0133.

11. LEGAL IMPLICATIONS

- 11.1 The development is not CIL liable as this relates to a change of use and no additional floorspace is proposed.

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: 34 Gloucester Avenue</p>	<p>Date: 01-06-2017</p>
	<p>© Crown copyright and database rights 2016 Ordnance Survey licence no. 10019655</p>	<p>Scale: 1:1,250</p> <p>Drawn by: -----</p>



PLANNING COMMITTEE:	13 th June 2017
DIRECTORATE:	Regeneration, Enterprise and Planning
HEAD OF PLANNING:	Peter Baguley
APPLICATION REF:	N/2017/0127
LOCATION:	Sofa King Tivoli House , Towcester Road
DESCRIPTION:	Demolition of existing building. Erection of 40no dwellings (Use Class C3) with associated car parking and ancillary space and 130.10m ² of retail space (Use Class A1)
WARD:	Delapre & Briar Ward
APPLICANT:	Roses Drapery Stores Ltd
AGENT:	Aitchison Rafferty
REFERRED BY:	Head of Planning
REASON:	Major application requiring S106 Legal Agreement
DEPARTURE:	Yes

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

- 1.1.1 i) 35% on-site affordable housing;
- ii) A payment towards the provision and/or enhancement and/or maintenance of off-site open space;
- iii) The provision of construction worker training opportunities and a financial contribution in respect of the administration of that scheme; and
- vi) The Council's monitoring fee, subject to the Head of Planning being satisfied the monitoring fee is necessary and of an appropriate scale.

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

The proposed development, subject to conditions, represents an acceptable land use which would contribute towards the Council's five year housing supply and would have a neutral impact upon the character and appearance of the surrounding area, visual and neighbour amenity, wildlife, flood risk and the highway system. 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.

1.2 It is also recommended that in the event of the Section 106 Legal Agreement not being completed within three calendar months of this Committee meeting, in addition to being able to

grant planning permission as recommended above, the Head of Planning be given delegated authority to either refuse or finally dispose of the application (at his discretion) on account that the necessary mitigation measures have not been secured in order to make the proposal acceptable in line with the requirements of Policies INF1 and INF2 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

2. THE PROPOSAL

- 2.1 The applicant seeks planning permission to demolish the existing and replace within a new building of four and a half storeys. The ground floor of the building would include a retail unit and 40 undercroft car parking spaces, in addition to refuse and cycle storage. The parking spaces would be accessed via an entrance sited on the northern elevation of the building off Main Road.
- 2.2 The upper floors would contain 40 residential apartments, of which 16 would be one bed roomed and the remaining 24 would have two bedrooms. These would also have a pedestrian access from the eastern elevation.

3. SITE DESCRIPTION

- 3.1 The application site is located on the periphery of the allocated Far Cotton local centre. St Leonards Road is sited to the east of the application site, which joins Towcester Road at a roundabout to the south of the application site. Towcester Road is therefore directly adjacent to the western boundary of the site.
- 3.2 The application site contains a building, which was originally constructed as a cinema, but over recent times has been subject to a number of alterations, and has been used as a retail unit.
- 3.3 The surrounding land uses within the immediate vicinity are therefore a variety of commercial and leisure uses, although residential accommodation is prevalent within the wider area. The general trend is that buildings are generally of two storeys in height and constructed in more traditional styles of architecture. Notwithstanding this, the surrounding area has seen more recent developments of larger buildings that have included the erection of flats. This includes a block of flats on the opposite (western) side of Towcester Road.
- 3.4 In addition, the application site is relatively level in nature and is also located within an identified flood zone.

4. PLANNING HISTORY

- 4.1 None relevant.

5. PLANNING POLICY

5.1 Statutory Duty

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

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development,

decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application.

- 5.3 Of particular note to residential proposals is that Paragraph 49 requires that proposals for housing should be encouraged within the context of promoting sustainable development. The same paragraph also states that in instances where a five year housing land supply cannot be demonstrated (which is the case in Northampton), 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.
- 5.4 In terms of providing additional housing, it is incumbent that planning decisions provide a variety of housing types in order to meet the wide range of differing needs for housing (Paragraph 50).
- 5.5 Paragraph 17 states that planning decisions should always endeavour to secure high quality designed developments, which secure a good standard of amenity for existing and future occupiers of land and buildings. In doing this, planning should also take into account the differing roles and character of areas. The same paragraph also encourages the redevelopment of previously used sites.
- 5.6 Paragraph 34 requires developments that are likely to generate a significant amount of movement be located in positions where the need for travel is minimised.
- 5.7 Paragraph 35 states that, where practicable, developments should be designed with a safe and secure layout that reduced the potential for conflicts between pedestrians and traffic. The NPPF also requires that new developments be of a good quality design (Paragraph 56).
- 5.8 Paragraph 103 states that when determining planning applications, care should be taken to ensure that flood risk is not increased elsewhere and that priority should be given to the use of sustainable urban drainage systems.
- 5.9 Furthermore, paragraph 29 places a particular emphasis on retaining town, district and local centres for commercial purposes due to their role at the heart of the community and requires that planning supports their viability and vitality.

5.10 **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.

- 5.11 Policy S10 requires that developments be of a good standard of sustainable design and incorporates safety and security considerations in order to promote a good sense of place. In addition, development should be sustainably located in order to encourage access by walking, cycling and public transport.
- 5.12 Policy H1 also requires the provision of varied housing types to meet the needs of different sections of society and new development should take into account the location and setting of sites, the existing character, accessibility, living conditions and the impact on amenity.
- 5.13 Policy INF2 requires that new developments will only be permitted in instances where there is a reliable mechanism in place to ensure that required mitigation can be delivered.

5.14 Policy S2 identifies St James as a Local Centre and requires the provision of commercial facilities in such locations so as to maintain their viability and vitality.

5.15 **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.

5.16 Policy E20 requires that new developments be constructed to a good design and to ensure that there would be no significant adverse impact upon the occupiers of neighbouring properties in terms of considerations such as light, outlook and privacy.

5.17 **Supplementary Planning Documents**

NCC Parking Standards
Developer Contributions

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

6.1 **Anglian Water** – Request a condition relating to the provision of a surface water management scheme.

6.2 **Archaeology Advisor (NCC)** - Recommend a condition requiring the submission and agreement of a scheme of work pertaining to archaeological investigation.

6.3 **Construction Futures** – Request a Section 106 obligation to ensure the provision of construction worker training opportunities.

6.4 **Ecology Advisor (NCC)** – Recommend that the conclusions of the ecology assessment are secured by condition.

6.5 **Environment Agency** – No objections, subject to conditions to ensure that the development is constructed in accordance with the details contained within the Flood Risk Assessment.

6.6 **Highway Authority (NCC)** – It is not believed that the development would have a negative impact on the highway system. Reference is made to the 2016 Parking Standards and amendments are sought to the precise positioning of the building (Officers note: Revised plans have been submitted, which are discussed below).

6.7 **Lead Local Flood Authority (NCC)** – Recommend conditions relating to the installation and maintenance of a drainage system.

6.8 **Northamptonshire Police Crime Prevention Design Advisor** – Make recommendations regarding the design and type of cycle storage in addition to access controls.

6.9 **Councillor G. Walker** – The proposed development would exacerbate parking problems in the vicinity. Parking problems in the area have also been exacerbated by the growth of Houses in Multiple Occupation within the vicinity. Concerns have also been raised regarding the level of consultation carried out in respect of the application.

6.10 **Town Centre Conservation Area Advisory Committee** – Raise concerns regarding the loss of the cinema building and the design of the replacement structure.

- 6.11 15 letters of objection have been received, including one from the Far Cotton Residents Association. Comments can be summarised as follows:
- There is a lack of parking within the vicinity and parking problems would be exacerbated by the proposed development
 - The building is of too large a scale
 - The development is of an inappropriate design
 - The proposal would lead to the loss of the former cinema building
 - There would be a loss of light arising from the proposed building.

7. APPRAISAL

Principle of the development

- 7.1 The site is allocated as a local centre within the Northampton Local Plan, which is also an allocation carried forward within the West Northamptonshire Joint Core Strategy. Whilst it is appreciated that the proposed development would result in the loss of some retail floor space within the application site, the proposed development does include a quantum of retail floor space. This element of the proposal would support the on-going commercial function of the locality.
- 7.2 It is also concluded that the creation of additional units of residential accommodation would be of particular benefit in addressing the lack of a five year housing land supply within the Borough. This is of particular benefit given that the proposal would represent the effective reuse of previously developed land. The development is within the Far Cotton centre and residents would have relatively easy access to the various commercial and leisure facilities that are within the vicinity. The locality is well served by public transport. It is also noted that an increase in population within the vicinity would support the centre's ongoing viability and vitality.
- 7.3 The development site is also within relatively close proximity to the town centre, which contains a greater variety of services. As a consequence, it is considered that the development constitutes a sustainable form of development.
- 7.4 The proposal provides 24 two bedroom flats and 16 one bedroom flats. Given that there is currently a significant need for all types of residential accommodation within the Borough and it is a requirement of the NPPF to provide a variety of housing types in order to meet the differing needs of various sections of the community, it is considered that such a form of development is acceptable.
- 7.5 It is noted that some comments have been submitted to the Council addressing the loss of the former cinema building and highlighting its previous cultural role in the area. In response, it should be acknowledged that the building is not a Listed Building or within a Conservation Area. There is, therefore, no statutory protection requiring the retention of this building. In addition, the building has been the subject to a significant number of alterations over time, which lessens its significance from an architectural perspective.
- 7.6 No objections in principle have been received from the Lead Local Flood Authority and the Environment Agency with regards to the impacts of the development on flood risk. In particular, it is noted that there would be no residential accommodation on the ground floor of the building and a condition is recommended that would ensure the minimum floor levels for the proposed retail unit. This is necessary in order to ensure that residents or users of the development are not unduly subjected to flood risk. It has also been demonstrated that the proposed development would not have a significant adverse impact on the likelihood of flooding elsewhere within the vicinity and appropriate drainage systems can be installed to ensure this.

- 7.7 In order to secure a satisfactory form of development, conditions are recommended that would require the investigation into the likelihood of contamination and for a strategy for effective remediation in the event that this is discovered.

Design and appearance

- 7.8 The application site is somewhat unusual in that it would be visible from both Towcester Road to the west and south and St Leonards Road from the east. In response to this scenario, the applicant has proposed a building that features a significant amount of fenestration, which adds interest to each of the prominent façades. In addition, the applicant is proposing that the building feature a variety of materials that would assist in breaking up the massing of the building, as well as emphasising key design features. These include a variety of gables adjacent to the corners of the structure, which assist in punctuating the form of the development. This design feature also assists in creating a relationship with the existing flats on the opposite side on Towcester Road.
- 7.9 The development includes a retail unit on the ground floor of the building, which fronts onto St Leonards Road. This is considered desirable from a design perspective on the grounds that it would provide a sense of activity at ground floor level, which would also contribute to good streetscene. The retail unit would also provide some screening of the undercroft car parking.
- 7.10 In order to secure a satisfactory standard of development, a condition is recommended that would ensure that the Council approves details of the final finished materials of the elevations of the building.
- 7.11 The height of the building has been reduced over the course of the application. The result is that it would not be substantially taller than the existing buildings on St Leonards Road. This therefore ensures that the proposal would not represent an incongruous or overbearing feature within the streetscene. Whilst the building would have a greater height than the predominantly two storey character of St Leonards Road, it would not lead to a significant loss of light, outlook or privacy to the occupiers of neighbouring properties.
- 7.12 The development would also provide a suitable focal point at the western end of St Leonards Road, which assists in the creation of a distinctive sense of place and in line with the requirements of national and local planning policies.
- 7.13 A condition is recommended to ensure the provision of refuse storage prior to the first occupation of the development and its ongoing retention. This is necessary in order to secure a satisfactory form of development. A separate condition is also recommended in respect of the refuse storage for the retail unit. This is necessary to ensure a good standard of development as on-street storage would not be desirable from a visual amenity or environmental perspective.
- 7.14 In order to secure a safe and secure form of development, conditions are also recommended that would ensure that the Council approves details of the site's boundary treatments and CCTV provision and its ongoing retention.
- 7.15 Given the proximity of the retail unit to existing and proposed units of residential accommodation, further conditions would control the hours that the retail unit can operate in and the times in which deliveries can be made.

Highways impacts

- 7.16 It is noted that the Highway Authority have requested that the building be re-sited to increase the separation distance away from the highway edge. The scheme has been revised in light of these comments and the revised plans are the subject of on-going consultation. A further update will be

provided to members by means of the addendum, which will be circulated prior to the Committee meeting commencing.

- 7.17 Whilst it is considered that the proposal is likely to represent a more intensive use of the site than the existing development, however, the advice of the Highway Authority is such that any such increase in road usage would be very limited. As a result of this conclusion, it is considered that the development would have a neutral impact upon the highway system and would not cause congestion within the vicinity of the site.
- 7.18 The Highway Authority has referred to the 2016 Parking Standards. Given that the proposed development comprises 24 two bedroom flats and 16 one bedroom flats, the standards indicate a minimum provision of 56 car parking spaces. Therefore, there is a shortfall in the number of car parking spaces, as 40 have been included within the development.
- 7.19 In response to this, it is considered that the site is within an allocated centre and is in close proximity to the town centre as well as public open space. There is a reasonable probability that residents within the development may not necessarily need access to a private car. Therefore the parking provision is considered acceptable in this specific instance. Furthermore, it is also worth noting that due to the constraints in the size and shape of the site, there is not a realistic prospect of the number of parking spaces being increased. Therefore, the only mechanism to improve the ratio of dwellings to car parking spaces would be to reduce the number of dwellings within the development. This approach would therefore have reduce the likelihood of delivering an effective housing land supply.
- 7.20 In order to secure a good standard of development, conditions are recommended that would ensure the provision of the car parking and cycle storage prior to the first occupation of the development and for this to be retained thereafter.

Planning obligations

- 7.21 By reason of the scale and type of development, a Section 106 Legal Agreement is required. The Community Infrastructure Levy Regulations specify three key legal tests in ascertaining whether a particular obligation can be requested. These specify that obligations should be:
- i) Necessary to make the development acceptable in planning terms;
 - ii) Directly related to the development; and
 - iii) Fairly and reasonably related in scale and kind to the development.
- 7.21 By reason of the development being for more than 15 dwellings, 35% of the development would be secured for occupation on affordable tenures. This would assist in creating a varied form of development where dwellings are made available on a variety of tenures in line with the requirements of the NPPF.
- 7.22 In addition to this matter, financial contributions would also be secured for the provision of off-site open space and for construction worker training opportunities. This ensures compliance with the requirements of the Council's Developer Obligations Supplementary Planning Document. The former matter is a particular requirement given the lack of on-site amenity space, which is a result of a scheme of flats being proposed. As a consequence, it can be reasonably anticipated that residents would require access to areas of public open space for recreational activity.
- 7.23 In addition, it is noted that the development would also be CIL liable and an additional financial payment would be made to the Council to fund the provision of infrastructure.

Other matters

7.24 It is noted that some comments have been received regarding the level of public consultation carried out by the Council. In response, it should be noted that the minimum level as specified in the nationally applicable Development Management Procedure Order and the Council's own adopted Statement of Community Involvement are to place an advertisement within the local press and to publicise the application through either a site notice or letters being sent to the occupiers of adjoining properties. In this particular case, the Council has exceeded the national and its own minimum requirements by utilising both press and site notices, as well as writing to the occupiers of 72 different properties. As a consequence, it is considered that sufficient consultation has been carried out.

8. CONCLUSION

8.1 It is considered that, subject to conditions and the developer entering into a Section 106 Legal Agreement, the proposal represents an effective land use and would have a neutral impact upon visual and neighbour amenity, the highway system and flood risk, whilst contributing to the supply of new housing within the Borough. As a consequence, the development is in conformity with the requirements of national and local planning policies.

9. CONDITIONS

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

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

2. The development hereby permitted shall be carried out in accordance with the attached schedule of approved plans.

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

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

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

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

Reason: In the interests of residential and visual amenity in accordance with Policy E20 of the Northampton Local Plan. This condition is required to agree such details in a timely manner.

5. 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 buildings hereby permitted and retained thereafter.

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

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

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

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

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

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

8. The car parking as shown on drawing 40442/001G shall be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.

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

9. Notwithstanding the details submitted, full details of refuse and cycle storage to serve the flats shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.

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

10. Notwithstanding the details submitted, full details of refuse storage to serve the retail unit shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.

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

11. Notwithstanding the details submitted, full details of CCTV shall be submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with

the approved details, be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.

Reason: In the interests of creating a secure form of development in accordance with the requirements of the National Planning Policy Framework.

12. No development shall take place within the area indicated 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 by the applicant and approved in writing by the local planning authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with the National Planning Policy Framework. This condition is required to ensure the agreement of such details in a timely manner.

13. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) Abington Consulting Engineers dated 31st January 2017 Revision A and the following mitigation measures:

- Retail unit will have a minimum finished floor level of 60.20m AOD.
- No residential dwellings to be located on the ground floor as shown on drawing 40442/001E (Appendix 1).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with the requirements of the National Planning Policy Framework.

14. No development shall take place until 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, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1in100 year plus climate change will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The details of the scheme shall include:

- a) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation basins.
- b) Cross sections of all control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves for all hydro brakes and any other flow control devices.
- c) A full range of rainfall data for each return period provided by Micro drainage modelling or similar simulating storms through the drainage system, with results of critical storms, demonstrating that there is no surcharging of the system for the 1 in 1 year storm, no flooding of the site for 1 in 30 year storm and that any above ground flooding for 1 in 200 year storm is limited to areas designated and safe to flood, away from sensitive infrastructure or buildings.

Reason: To reduce the risk of flooding both on and off site in accordance with the National Planning Policy Framework by ensuring the satisfactory means of surface water attenuation and discharge from the site. This condition is required to agree such details in a timely manner.

15. No development shall take place until a detailed scheme for the maintenance and upkeep of every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be

carried out in full thereafter. This scheme shall include details of any drainage elements that will require replacement within the lifetime of the proposed development.

Reason: In order to ensure that the drainage systems associated with the development will be maintained appropriately and in perpetuity, to reduce the risk of flooding due to failure of the drainage system in accordance with the requirements of the National Planning Policy Framework. This condition is required to agree such details in a timely manner.

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

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

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

17. The retail development hereby approved shall only be open to customers between the hours of 7am and 11pm on any one day.

Reason: In the interests of securing a satisfactory standard of development in terms of the impacts upon neighbouring properties in accordance with the National Planning Policy Framework.

18. Deliveries to the retail unit shall only be made between the hours of 7am and 9pm on any one day.

Reason: In the interests of securing a satisfactory standard of development in terms of the impacts upon neighbouring properties in accordance with the National Planning Policy Framework.

19. The development hereby permitted shall be carried out in accordance with the recommendations (Section 5) of the submitted ecology assessment (reference 16-2504, Version 2 and dated December 2016).

Reason: In the interests of securing a satisfactory form of development in accordance with the requirements of Policy BN2 of the West Northamptonshire Joint Core Strategy.

20. Notwithstanding the details submitted, a strategy for the removal and disposal of the on-site Cotoneaster Horizontalis shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason: In the interests of securing a satisfactory form of development in accordance with the requirements of Policy BN2 of the West Northamptonshire Joint Core Strategy.

10. BACKGROUND PAPERS

10.1 None.


11. LEGAL IMPLICATIONS

11.1 The development is CIL liable.

12. SUMMARY AND LINKS TO CORPORATE PLAN

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



 <p>NORTHAMPTON BOROUGH COUNCIL</p>	<p>Title: Sofa King Tivoli House, Towcester Road</p>	<p>Date: 01-06-2017</p>
	<p>© Crown copyright and database rights 2016 Ordnance Survey licence no. 10019655</p>	<p>Scale: 1:2,500</p> <p>Drawn by: -----</p>



PLANNING COMMITTEE: 13th June 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/0155

LOCATION: 28 The Lawns

DESCRIPTION: Two storey rear and side extension

WARD: Old Duston Ward

APPLICANT: Mr Harry Barnes
AGENT: LMR Designs

REFERRED BY: Councillor T Hadland
REASON: Out of character with the area

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The design and appearance of the proposed development is acceptable and would not lead to any unacceptable impacts on the character and appearance of the host dwelling, wider area and amenity of neighbouring occupiers and subject to a conditions to ensure adjacent trees are protected during construction, complies with Policies E20 and H18 of the Northampton Local Plan, Policies S10 and BN3 of the West Northamptonshire Joint Core Strategy, Policies OP1 and H5 of the Duston Neighbourhood Plan, the Council's Supplementary Planning Document on Residential Extensions and the aims of the National Planning Policy Framework.

2. THE PROPOSAL/BACKGROUND

2.1 Permission is sought for a single storey side extension to the south and two storey extensions to the north and rear and includes the conversion of one of the integral garages to living accommodation. The proposal originally included the erection of a new detached garage. Due to concerns about the impact the proposed garage would have on the root protection area of adjacent protected trees, amended plans were first received which re-located the garage further away from the boundary. However, due to continued concerns, the proposed garage has now been removed from the scheme.

3. SITE DESCRIPTION

- 3.1 The application site consists of a two storey modern detached dwelling with an integral double garage located at the head of a cul-de-sac within The Lawns. The dwelling is situated at the end of a private drive which serves three other properties. It has a private rear garden which wraps around the sides of the dwelling and slopes downwards to the rear. The site abuts the rear garden of 29 The Lawns to the north east, 27 The Lawns to the south east, Bants Lane allotments to the south west and 135 Harlestone Road to the north west.
- 3.2 Planning permission for 12 new dwellings at 135 Harlestone Road has recently been granted (N/2016/0083 refers). Trees on this site which are adjacent to the boundary with the application site are protected by a tree preservation order.

4. PLANNING HISTORY

- 4.1 None.

5. PLANNING POLICY

5.1 Statutory Duty

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

5.2 National Policies

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

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

Paragraphs 56 and 57 promote good design in new 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:

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.

BN3: Woodland enhancement and creation – development that would lead result in loss of aged or veteran trees will not be permitted unless the need for, and benefits of, the development in that location clearly outweigh the loss.

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 – seeks to secure development which has an acceptable design and layout and achieves acceptable standards of amenity.

Policy H18 – Extensions to dwellings – permission will be granted subject to acceptable design and appearance and in keeping with the character and appearance of the host dwelling and the effect upon adjoining properties.

5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)
Residential Extensions and Alterations Design Guide SPD

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:

OP1 – Sustainable development Principles – development should have regard to the vision and objectives set out in the Neighbourhood Plan and be located to ensure it does not affect the amenity of nearby residents and the character and appearance of the local area in which it is located.

H5 – The design of residential conversions and extensions – should be designed to reflect the character of nearby buildings and their setting. Require particular attention to materials, scale including roof heights, layout within the plot, parking provision and the relationship with adjoining and nearby properties.

6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

6.1 **Councillor Tim Hadland** – calls application to be determined by Planning Committee. Concerned that the proposal would change the nature of the cul-de-sac and give it a terraced feeling out of keeping with the area.

6.2 **Duston Parish Council** – no comments received.

6.3 **NBC Arboricultural Officer – Original comments:**

The application was accompanied by a Tree Survey Report. The trees form part of an important linear group principally situated within the rear garden of 135 Harlestone Road which are subject to protection within Tree Preservation Order.

The development proposals do not require the removal of any trees. However, the Root Protection Areas (RPA) of the off-site trees do extend considerably into the application site and the crowns of the trees do overhang the site boundary. The conflict with the RPAs appears to be

approaching the maximum percentage encroachment for permanent hard surfacing recommended within BS5837:2012. This is compounded further by the slope of the garden and the particularly close siting of the garage to the trunk of T2. Would recommend that initially the garage is moved away from the boundary. This would reduce the encroachment into the RPAs and increase the distance from the trunk of T2.

Comments following consultation on amended scheme:

Confirmed that even with the reduction in the size of the garage there is still considerable encroachment into the root protection areas (RPA) of trees T1 and T2.

It is accepted that theoretically there is a foundation design that would be acceptable but it has to be recognised that there are potential difficulties in designing a low impact foundation system that would cause minimal impact on the trees. Would be very reluctant to recommend that the foundation design can be conditioned if consent was granted and consider it is important that an acceptable foundation system is designed before consent is granted.

- 6.4 **Bants Lane Allotments Association** – concerned that the habitat of birds, bats and frogs will be destroyed if development is allowed. Stated that the rear extension will bring development closer to the allotment boundary and asked if this is permitted. Stated that noise and disturbance will unsettle nesting birds and wildlife and impact on allotment users. Concerned that excavations for the garage will destroy tree roots of trees that provide natural screening to the allotment.
- 6.5 **29 The Lawns** – objection. Considered proposal is overdevelopment of the site, detrimental to the street scene and neighbouring amenity and contrary Duston Neighbourhood Plan Policy. Stated that house extension is excessive, will be overbearing, create overshadowing and be completely out of character. Stated that the new en-suite window will impact on privacy. Concerned about impacts of foundations, footings and pilings on the adjacent TPO trees and that excavations close to the boundary with their property could cause subsidence and affect drainage. Stated that the crown spread of TPO trees currently restricts daylight to their property and that 4.1 metres high garage will worsen this situation. Consider size of garage is excessive and will dwarf existing boundary fence and detrimentally impact on the enjoyment of their garden. State that the revised plans fail to address the terracing effect when viewed from the street and the higher roof line, 4.3 metre wide garage and extended bedroom 1 worsens neighbouring amenity. Stated that any alteration to the proposed vehicle hardstanding to the front will result in water run off onto their property.
- 6.6 **27 The Lawns** – objected to the original scheme as considered it was overbearing and out of character with the surrounding area. No comments received to amended scheme.
- 6.7 **30 The Lawns** – objected to the original scheme stating that the proposal was out of character and excessive in proportion to surrounding properties. Also concerned about restrictions to daylight and sunlight. Concerned that the property will be used as a business causing an increase on traffic and parking. No comments received to amended scheme.

7. APPRAISAL

Main issues

- 7.1 The main issues to consider are the impact on the appearance and character of the host dwelling, wider area, adjacent TPO trees and amenity of adjoining occupiers.

Impact on appearance and character of host building and wider area

- 7.2 The amended proposal is for single and two storey side and rear extensions to the house and for the conversion of an integral garage to living accommodation.

Although the proposed side extensions and increase in roof height would be visible from The Lawns, it is considered that the effect on the street scene would be reasonably limited as the property is set back from the public highway and would not appear unduly prominent. The proposed design, appearance and scale are considered in keeping with the host dwelling and any approval would be subject to a matching materials condition to ensure a satisfactory external appearance. The rear extension will not be visible in the street scene. Although the proposal would result in the loss of an integral garage there is still availability for 3-4 off street parking spaces at the site.

Impact on amenity of neighbours

- 7.3 To the south a single storey side extension will be 3.3 metres wide and 8.9 metres deep. It will be set back 2.5 metres from the front elevation and have a sloping roof with a maximum height of 3.8 metres and an eaves height of 2.5 metres. There are no windows in the front elevation that will overlook the adjacent neighbouring property at 27 The Lawns. Due to the set back of the extension behind the 1.8 metre high boundary fence between the properties, it is considered it will not unduly impact on neighbouring amenity by reason of overbearing or overshadowing.

- 7.4 A two storey extension is proposed to be built to the rear (west side) which will wrap round and extend the building to the side (north side)) of the property. The extension will project 3.3 metres to the rear and will involve raising the roof height of the existing lower section of roof to match the ridge height of the existing (8 metres). Whilst the rear of the property will be closer to the boundaries with 135 Harlestone Road and Bants Lane Allotments, there will be no increased impacts of overlooking than existing. The two storey element will project 2.7 metres from the side of the existing wall on the north side and will be set back 5.5 metres from the front of the existing dwelling. This element of the application will be sited 6.5 metres from the boundary with 29 The Lawns. Due to the relationship and orientation of the properties, there will be no substantial impact in terms of overbearing or overshadowing. A first floor window in the proposed two storey extension will serve an en-suite bathroom. A condition to ensure this is obscure glazed will protect the privacy of the neighbouring property. A condition removing permitted development rights for additional windows will be imposed to prevent any future potential overlooking.

Impact on TPO trees

- 7.5 A linear group of trees protected by a tree preservation order are situated adjacent to the boundary with the application site within the rear garden of 135 Harlestone Road. The Root Protection Area (RPA) of the off-site trees extend into the application site and the crowns of the trees overhang the site boundary. A Tree Survey Report was submitted with the original application which identified that it was only the original proposed garage that conflicted significantly with the root protection areas of the trees. The garage was re-located to reduce the impact however it was considered that it had not been satisfactorily demonstrated the root protection areas of the trees would not be significantly impacted. Accordingly, the garage has been removed from the application. As a result, it is not considered that the house extensions will unduly impact on the adjacent trees and subject to a condition to protect the trees during construction, the proposal is considered to be satisfactory.

8. CONCLUSION

- 8.1 It is considered that the amended application for the extension of the dwelling with the proposed new garage removed would result in an acceptable form of development, which would have a neutral impact upon the surrounding properties, the character and appearance of the area, the adjacent trees and highway safety. It is considered that the proposal would be in conformity with

the requirements of national and local planning policies and is therefore recommended for approval.

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: 0160047-001, 0160047-002, 0160047-003, 016-047-004, 016-047-005, 016-047-006 (received 26/5/17).

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

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

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

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed in the front or side facing elevations of the proposed extensions.

Reason: To safeguard the privacy of adjoining properties in accordance with Policy H18 of the Northampton Local Plan.

- 5) Prior to the commencement of any construction work on site, the erection of fencing for the protection of the adjacent trees shall be undertaken in accordance with the details as specified in the submitted Tree Survey Report dated March 2017.

Reason: To ensure adequate protection of existing protected trees on the adjacent 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 and Policy E20 of Northampton Local Plan. This is a pre-commencement condition to ensure proper protection of trees.

- 6) The proposed en-suite windows on the first floor north elevation shall be glazed with obscured glass to Level 3 or higher of the Pilkington scale of privacy or equivalent as may be agreed in writing by the Local Planning Authority before the development hereby permitted is first occupied and thereafter retained in that form at all times.

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

10. BACKGROUND PAPERS

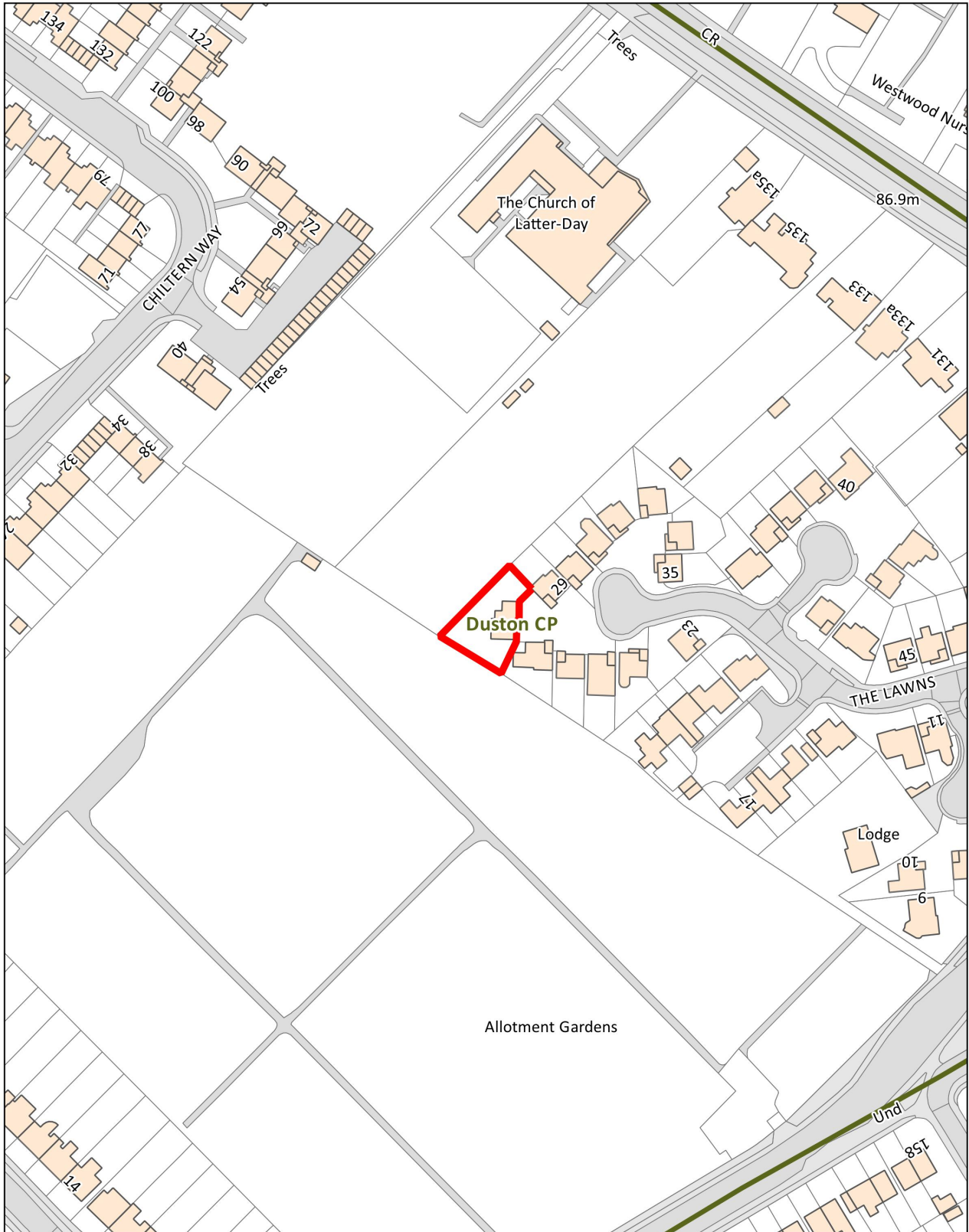
- 10.1 N/2017/0155.


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>NORTHAMPTON BOROUGH COUNCIL</p>	<p>Title: 28 The Lawns</p>	<p>Date: 01-06-2017</p>
	<p>© Crown copyright and database rights 2016 Ordnance Survey licence no. 10019655</p>	<p>Scale: 1:1,500</p>



PLANNING COMMITTEE: 13th June 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/0227

LOCATION: The Ecton Brook Public House , Ecton Brook Road

DESCRIPTION: Changing the external materials of the existing walls. Erection of new open entrance porch and front boundary wall (part retrospective)

WARD: Billing Ward

APPLICANT: Mr Patel
AGENT: Plan My Property

REFERRED BY: Head of Planning
REASON: Council owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

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

2. THE PROPOSAL

2.1 Planning permission is sought for external oak cladding to be applied to the outside of part of the building, single storey front porch extension and brick front boundary wall 1.3 metres high constructed in materials matching the existing building. The application is part retrospective as the wall has been largely built and the cladding has already been commenced.

3. SITE DESCRIPTION

3.1 The application site consists of a former public house accessed off Ecton Brook Road. The building is of modern construction finished in light brown bricks. The principal elevation fronts Ecton Brook Road. There is a car park to the side and nearby convenience shop is located to the immediate west of the site. There are residential properties across the road on the east of the

site, 27 metres away at closest. To the north, is the St Andrews Church of England Primary School. The site is not in a conservation area. The site is owned by the Council.

4. PLANNING HISTORY

4.1 N/2015/0100 Planning permission granted for new doors and roof lights.

N/2014/1092 Planning permission granted for change of use from public house (Class A4) to community centre (Class D1).

5. PLANNING POLICY

5.1 Statutory Duty

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

5.2 National Policies

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

Paragraph 17 relates to residential amenity of neighbouring occupiers

Paragraph 56 and 57 requires good design. Paragraph 64 urges local authorities to reject poor design.

5.3 West Northamptonshire Joint Core Strategy (2014)

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

S10 Sustainable Development Principles- Requires high quality design and sustainable development. Also requires design to create a 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 policy is material to this application:

E20 Design of new development - promotes good design in terms of materials, scale and layout and standards of light and privacy for neighbouring occupiers.

6. CONSULTATIONS/ REPRESENTATIONS

6.1 None received.

7. APPRAISAL

Main issues

- 7.1 The main issues to consider are the impact on the appearance and character of the host building, street scene, highway safety and neighbour amenity.

Impact on appearance and character of the host building and street scene

- 7.2 Although the proposed porch and boundary wall would be visible from Ecton Brook Road, it is considered that the design, height, scale and general appearance would complement the host building and not detract from the street scene. Any approval would be subject to a matching materials condition to ensure a satisfactory appearance in accordance with Policy E20 of the Northampton Local Plan and S10 of the Joint Core Strategy.
- 7.3 Regarding the proposed cladding, this element would be conditioned to be constructed in accordance with the submitted technical specification supplied by the applicant and again is considered of an appearance and colour that would be in keeping with the area. The adjacent school also has wooden cladding to the front elevation.

Impact on neighbour amenity

- 7.4 Due to existing separation of 27 metres between the front of the building and nearest residential properties to the east on Riverwell, it is considered that there would be no adverse impact in terms of loss light, outlook and privacy.

Highway safety

- 7.5 Due to its height and siting, it is not considered that the boundary wall would have a significant impact on pedestrian visibility or highway safety affecting vehicular traffic on the adjacent Ecton Brook Road. It is also worth noting that the wall is also only 30cm higher than what could be erected without the need for planning permission.

8. CONCLUSION

- 8.1 For the above reasons, the proposal is considered to comply with development plan and national planning policy and is recommended for approval with the following conditions.

9. CONDITIONS

- (1) The development hereby permitted shall be carried out in accordance with the following approved plans: PA/01/01, PA/01/01 Rev A, PA/01/02, Technical specification by Envirobuild of external cladding materials received 24 May 2017.

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

- (2) The external roof of the porch and brick work of the boundary wall shall be constructed with materials of the same type, texture and colour as the external materials of the existing building.

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

- (3) The external oak cladding shall be implemented in accordance with the Technical Specification by Enviro Build received from the applicant on 24 May 2017.

Reason- In the interests of visual amenity to comply with Policy E20 of the Northampton Local Plan and S10 of the West Northamptonshire Joint Core Strategy.

10. BACKGROUND PAPERS

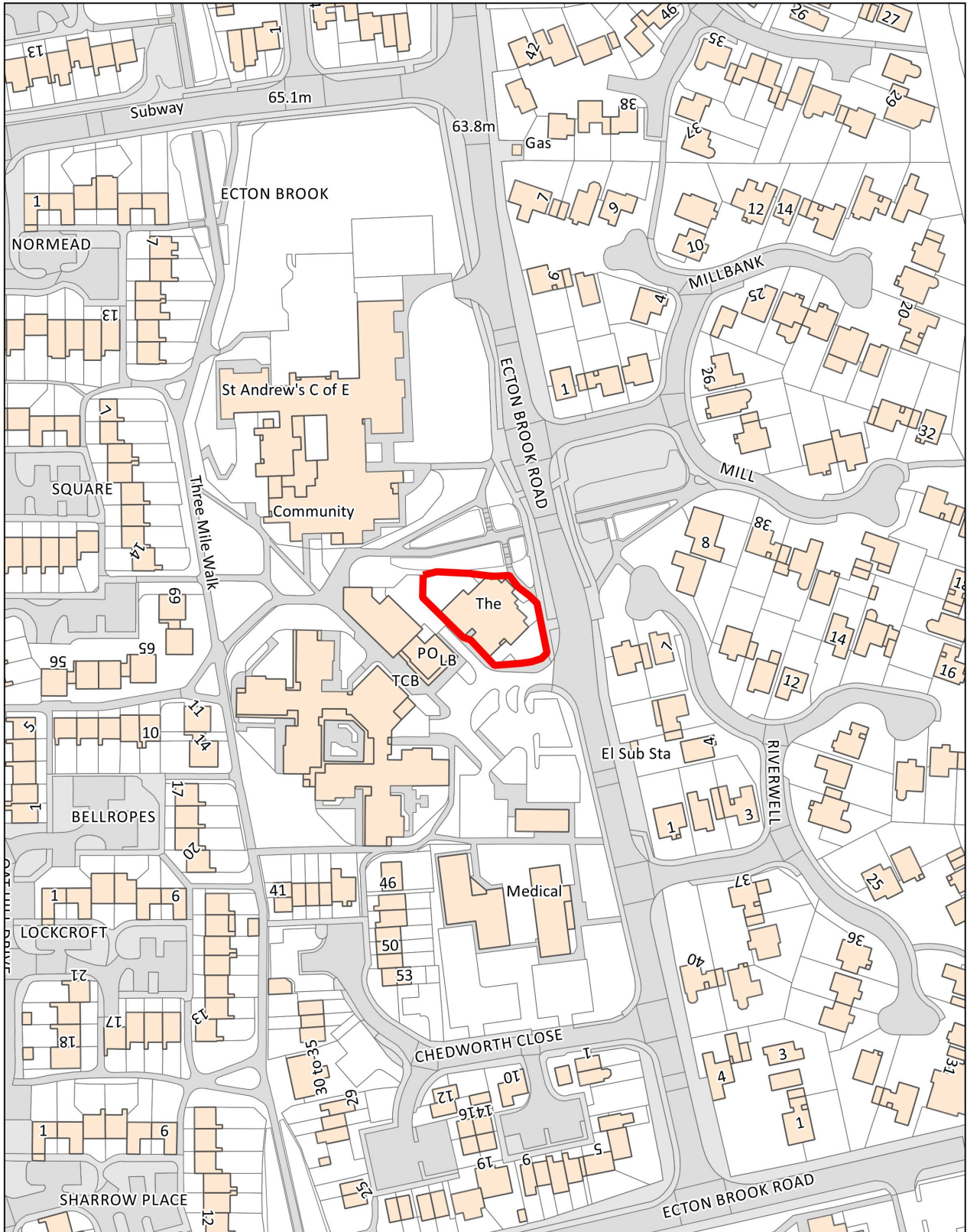
10.1 N/2017/0227


11. LEGAL IMPLICATIONS

11.1 The development is not Community Infrastructure Levy 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.



 <p>NORTHAMPTON BOROUGH COUNCIL</p>	<p>Title: The Ecton Brook Public House, Ecton Brook Road</p>	<p>Date: 01-06-2017</p>
	<p>© Crown copyright and database rights 2016 Ordnance Survey licence no. 10019655</p>	<p>Scale: 1:1,500</p> <p>Drawn by: -----</p>



PLANNING COMMITTEE: 13th June 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/0250

LOCATION: 2 Gray Street

DESCRIPTION: New 3 bedroom student accommodation annex to the rear of 2 Gray Street

WARD: Castle Ward

APPLICANT: Clayson Country Homes
AGENT: CC Town Planning

REFERRED BY: Councillor D Stone
REASON: High volume of HIMOs, refuse and 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 proposed development, subject to conditions, would have a neutral impact on the character and appearance of the surrounding area, the historic environment, neighbour amenity and the highway system. The development is therefore in conformity with the requirements of the National Planning Policy Framework, Policies BN5 and S10 of the West Northamptonshire Joint Core Strategy and Policies E20 and E26 of the Northampton Local Plan.

2. THE PROPOSAL

2.1 The applicant seeks planning permission to erect an outbuilding for use as student accommodation for three people. This building would be single storey and would feature a combination of a flat roof and a mono-pitched roof design. The building would be constructed in bricks.

2.2 The building has a maximum height of 3m, which is a reduction of 1.5m from the highest point of the previously submitted application proposal, which was refused by the Council under officer delegated authority.

3. SITE DESCRIPTION

3.1 The application site is currently used for student accommodation. To the rear of the site is an area which is currently used for car parking. The site is surrounded by brick walls. The wider area is predominantly used for residential accommodation, with the most prominent house type being terraced houses. The site is within the Boot and Shoe Quarter Conservation Area.

4. PLANNING HISTORY

4.1 08/0074/FULWNN – Conversion of existing building into five apartments, including single storey extension and second floor extension – Approved.

N/2016/1139 – New three bedroom student accommodation annexe – Refused.

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,

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

5.2 National Policies

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

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 are 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 Paragraph 132 states that when considering the impact of a 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. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

5.7 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:

- 5.8 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.
- 5.9 Policy BN5 – designated heritage assets & their setting will be conserved and enhanced. Designated and non-designated heritage assets and their settings and landscapes will be conserved and enhanced in recognition of their individual and cumulative significance and contribution to west Northamptonshire’s local distinctiveness and sense of place.

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 E26 – allows for new development in the Conservation area providing the proposed development preserve or enhances the character and appearance of those areas

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **Conservation (NBC)** – The annexe would not be prominent in the streetscene or affect importance views within the Conservation Area.
- 6.2 **Councillor D. Stone** – Requesting that the application be determined by committee as the area is already under pressure due to the number of house in multiple occupation, refuse and a lack of parking.
- 6.3 **Double H Residents Association, 56 Hervey Street, 20 and 22 Hunter Street**, and one unaddressed letter.
- The proposal represents an overdevelopment of the site.
 - There is a shortage of car parking within the vicinity.
 - Concerns are raised regarding refuse storage.
 - The development would generate excessive noise
 - The proposal would lead of a loss of light to surrounding residents.
 - Concerns are raised regarding the impacts on wildlife

7. APPRAISAL

- 7.1 The surrounding area is predominantly residential in character and, as a consequence, the principle of a residential type use is considered appropriate within this context.

- 7.2 Of particular note is this application was stimulated by the planning refusal N/2016/1139 (under delegated powers) of a taller building on the same site in January 2017. The reason for refusal was:
- “By reason of its height and siting, the proposed development would have a significant adverse impact on the surrounding residential properties due to the development forming an enclosing and overbearing feature resulting in a significant loss of outlook. The development therefore fails to comply with the requirements of the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.”*
- 7.3 Given the very limited passage of time since the consideration of this application, the most significant matter for consideration is whether the revised proposal, with its reduced height, would have a significant adverse impact upon the amenities of neighbouring properties.
- 7.4 The proposed building has been reduced in height by 1.5m. As a result, the development would not have a significant adverse impact in terms of overshadowing of adjoining properties. The design of the development, combined with the existing boundary treatments would prevent there being a significant adverse impact upon the privacy levels of surrounding properties.
- 7.5 Given the reduction in height of the proposed building from that previously deemed unacceptable, the proposed building would not be taller than the existing substantial brick walls to the rear, which serves as boundary treatments. The proposed development would not adversely impact upon the levels of outlook that the occupiers of existing residential properties currently enjoy. Therefore the proposal is unlikely to form an incongruous or strident feature to the detriment of the amenities of existing properties.
- 7.6 The development would not be readily viewed from Gray Street, the only view would be via an arch through the northern façade of the building. Given that views of the proposed building would be only at an oblique angle, it is considered that any impacts on the character of the area, including the Boot and Shoe Quarter Conservation Area would be minimal and in line with the requirements of national and local planning policies. Notwithstanding this conclusion, a condition is recommended that would enable the Council to approve details of the final building materials, which is necessary to create a good standard of development.
- 7.7 It is recognised that the development may increase the demand for car parking spaces within the vicinity, which are in relatively short supply. However, given the scale of the development and the fact that it is sited in a sustainable location in close proximity to the allocated Kettering Road centre, the town centre and the Racecourse, it is considered that car ownership might not necessarily be a requisite of those residing in the proposed development. It is considered that the development would not result in a significant adverse impact upon the highway system. In reaching this conclusion, weight has also been given to the fact that a number of appeals for HIMOs, which were originally refused by the Council on parking grounds, have been allowed by the Planning Inspectorate.
- 7.8 In addition, it is noted that the development would provide bespoke student accommodation (Sui Generis use), which would be secured by condition. It is likely that the development would reduce demand (albeit on a small basis) for house in multiple occupation in the area, thereby assisting in ensuring the provision of a varied housing stock as required by the NPPF.
- 7.9 It is appreciated that the existing development at 2 Gray Street (which is also in use as student accommodation) was approved on the basis that 5 car parking spaces be provided. Should this particular application be approved, the number of spaces at the property would be reduced to four. Given the sustainable nature of the application site, it is considered that the broad principle of this is acceptable, but it should be noted that the applicant would be required to submit an application to vary the relevant condition of planning permission 08/0074/FULWNN which

requires the provision of 5 parking spaces on site. This would need to be assessed on its own merits at the appropriate time.

7.10 In order to secure a good standard of development, a condition is recommended that would secure the provision of refuse storage, prior to the first occupation of the development and their retention thereafter.

7.11 Whilst it is noted that some representations have been submitted regarding the potential for anti-social behaviour, it should be noted that the potential future conduct of residents of the development is not a planning matter and cannot form a reason of resisting this planning application.

8. CONCLUSION

8.1 It is considered that the proposed development represents an appropriate land use and has a neutral impact upon the character and appearance of the surrounding area, the highways system and the surrounding Conservation Area.

9. CONDITIONS

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

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; 1550/3c; and 1550/4.

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

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

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

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

Reason: In the interests of securing a satisfactory standard of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

5. The development hereby approved shall be used as student accommodation only for a maximum of three residents only.

Reason: For the avoidance of doubt and to secure a satisfactory standard of development in accordance with the requirements of the National Planning Policy Framework.

10. BACKGROUND PAPERS

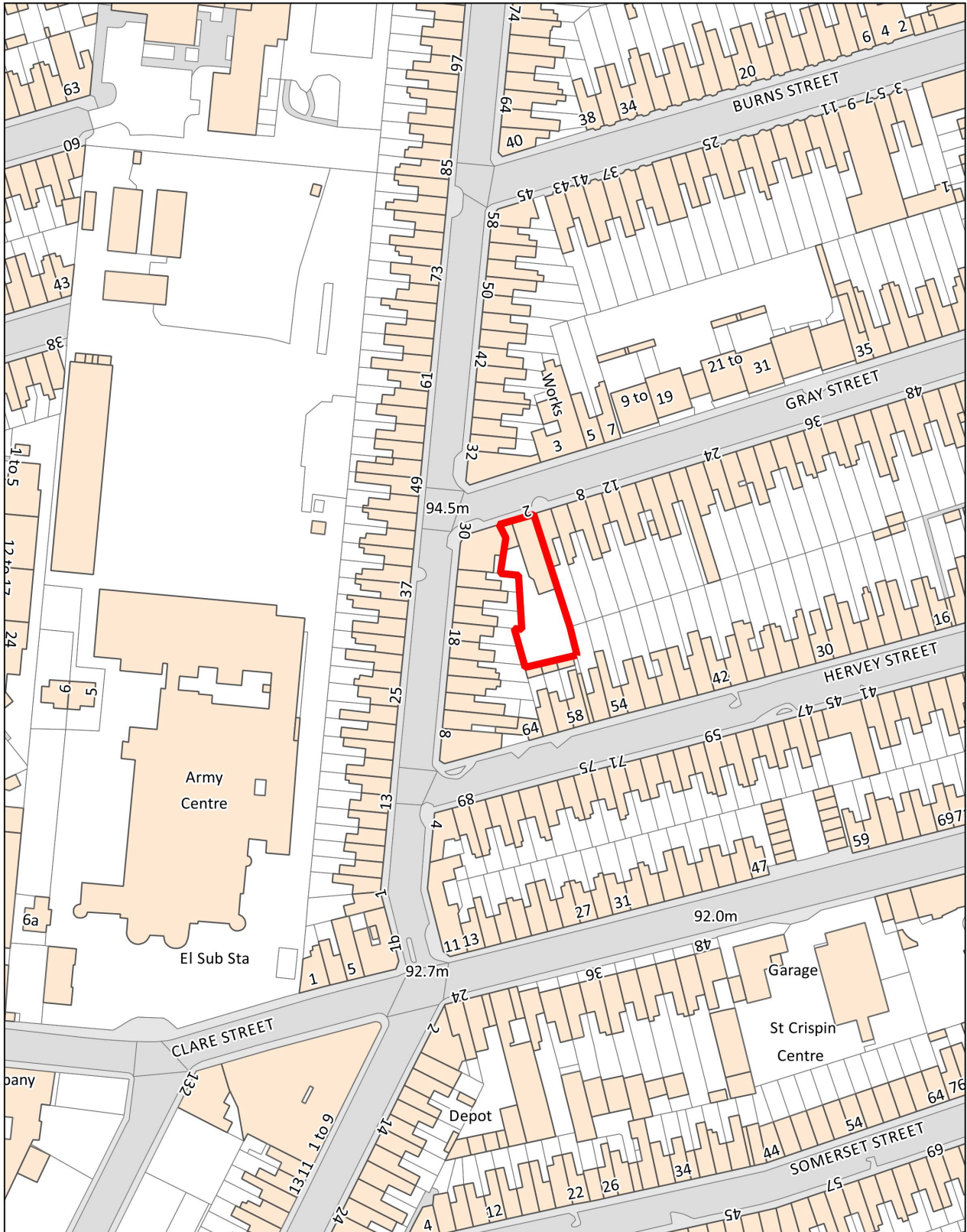
10.1 None


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.



 <p>NORTHAMPTON BOROUGH COUNCIL</p>	<p>Title: 2 Gray Street</p>	<p>Date: 01-06-2017</p>
	<p>© Crown copyright and database rights 2016 Ordnance Survey licence no. 10019655</p>	<p>Scale: 1:1,250</p>



NORTHAMPTON
BOROUGH COUNCIL
 Planning Committee

PLANNING COMMITTEE:	13 th June 2017
DIRECTORATE:	Regeneration, Enterprise and Planning
HEAD OF PLANNING:	Peter Baguley
APPLICATION REF:	N/2017/0262
LOCATION:	66 Wellingborough Road
DESCRIPTION:	Change of use of ground floor restaurant (Use Class A3) to restaurant and hot food takeaway. Alteration to shopfront including shutters and installation of flue extraction to the rear of property. Installation of 2no air conditioning units (Part Retrospective)
WARD:	Castle Ward
APPLICANT:	Mr Mihal Campau
AGENT:	Mr Mihal Campau
REFERRED BY:	Councillor D Stone
REASON:	Too many hot food outlet in the area
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 change of use and proposed works would, subject to conditions, represent an acceptable land use and would have a neutral impact upon neighbour and visual amenity, the character and appearance of the conservation area. The proposal is therefore in conformity with the requirements of the National Planning Policy Framework; Policies S10, BN5 and BN9 of the West Northamptonshire Joint Core Strategy; Policy 1 of the Northampton Central Area Action Plan, and the Boot and Shoe Quarter Conservation Area Appraisal and Management Plan.

2. THE PROPOSAL

2.1 The current application seeks planning permission for a change of use from restaurant (Use Class A3) to restaurant/takeaway. The proposed works would include alteration to the shopfront including new shutters, and installation of flue extraction to the rear of property including 2 air conditioning units.

- 2.2 Some of the works have already started on site such as the air conditioning units and the new door has been installed. Therefore, the current planning application is part retrospective.

3. SITE DESCRIPTION

- 3.1 The application site consists of a mid-terraced vacant retail unit. The premises were formerly used as a restaurant. The unit is located close to the Town Centre, within Wellingborough Road and the Boot and Shoe Quarter Conservation Area.
- 3.2 The first floor area is residential flats associated to the unit.

4. PLANNING HISTORY

- 4.1 N/2009/0114 – conversion of ground floor No. 66 and No. 69 Wellingborough Road into one retail unit and alterations to shop front. **Approved.**
- 4.2 N/2009/0870 – change of use of ground floor from hairdresser (Use Class A1) to restaurant and hot food take away (Use Classes A3 and A5). **Approved.**

5. PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014), Northampton Local Plan (1997) saved policies, Northampton Central Area Action Plan (2013).

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

5.2 National Policies

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

- Paragraph 23 – Ensuring the vitality of Town Centre
- Paragraphs 56-58 – Requiring Good Designs
- Paragraph 123– mitigate and reduce to minimum adverse impact on health and quality of life arising from noise from new development
- Paragraph 128 – applicant to describe significance of heritage asset affected
- Paragraph 132 – great weight to be given to asset’s conservation
- Paragraph 134 – less than substantial harm should be weighed against public benefits of the proposal.

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 (minimise pollution from noise, air and run off)
- Policy BN5 – designated heritage assets & their setting will be conserved and enhanced (this relates to any impact on the listed buildings in the vicinity. As there are no external alterations to the front elevation, there is no conflict with this policy.
- Policy BN9 - Planning for pollution control relates to the impacts of a proposal in terms of air quality and noise.

5.4 **Northampton Central Area Action Plan 2013**

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

Policy 1: Promoting design excellence; in respect of the efficient use of land by promoting an appropriate mix of land uses in order to increase the vitality and vibrancy of an area and a wider choice for users.

The premise lies outside the secondary retail area as defined in the CAAP.

5.5 **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 is replaced by Policy 1 of the CAAP for the site within the Central area Action Plan boundary.

Policy E26 – Part replaced by Policy 1 of the CAAP

5.6 **Supplementary Planning Documents**

- Northamptonshire Parking Standards (September 2016)
- Planning out Crime in Northamptonshire SPG 2004
- Shopfront Design Guide SPD (2011).

5.7 **Other Material Considerations**

Boot & Shoe Quarter Conservation Area Appraisal (2011) – this refers to this parade of shops as being the spine of the retail network which supported the central boot and shoe industry in the 19th and early 20th Centuries.

6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **NBC Public Protection Officer** - a condition should be added to ensure that the odour extraction is installed and maintained as per the details already submitted by the applicant. The hours of use should be conditioned to prevent any movement into night-time hours that may affect sleep and residential amenity.
- 6.2 **NBC Conservation Officer** - there were unattractive solid shutters on the building. There is no objection to the change of use on conservation grounds. The blocking-up of the corner entrance door - a feature of the building - is regrettable but removal of the existing shutter across the entrance would be an improvement to the appearance of the premises. The ventilation flue would not be prominent in the street scene and is acceptable.
- 6.3 **NCC Highways** has advised that the proposed works should not result in any sills, outward opening windows, fenestrations or anything else attached to the building encroaching upon or overhang the highway.
- 6.4 **Councillor D Stone** - has called in the application on the grounds that there are too many fast food outlets in this area. They generate huge amounts of rubbish from their customers left lying in the street and are cavalier in their commercial waste disposal.

7. APPRAISAL

- 7.1 The application site had previous planning permission (N/2009/0870) for conversion to a restaurant and takeaway. However, only part of that permission was implemented and the unit had been used as a restaurant prior to submission of the current application. However, hot food takeaway use still forms part of the lawful use of the site. The current application proposes to resume the restaurant and takeaway uses.
- 7.2 The principle of using the premises for restaurant and hot food takeaway has already been established by the 2009 permission and therefore considered acceptable.

Noise and Disturbance

- 7.3 The premises were last used as a restaurant. However the proposed use with an additional extraction duct to the rear has a potential to create disturbance for the occupiers of the nearby flats.
- 7.4 Environmental Health Officer was consulted and advised that a condition should be attached to ensure that the odour extraction is installed and maintained as per the details already submitted by the applicant.
- 7.5 Concern was raised about the potential noise from the extraction flue and proposed air-conditioning units. However, the proposed air-conditioned unit will be fitted internally and would have minimal impact on residential amenity of the flats upstairs. A condition has been recommended requiring the submission of further details on noise impact and mitigation methods.
- 7.6 The hours of use should be conditioned to prevent any activities into night-time hours that may affect residential amenity. A condition to limit the hours to 09.00-23.00hrs Monday to Saturday and 10.00-22.00hrs on Sundays and Bank Holidays has been proposed. These opening hours are in line with the opening hours allowed for the adjoining units with similar use.

- 7.7 It is considered that with the recommended conditions, the proposed development would have neutral impact on the residential amenity of the flats above the unit. The proposed change of use with the proposed works would comply with Policies BN9 and S10 of West Northamptonshire Joint Core Strategy and the advice contained within the National Planning Policy Framework.

Highways Issues

- 7.8 The new door installed at the application unit opens inwards and would not create any highway safety issue.
- 7.9 Given that this is in a Town Centre location and the premises have been previously occupied as a restaurant, it is considered that there will be no unacceptable impact on highway conditions.

Conservation

- 7.10 The application site is located within the Boot and Shoe Quarter Conservation Area. The proposed works would include the replacement a shop front and an extraction flue to the rear. The proposed new shop front would be an improvement on the existing conditions and appearance of the frontage. The proposed flue would be to the rear of the property and therefore would not be visible from the streetscene. The Conservation Officer has advised that there is no objection to the change of use on conservation grounds and the ventilation flue would not be prominent in the street scene and is acceptable.
- 7.11 The proposed door and the shutter (perforated grey shutter) has been installed on the site. The works has resulted in an improvements on the existing frontage, which was dilapidated and poorly maintained. There are similar shutters in the street.
- 7.12 The proposed change of use and the proposed works are considered to have a positive impact on the character of the Conservation area. The proposed development would comply with Policies BN5 of west Northamptonshire Joint Core Strategy, advice contained within the National Planning Policy Framework and the Boot and Shoe Conservation Area Appraisal and Management Plan.

8 Other Matters

8.1 Overconcentration of fast food takeaway

Concern has been raised by the local councillor that the there is a large concentration of fast-food takeaway in the area. A survey was conducted on Wellingborough Road between Palmerston Road and the A5123, and it was found that the street comprises approximately of 51.7% retail units (Use Class A1), 13.8% restaurants (Use Class A3) and 12.1% food-takeaway and 22.4% other uses (such as offices, residential, clubs and sui-generis use). It is considered that the street would not result in over concentration of takeaway on this street.

- 8.2 In addition, the hot food takeaway use was permitted under the 2009 planning permission.

8.3 Refuse

In this instance, the takeaway would be ancillary to the restaurant and would not dominate the unit. In addition, a condition has been recommended requiring the

submission of details of refuse and recycling storage to ensure that the proposed development would not result in any adverse impact on the local area.

9. CONCLUSION

- 9.1 The proposed change of use would, subject to conditions, represent an acceptable land use and would have a neutral impact upon neighbour and visual amenity. The proposal is therefore in conformity with the requirements of the National Planning Policy Framework; Policies S10, BN5 and BN9 of the West Northamptonshire Joint Core Strategy; Policy 1 of the Northampton Central Area Action Plan, and the Boot and Shoe Quarter Conservation Area Appraisal and Management Plan.
- 9.2 The application is therefore recommended for approval subject to the condition listed below.

10. CONDITIONS

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

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1703-01, 1703-02, 1703-03, 1703-04 and 1703-05.

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

3. The premises shall be open only between the hours of 09.00hrs and 23.00hrs from Mondays to Saturday and 10.00hrs and 22.00hrs on Sundays or Bank or Public Holidays and at no other time.

Reason: In the interests of securing a satisfactory standard of development in accordance with the requirements of the Policy S10 and BN5 of the West Northamptonshire Joint Core Strategy.

4. Before the use hereby permitted commences, a scheme shall be submitted to and approved in writing by the Local Planning Authority that specifies the provisions to be made for:

1. The collection, treatment and dispersal of cooking odour
2. The ongoing maintenance of the odour abatement plant.

The scheme shall be implemented prior to the use coming into use and shall be retained thereafter.

Reason: To protect the amenities of nearby occupants from noise and vibration amenity in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

5. Before the use hereby permitted commences, a scheme shall be agreed with the Local Planning Authority that specifies the external sources of noise on the site and the provisions to be made for its control.

Reason: In order to safeguard the amenities of adjoining/nearby occupiers in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

6. The scheme agreed under Condition 5 shall be implemented prior to the use hereby permitted commences and the applicant shall demonstrate that the scheme approved under Condition 5 has achieved its design criteria and retained thereafter.

Reason: In order to safeguard the amenities of adjoining/nearby occupiers in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy.

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

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy.

8. Prior to the commencement of the use hereby permitted, a scheme shall be submitted to and approved in writing by the Local Planning Authority that specifies the provisions to be made for the collection, treatment and disposal of fats, oils and grease (e.g. by the provision of grease interceptors to BS EN 1825:2002 standards) and the maintenance of the plant. Thereafter the approved scheme shall be in operation at all times during the life time of the use hereby approved.

Reason: To protect the amenities of nearby occupants from noise and vibration amenity in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

10. BACKGROUND PAPERS

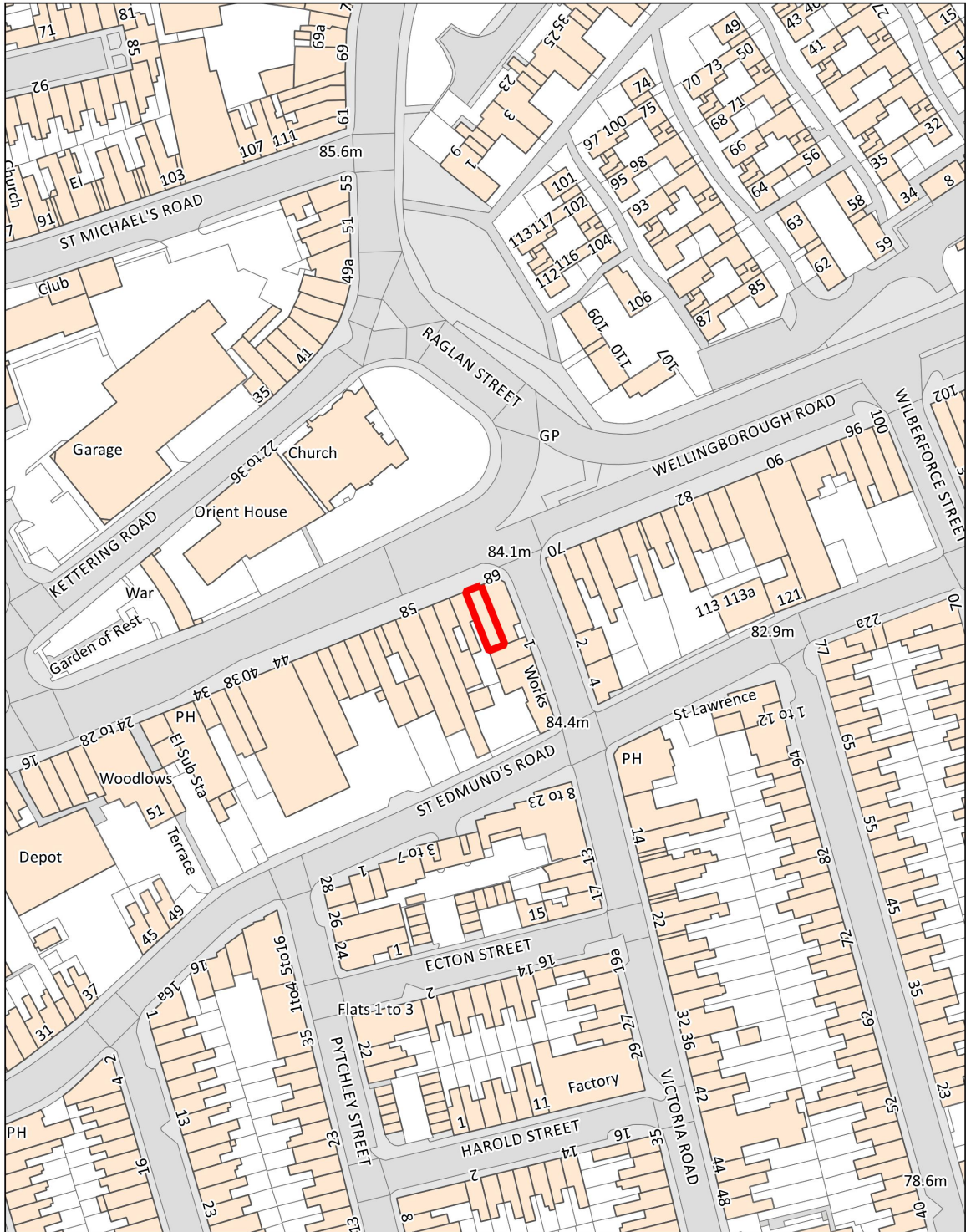
- 10.1 N/2017//0262


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>NORTHAMPTON BOROUGH COUNCIL</p>	<p>Title: 66 Wellingborough Road</p>	<p>Date: 01-06-2017</p>
	<p>© Crown copyright and database rights 2016 Ordnance Survey licence no. 10019655</p>	<p>Scale: 1:1,250</p>



NORTHAMPTON
BOROUGH COUNCIL
 Planning Committee

PLANNING COMMITTEE: 13th June 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/0330

LOCATION: 1 to 23 Park Square

DESCRIPTION: Removal of existing balconies and replace with new Window Winrail system at 1 to 23 Park Square

WARD: Kings Heath Ward

APPLICANT: Northampton Partnership Homes
AGENT: N/A

REFERRED BY: Head of Planning
REASON: Council owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The proposed development would enhance the appearance of the buildings and the area, whilst not having any detrimental impact on the amenity of neighbouring occupiers and would be consistent with the aims and objectives of the policies of the West Northamptonshire Joint Core Strategy, the Northampton Local Plan and the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The proposal involves the replacement of existing balconies to the dwellings off Park Square. The works are part of the overall strategy by Northampton Partnership Homes to upgrade the building stocks in Kings Heath.

3. SITE DESCRIPTION

3.1 The site comprises two residential blocks in Park Square. These are generally three storeys in height. The balconies to be replaced are located on the first and second floor levels.

4. PLANNING HISTORY

- 4.1 Six planning applications N/2017/0232 to N/2017/0237 which included similar balconies alterations approved in May 2017.

5. PLANNING POLICY

5.1 Statutory Duty

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

5.2 National Policies

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

Section 6 - Delivering a wide choice of high quality homes

Section 7 - Requiring good design

Section 8 - Promoting healthy communities

5.3 West Northamptonshire Joint Core Strategy (2014)

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

Policy H1 - Housing

Policy S10 - Sustainable Development Principles

Policy H5 - Managing the Existing Housing Stock

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

6. CONSULTATIONS/ REPRESENTATIONS

- 6.1 None received.

7. APPRAISAL

- 7.1 The issues to considered are the impact on the street scene in terms of the design of the proposed alterations, as well as impact the works would have on the amenities of occupiers of the blocks and of nearby residents.
- 7.2 The proposed replacement balconies would be of a modern style, in aluminium and glass, which would serve to update and refresh the appearance of the blocks, thereby having a positive impact on the street scene. It is not considered that the proposal would have any undue impact on the amenity of the occupiers of the blocks nor on nearby residents.
- 7.3 Members are reminded that similar balcony alterations applications were approved by the Committee in May. It is considered that these external works would provide an enhanced environment for the residents of the blocks.

8. CONCLUSION

- 8.1 It is considered that the proposed works would have a positive impact on the street scene and therefore is recommended for approval.

9. CONDITIONS

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

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

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: KH-PL-030, KH-PL-031, KH-S20, KH-S21, KH-S22, KH-L20, KH-E20, KH-P20.

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

10. BACKGROUND PAPERS

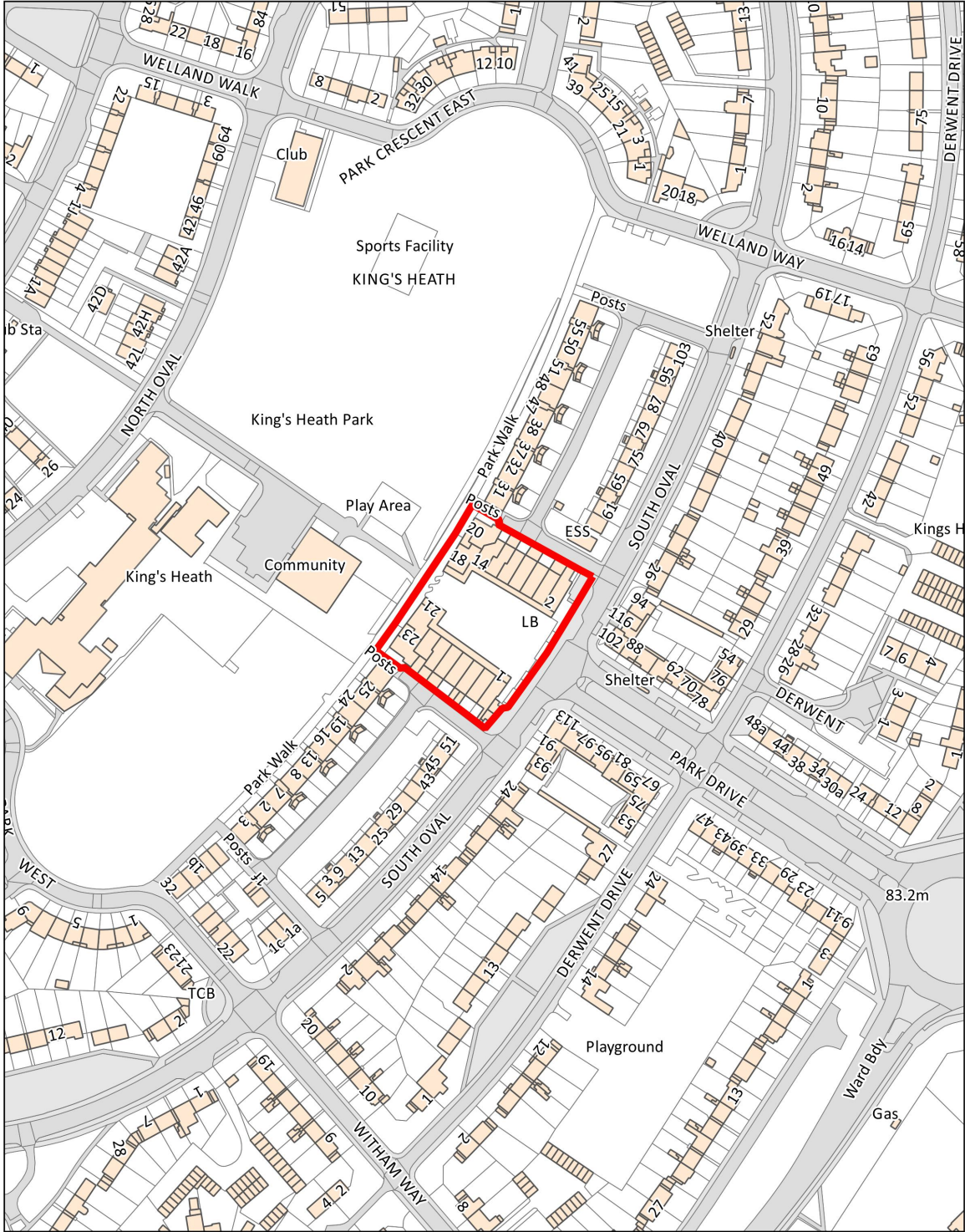
- 10.1 N/2017/0330.


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>NORTHAMPTON BOROUGH COUNCIL</p>	<p>Title: Park Square</p>	<p>Date: 01-06-2017</p>
	<p>© Crown copyright and database rights 2016 Ordnance Survey licence no. 10019655</p>	<p>Scale: 1:2,044</p>
	<p>Drawn by:</p>	



NORTHAMPTON
BOROUGH COUNCIL
 Planning Committee

PLANNING COMMITTEE:	13 th June 2017
DIRECTORATE:	Regeneration, Enterprise and Planning
HEAD OF PLANNING:	Peter Baguley
APPLICATION REF:	N/2017/0389
LOCATION:	33 High Street, Great Houghton
DESCRIPTION:	First floor rear extension, new porch roof and alterations to existing elevations
WARD:	Rushmills Ward
APPLICANT:	Mr Maybin
AGENT:	Russell Parkhill Architects Limited
REFERRED BY:	Councillor P Flavell
REASON:	Building materials affecting street scene
DEPARTURE:	No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

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

2. THE PROPOSAL

2.1 Permission is sought for a first floor rear extension, new porch and alterations to existing elevations with new external finishes.

3. SITE DESCRIPTION

3.1 The application site consists of a modern style detached house located on east side of High Street in Great Houghton, outside of, but adjacent to Great Houghton Conservation Area (High Street forms the boundary). The design of the property varies in style and appearance from its neighbours, there is a two-storey extension on the side of the original dwelling (ref. N/2007/0086) and a single storey extension to the rear. The house is set within a large plot and the front garden slopes up from the High Street meaning that the house is set at a slightly elevated level.

With off-street parking to the front and a single integrated garage and gardens to the rear, the gardens are bounded by mature hedging and trees.

4. PLANNING HISTORY

4.1 N/2007/0086 - First floor side / front extension – Approved

N/2007/1224 - New Roof/Windows to Conservatory – Approved

5. PLANNING POLICY

5.1 Statutory Duty

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

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 ensure high quality design and a good standard of amenity for all existing and future occupants

Paragraphs 56 and 57 - promotes good design as a key aspect of sustainable development and should contribute positively to making places better for people.

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 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 – allows for new development providing that the design reflects the character of its surroundings in terms of layout, siting, form, scale & appropriate use of materials and that the proposal is designed and located to ensure adequate standards of privacy, daylight and sunlight.

H18 – allows for house extensions provided design acceptably in keeping with character and appearance of the host dwelling; and effect upon adjoining properties.

5.5 **Supplementary Planning Documents**

Residential Extensions and Alterations Design Guide SPD

6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **Councillor Penny Flavell** - asked for the application to be called into the planning committee. The material proposed on the plans alters the street scene. The area is very close to the conservation area including the church and the war memorial. The Parish Council would like to see different material used on the front and rear elevation to ensure every property on the High Street retains its individuality.

Great Houghton Parish Council - objected to the application; the material proposed on the plans alters the street scene. The area is very close to the conservation area including the church and the war memorial. The Parish Council would like to see different material used on the front and rear elevation to ensure every property on the High Street retains its individuality.

NBC Conservation Officer - no objection on conservation grounds. The application property is a 1960s detached house which, although not unattractive, is outside of Great Houghton Conservation Area and does not make a significant contribution to views from within it. There is a mix of post-war detached properties along the east side of High Street. The rear extension will not affect the street scene and the alterations to the front elevation that will be visible from High Street will have a neutral impact on the character and appearance and views from the Conservation Area.

7. **APPRAISAL**

Main issues

- 7.1 The main issues to consider are the impact on the appearance and character of the host dwelling, the wider area and amenity of adjoining neighbours.

Impact on appearance and character of host building and area

- 7.2 The dwelling is sited to east side of the High Street, which consists of a mix of post-war detached properties. One of the neighbouring properties No.27 High Street has been considerably extended and finished in white render and timber. The application site falls just outside the Great Houghton Conservation Area and the Conservation Officer considered that the dwelling does not make a significant contribution to views from within the Conservation Area. The rear extension would not affect the street scene. The front elevation although visible from the High Street, would have a neutral impact on the character and appearance of the Conservation Area.

- 7.3 The design, appearance and scale of the development proposed are considered in keeping with the host building. Although the front and rear would be rendered with timber cladding which are new elements to the existing house, this is considered acceptable as the effect on the street scene would be reasonably limited, as the dwelling is set back from the road frontage and the proposed development would not appear unduly prominent and would be in keeping with surrounding properties. The neighbouring property No.31 has permission for two storey side, front and rear extensions, including rear balcony which is of a modern design, and the approved materials include render, metal cladding and timber cladding to the rear and render to the front. Therefore the current proposal would not appear out of character with these nearby properties.

Impact on amenity of neighbours

- 7.4 The proposed rear first floor extension will be supported on steel columns and include a pitched roof gable. It will project 4.3m off the existing southern side elevation and 3.8m off the northern side elevation and will extend the whole width of the existing property. Due to the level of projection and the orientation of No.35 High Street, it is considered that any impact would be reasonably limited.
- 7.5 The most significant impact would be on No.31 High Street, as given that the proposed rear extension would be located to the south of No.31, it would result in some over shadowing to the ground floor kitchen window and living room. However, the proposal does accord with the 45 degree guide as set down in the Council's Extensions Design Document for assessing loss of light. In addition, No.31 has permission under application N/2016/1443 for the demolition of existing garage and erection of two storey side, front and rear extensions, rear balcony and raise roof height of the dwelling and will be built on the boundary line with No.33. It is considered that any overshadowing and overbearing impact would not be significant enough to warrant a refusal of the application.
- 7.6 Due to the existing dwelling set at a slightly elevated level, it is considered the properties opposite the front of the site on the High Street would not experience any adverse impact on their amenity. No objection received from neighbouring properties.

8. CONCLUSION

- 8.1 While it is acknowledge that the proposed development would have some impact on the character of the area, it is not considered that the effect would be significant enough to justify refusal of the planning permission. On balance the proposed is being recommended for approval subject to the following conditions.

9. CONDITIONS

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

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

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: MAY/222/PA/10, MAY/222/PA/20, MAY/222/PA/30.

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

10. BACKGROUND PAPERS

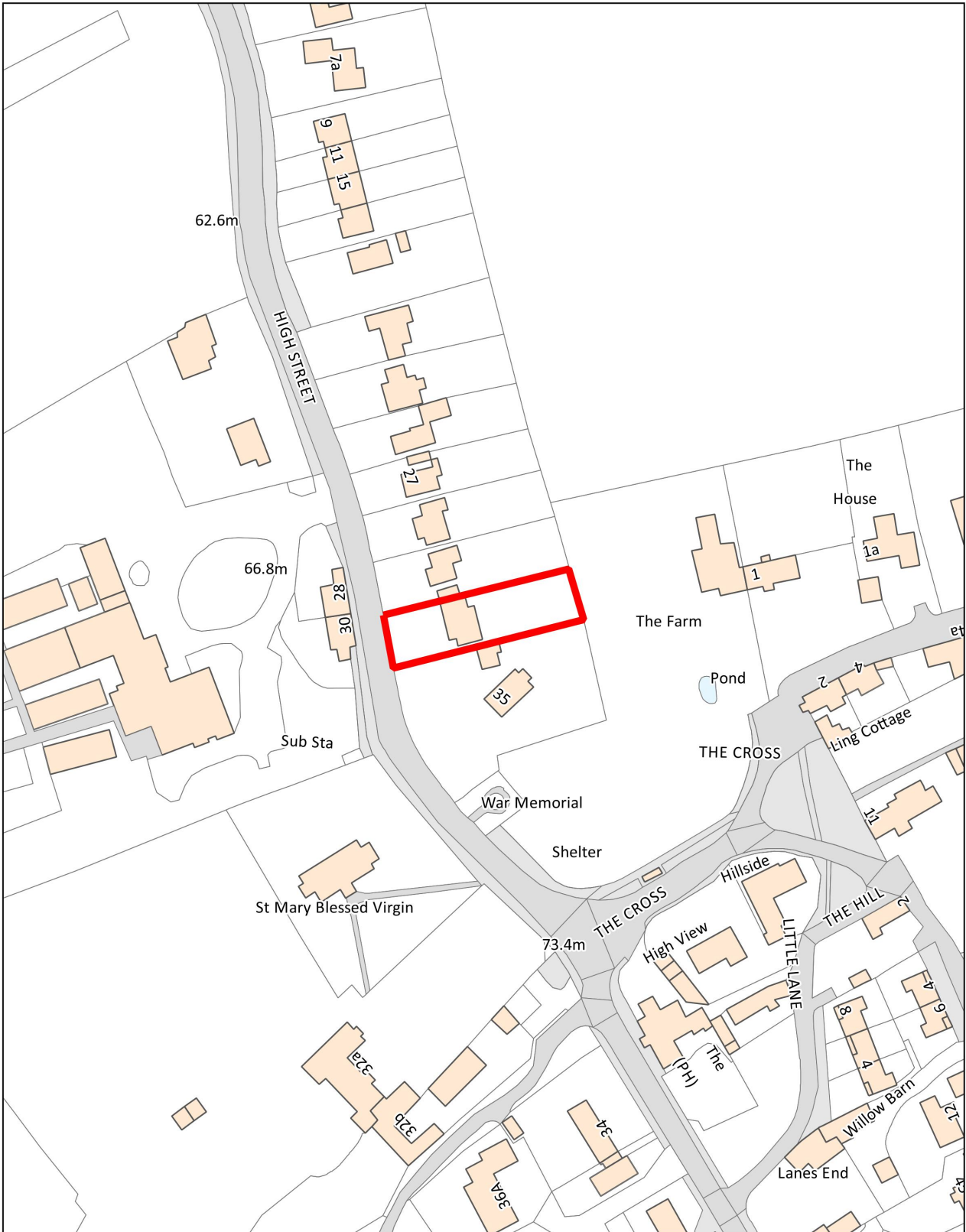
- 10.1 None.

11. LEGAL IMPLICATIONS

- 11.1 The development is 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: **33 High Street**

© Crown copyright and database rights 2016 Ordnance Survey licence no. 10019655

Date: 01-06-2017

Scale: 1:1,250

Drawn by: -----



PLANNING COMMITTEE: 13th June 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/0400

LOCATION: Former St Marys Middle School , Grange Road

DESCRIPTION: Variation of Condition 3 of planning permission N/2015/1074 (erection of 81no. dwellings) to allow alternative roof tiles and rendering to plots 38, 46, 55, 56, 66, and 78

WARD: Westone Ward

APPLICANT: Westleigh Partnerships Ltd
AGENT: RG+P Ltd

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

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 APPROVAL IN PRINCIPLE subject to:

1.1.1 The prior completion of a Section 106 Legal Agreement to secure:

- i. 35% of the development to be used for affordable housing and that 10% of all dwellings are constructed to mobility standards;
- ii. A financial payment to fund the provision, improvements to connections and/or enhancements to areas of off-site public open space within the vicinity of the site;
- iii. A financial payment to fund the improvements of bus services within the vicinity of the site;
- iv. A financial payment to fund the provision of primary and secondary school education within the vicinity of the site;
- v. A financial payment to fund improvements to and/or the provision of pedestrian ways and/or cycle ways;
- vi. An obligation to ensure that the specification for the on-site proposed open space (including play equipment) is submitted to and approved by the Local Planning Authority and that this is made available for public access and is maintained in perpetuity;
- vii. A scheme for the provision of construction worker training opportunities and a payment towards the operation of this programme; and
- viii. The Council's monitoring fee subject to the Director of Regeneration, Enterprise and Planning being satisfied the monitoring fee is necessary and of an appropriate scale.

1.1.2 The Conditions as contained in Paragraph 9 below and for the following reason:

The proposed variation would secure a satisfactory standard of development and a neutral impact upon the visual and neighbour amenity. As a consequence, the proposed amendment is 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.

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

2. THE PROPOSAL

- 2.1 Full planning permission was previously granted to erect 81 dwellings and construction works have commenced. This comprised 73 houses (breaking down to 19 two bedroom houses, 28 three bedroom houses and 26 four bedroom houses) and 8 one bedroom flats. The proposed dwellings were arranged in two groups, with 29 being accessed from Grange Road and the remaining 52 being accessed from Booth Lane South. This permission was subject to a condition requiring the building to be constructed from a prescribed palette of materials. It is now proposed that to vary the materials on six plots.

3. SITE DESCRIPTION

- 3.1 The application site was formerly a school; however, the site has, in the main, been cleared as the school use ceased in 2004 following a review of education provision in the Borough. Part of the site has subsequently been redeveloped to form the St Gregory's Primary School.
- 3.2 The nature of the surrounding area is predominantly residential in character. Dwellings in the vicinity are typically of two storeys in height and are generally houses.

4. PLANNING HISTORY

- 4.1 06/0130/OUTWNN – Outline Planning Application for residential development, with all matters reserved, except access – Approved.

N/2011/1266 – Application to extend time limit for implementation of 06/0130/OUTWNN for residential development including means of access (all other matters reserved) – Approved 2014.

N/2015/1074 – Erection of 81no. dwellings comprising 1-bed flats, 2, 3 & 4 bed houses and associated access roads and open space – Approved.

5. PLANNING POLICY

5.1 Statutory Duty

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

5.2 National Policies

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

- 5.3 The NPPF requires that new developments are of a high quality design, which secures a good standard of amenity for all existing and future occupiers of land and buildings (Paragraph 17). The same paragraph also requires the effective reuse of previously developed land and focuses significant developments on sites that are sustainable.
- 5.4 Paragraph 34 requires developments that are likely to generate a significant amount of movement be located in positions where the need for travel is minimised. This is expanded upon in Paragraph 35, where the creation of safe and secure road layout are required which minimise conflicts between pedestrians, cyclists and traffic.
- 5.5 Of particular note to residential proposals is that Paragraph 49 requires that proposals for housing should be encouraged within the context of promoting sustainable development. The same paragraph also states that in instances where a five year housing land supply cannot be demonstrated (which is the case in Northampton), 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.
- 5.6 In terms of providing additional housing, it is incumbent that planning decisions provide a variety of housing types in order to meet the wide range of differing needs for housing (Paragraph 50). In design terms it is required that the planning decision proactively support sustainable development, mitigating impacts on amenity and facilitating mixed use developments (Paragraph 17).
- 5.7 Paragraph 35 states that, where practicable, developments should be designed with a safe and secure layout that reduced the potential for conflicts between pedestrians and traffic. Paragraph 50 requires that new developments provide a wide choice in new homes. The NPPF also requires that new developments be of a good quality design (paragraph 56).

5.8 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.

- 5.9 Policy S1 of the JCS states that new developments would be concentrated primarily in and adjoining the existing principal urban area of Northampton. Of particular relevance to this application, Policy S4 requires the provision of about 28,470 new dwellings within the Northampton Related Development Area (NRDA) between 2011 and 2029. This figure has been calculated as a result of the West Northamptonshire Objectively Housing Needs Assessment. Policy S10 requires that new developments be located in a position where services and facilities can be accessed by walking, cycling or public transport.
- 5.10 Policy H1 requires that a mixture of house types are provided, which should be of varying sizes, types and tenures. Policy H2 also requires that at least 35% of developments of 15 or more dwellings should be made available for occupation as affordable housing.

5.11 In addition to these matters, Policy INF1 requires that developments provide sufficient infrastructure to mitigate the impacts of development, which is in addition to Policy INF2 that requires a reliable mechanism for the provision of such infrastructure.

5.12 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:

5.13 Policy E20 states that new buildings should be of an appropriate design; minimising crime and anti-social behaviour; and Policy T12 necessitates that new developments have sufficient manoeuvring space for commercial vehicles.

5.14 In addition, Policy H7 states that new proposals should be of a good design and amenity; Policy H17 requires the provision of a suitable level of housing for people with disabilities; and Policy H32 necessitates the provision of some affordable housing.

5.15 Supplementary Planning Documents

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

6. CONSULTATIONS/ REPRESENTATIONS

6.1 None received.

7. APPRAISAL

7.1 Condition 3 of Planning Permission N/2015/1074 required that the 81 dwellings permitted be constructed from a specific palette of materials, which were of a general traditional appearance and included a variety of red bricks, including those of a red mixture. This ensured that the development would be of a good standard and made a positive impact on the visual amenity of the locality.

7.2 The proposed variation would broadly maintain this established palette, but would seek amendments to the final finished materials of six properties. These dwellings would now be constructed with a rendered finish, with brick detailing. It is considered that this proposed amendment would assist in adding interest to the streetscene of the proposed development, given that these dwellings would be located at key points in the development adjacent to the entrance from Booth Lane South and within key vistas, such as those in close proximity to the public open space.

7.3 Given the proposed dwellings would not increase in size or change in form, this proposed amendment would not cause any different impact upon the amenities of surrounding properties in terms of matters such as light, outlook and privacy. As a consequence, the proposed amendment is acceptable in this regard.

7.4 The proposed variation would, in effect, create a new 'chapter' of the site's planning history and it is necessary to restate all of the previous conditions that were applied to the original planning permission, and for a new legal agreement to be entered into. This would encompass the same Heads of Terms as the original Section 106 Agreement and would include the same amount of affordable housing, on and off site open space, education, highway works and construction worker training opportunities. As a result, the previously agreed infrastructure and mitigation would be secured going forward.

8. CONCLUSION

- 8.1 The proposed amendments of relatively small scale and would have a neutral impact on visual amenity and neighbouring properties. As a result, they are in conformity with the requirements of national and local planning policies.

9. CONDITIONS

- 9.1 1. The development hereby permitted shall be carried out in accordance with the attached schedule of approved plans.

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

2. The development hereby permitted shall be constructed in accordance with the materials detailed on drawings 40367 125B.

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.

3. The development hereby permitted shall be carried out in accordance with the proposed ground levels and finished floor levels as shown on drawings WD/260/07 and WD/260/08.

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

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

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

5. The development hereby permitted shall be carried out in accordance with the requirements of the submitted Ground Investigation Report (reference: STD1120G-G01).

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

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

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

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

7. 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 in accordance with the details submitted to the Council on the 27th September 2016.

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.

8. Notwithstanding the details submitted, full details of lighting to serve the pedestrian link adjacent to Plot 31 (as shown on drawing 40367 001H) shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of Plot 31 and shall be retained thereafter.

Reason: In the interests of creating a safe and secure form of development in accordance with the requirements of the National Planning Policy Framework.

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

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

10. All planting, seeding or turfing comprised in the approved landscaping scheme as shown on drawings 16.1249.001 A; 16.1249.002 A; 16.1249.003 A; 16.1249.004 A; 16.1249.004 A; 16.1249.005; 16.1249.006; 16.1249.007; 16.1249.008; 16.1249.009; 16.1249.010; 16.1249.011; and 16.1249.912 shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species.

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

11. Prior to the first occupation of the development hereby approved, a travel plan for employees shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented at all times that the development is occupied unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the reliance on the private car for journeys to work in accordance with the National Planning Policy Framework.

12. The development hereby permitted shall be implemented in accordance with the details contained within the Construction Environment Management Plan (CEMP), as submitted to the Council on the 27th September 2016.

Reason: To minimise the impact of the development during the construction phase in accordance with the National Planning Policy Framework.

13. The development hereby permitted shall be carried out in accordance with the surface water drainage scheme as shown on drawings WD/260/05; WD/260/06; WD/260/13; WD/260/14; WD/260/23; WD/260/24; and WD/260/26.

Reason: To prevent the increased risk of flooding, both on and off site in accordance with the requirements of the National Planning Policy Framework.

14. The car parking spaces and vehicle manoeuvring areas as shown on drawing 40367 001H shall be fully implemented prior to the first occupation of the development hereby permitted.

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

10. BACKGROUND PAPERS

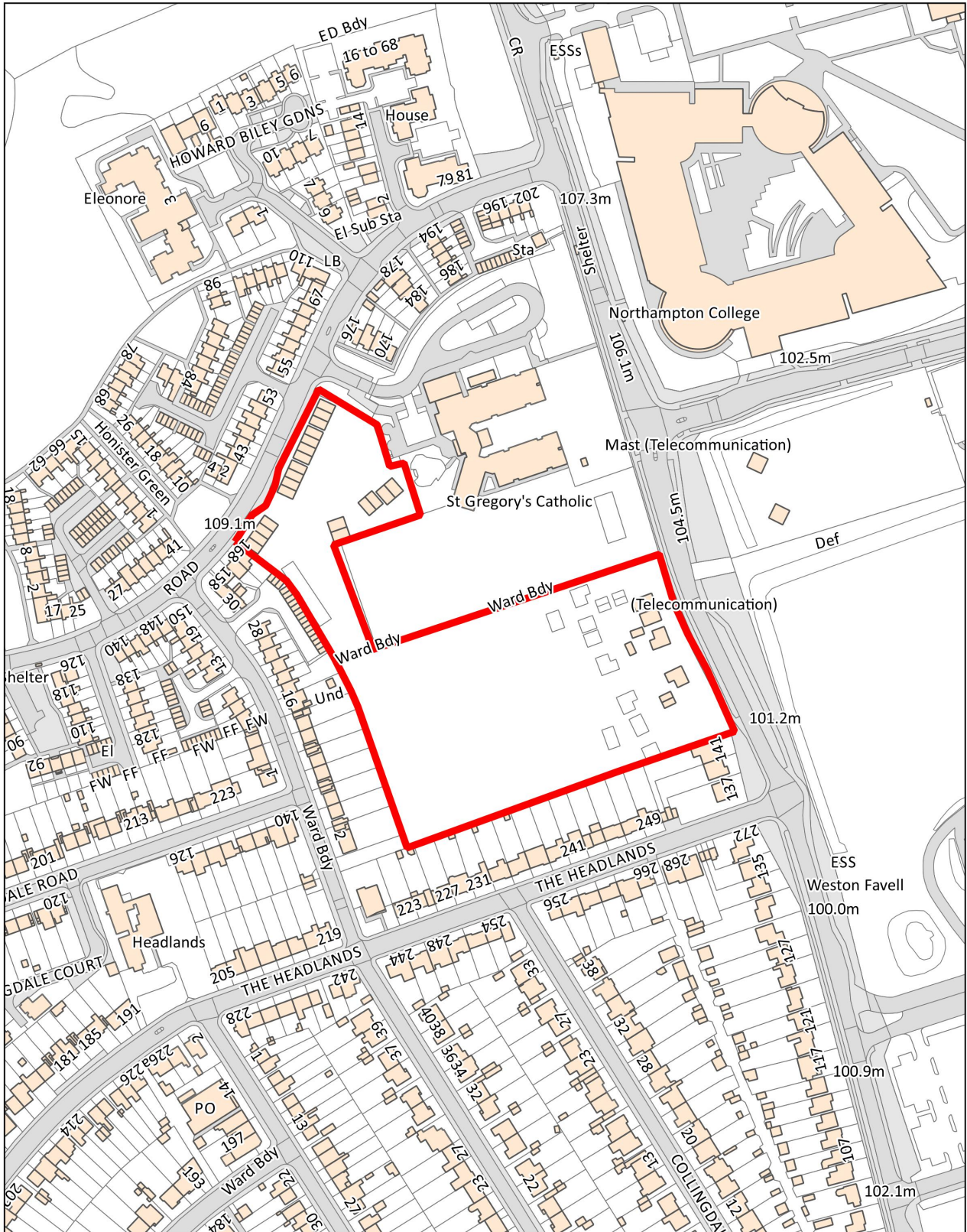
10.1 N/2015/1074.


11. LEGAL IMPLICATIONS

11.1 The development would be CIL liable, but not chargeable. The Section 106 Agreement would include financial obligations for, amongst other matters, Secondary education and highway works.

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: Former St Marys Middle School, Grange Road</p>	<p>Date: 01-06-2017</p>
	<p>© Crown copyright and database rights 2016 Ordnance Survey licence no. 10019655</p>	<p>Scale: 1:2,500</p> <p>Drawn by: -----</p>



PLANNING COMMITTEE: 13th June 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/0410

LOCATION: Land rear of 14 Harborough Road North

DESCRIPTION: Demolition of existing garage and construction of new dwelling with parking

WARD: Spring Park Ward

APPLICANT: Mr Peter Kennedy
AGENT: Mr Philip Corbett

REFERRED BY: Councillor M Aziz
REASON: Overdevelopment of the site

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The proposed development would have a neutral impact upon the character and appearance of the surrounding area, neighbour and visual amenity and the highway system, whilst creating an additional unit of residential accommodation. As a consequence, the development is 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 applicant has applied for planning permission to erect a single bungalow, within a backland setting. The development would include a parking and turning area in front of the proposed dwelling, which would be accessed via a driveway running from Harborough Road North. In order to facilitate this, the garage that currently serves the existing dwelling would be demolished. Car parking to serve the existing dwelling would be in the form of a parking area to the front of the house.

3. SITE DESCRIPTION

3.1 The application site consists of an existing semi-detached house with a large rear garden. The site itself is relatively level, although the general topography within the area is for a general slope

in a south-north direction. The boundaries of the site are marked by a combination of wooden fences and hedges.

- 3.2 A notable feature of the wider area is that it has been the subject of other backland developments, including a bungalow on the adjacent property of 12a Harborough Road North.
- 3.3 Harborough Road North itself is a widely trafficked road, serving as one of the main routes into the town centre. As a consequence, it is reasonably well served by public transport. The site is also in close proximity to the small White Hills local centre, which contains some retail units and a public house.

4. PLANNING HISTORY

- 4.1 N/2016/1051 – Construction of new dwelling and detached garage to rear of 14 Harborough Road North – Refused.

5. PLANNING POLICY

5.1 Statutory Duty

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

5.2 National Policies

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

- 5.3 Of particular note to residential proposals is that Paragraph 49 requires that proposals for housing should be encouraged within the context of promoting sustainable development. The same paragraph also states that in instances where a five year housing land supply cannot be demonstrated (which is the case in Northampton), 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.
- 5.4 In terms of providing additional housing, it is incumbent that planning decisions provide a variety of housing types in order to meet the wide range of differing needs for housing (Paragraph 50).
- 5.5 Paragraph 17 states that planning decisions should always endeavour to secure high quality designed developments, which secure a good standard of amenity for existing and future occupiers of land and buildings. In doing this, planning should also take into account the differing roles and character of areas. The same paragraph also encourages the redevelopment of previously used sites.
- 5.6 Paragraph 34 requires developments that are likely to generate a significant amount of movement be located in positions where the need for travel is minimised.

5.7 Paragraph 35 states that, where practicable, developments should be designed with a safe and secure layout that reduced the potential for conflicts between pedestrians and traffic. The NPPF also requires that new developments be of a good quality design (Paragraph 56).

5.8 **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.

5.9 Policy S10 requires that developments be of a good standard of sustainable design and incorporates safety and security considerations in order to promote a good sense of place. In addition, development should be sustainably located in order to encourage access by walking, cycling and public transport.

5.10 Policy H1 also requires the provision of varied housing types to meet the needs of different sections of society and new development should take into account the location and setting of sites, the existing character, accessibility, living conditions and the impact on amenity.

5.11 **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.

5.12 Policy E20 requires that new developments be constructed to a good design and to ensure that there would be no significant adverse impact upon the occupiers of neighbouring properties in terms of considerations such as light, outlook and privacy

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

6.1 **Environmental Health (NBC)** – Request that an electric vehicle point is installed as part of the development.

6.2 **Highway Authority (NCC)** – The first 10m of the access road should be 4.5m in width and bound with a hard surface for at least the first five metres, visibility splays should be provided and there should not be any drainage onto the highway and would object if all these matters could not be secured. Further observations have been made regarding accessibility to the site for fire engines.

6.3 **Councillor M. Aziz** – Objecting to the development on the grounds that it represents an overdevelopment of the site and would create excessive noise to the detriment of neighbouring properties and impinge upon the privacy of 12a Harborough Road North. This property is of distinctive design and its character would be impacted by the proposed development. The development would also lead to traffic problems. Accordingly, it is requested that the application be determined by the Planning Committee.

6.4 **12a Harborough Road** – Object due to an inappropriate access, the poor quality design of the proposed building, an increase in pollution, would generate noise and would lead to a loss of privacy.

6. APPRAISAL

- 7.1 By reason of the predominantly residential character of the surrounding area, it is considered that a further dwelling would not represent an inappropriate land use. Furthermore, the development would result in the delivery of an additional unit of accommodation, which would make a contribution, albeit small, to addressing the significant need for new housing within the Borough. It is acknowledged at this points that this is not currently a five year housing land supply and therefore applications for new housing must be judged on whether they represent sustainable development.
- 7.2 By reason of the amount of similar developments that has already taken place within the vicinity, it is considered that the character of the surrounding area is partially defined by the presence of backland developments. Therefore this particular development would not lead to a significant adverse impact upon the area's character.
- 7.3 There is a mixture of building types within the vicinity of the application site. The development would not lead to a significant adverse impact upon the visual amenity of the locality. In order to secure a good standard of development, a condition is recommended that would enable the Council to approve the external building materials.
- 7.3 A previous application for a detached dwelling was refused, under delegated powers in October 2016, as the siting and design of the then proposed building would have an overbearing effect on the adjoining backland development at 12a Harborough Road.
- 7.4 The current scheme differs from the preceding one as there have been significant revisions to the positioning of the proposed dwelling. In particular, the proposed dwelling has been re-sited so that it is parallel with the adjacent dwelling. Given the existing boundary treatments, which are significant, the proposed dwelling would not cause an overbearing effect on the adjacent dwelling at 12a.
- 7.5 In order to provide some certainty regarding this situation, a condition is recommended that would remove permitted development rights for the construction of future extensions and outbuildings and would enable the Council to consider the merits of any such structure at the point that they are proposed. This measure would also ensure that sufficient private garden space is retained for future occupiers. It is also considered prudent to remove permitted development rights for the installation of additional side windows to prevent any future loss of privacy to existing properties.
- 7.6 The relatively restricted height of the proposed bungalow, its positioning and orientation of the site would not lead to a significant loss of light to the occupiers of neighbouring properties. It is concluded that the proposed development would have a neutral impact upon the occupiers of neighbouring properties.
- 7.7 The development would retain sufficient car parking to serve the existing dwelling and sufficient car parking has been provided to serve the proposed dwelling. The proposed turning area would remove the need for vehicles to enter and leave the site in a reverse gear, which would not be desirable from a highway safety perspective. There would also be sufficient visibility splays at the junction with Harborough Road North to provide safe access.
- 7.8 The vehicular access is of a suitable width (4.5m) to accommodate the vehicles that would wish to enter and leave the proposed development. This width also means that there is sufficient room for vehicles to enter and leave the site simultaneously without detriment to highway safety or the free flow of traffic within the vicinity. The driveway would be constructed from hard bound materials, which would assist in creating a better quality of development. In line with the advice of the Highway Authority, a condition is recommended that would require the submission and agreement of a drainage system to the driveway. This is to prevent the discharge of water onto the highway.

- 7.9 It is acknowledged that the Highway Authority have commented upon the need for fire appliances to access the site (such as by ensuring the access road can withstand the weight of such vehicles). These matters are addressed under the relevant Building Regulations, rather than through a planning application. However, these comments have been forwarded to the applicant (via their agent) for their information.
- 7.10 Whilst it is appreciated that the installation of an access at the site would change the nature of the site, but the scale of the development is such that there would not be excessive noise and disturbance generated.
- 7.11 It is noted that the Council's Environmental Health section have requested that an electric vehicle point be included as part of the development. However, given the current policy position and the relatively limited scale of the proposed development, it is considered that such a condition would be disproportionate and would therefore be unreasonable.

8. CONCLUSION

- 8.1 It is considered that the proposed development represents an acceptable land use, would provide an additional home and, subject to conditions, would have a neutral impact on the character of the area and neighbour amenity.

9. CONDITIONS

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

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; and 15/046/01a.

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

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

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

4. 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 buildings hereby permitted and retained thereafter.

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

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

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

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions or other form of enlargement to the dwelling hereby permitted, nor erection of porches, and outbuildings shall take place.

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

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed in the side elevations of the proposed development.

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

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

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

9. The driveway shall have a minimum width of 4.5m for the first 10m and the driveway in its entirety as shown on drawing 15/046/01a shall be provided prior to the first occupation of the development hereby permitted and shall be retained thereafter.

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

10. Notwithstanding the details submitted, full details of visibility splays to serve the driveway shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.

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

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

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

10. BACKGROUND PAPERS

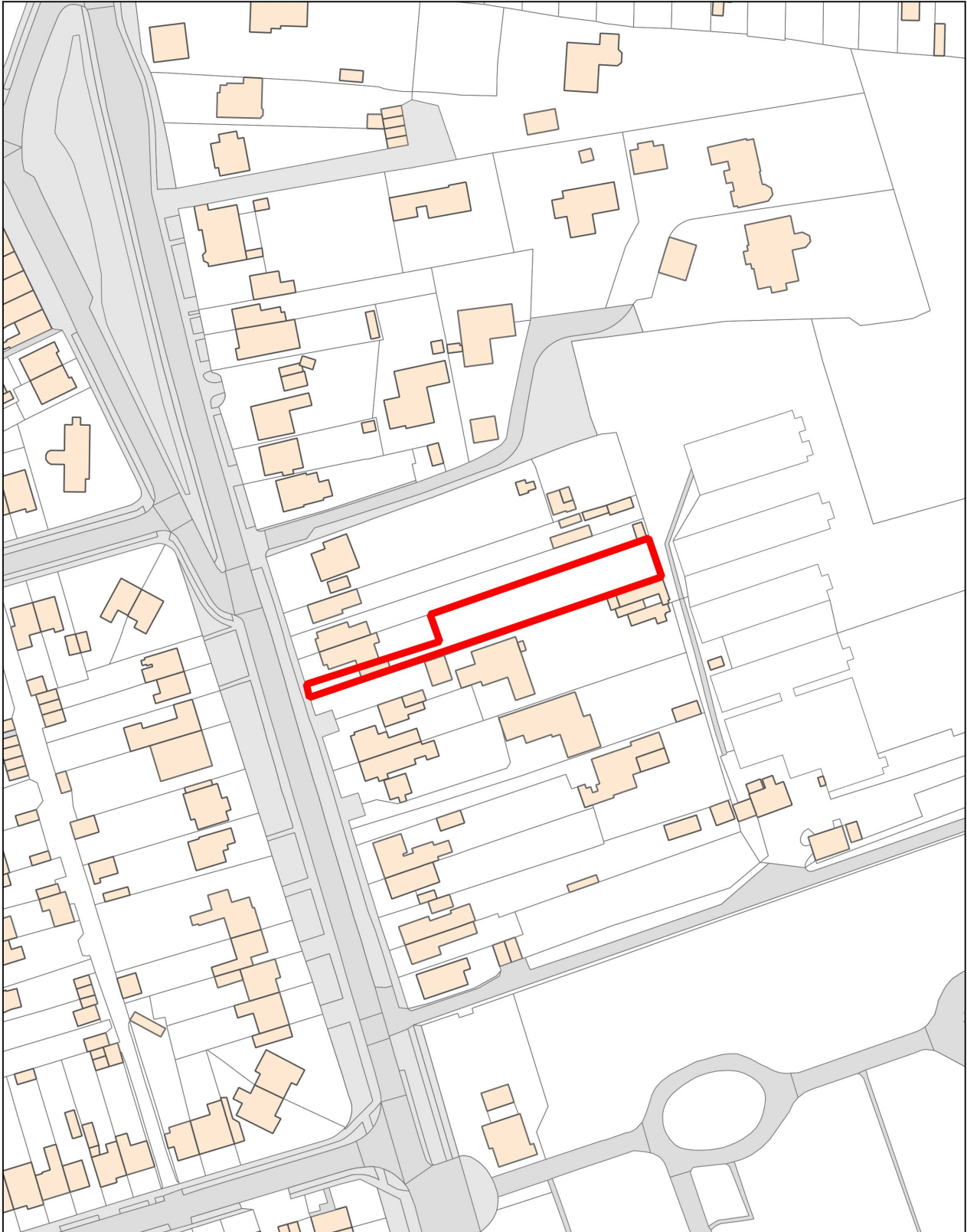
10.1 N/2016/1051.

11. LEGAL IMPLICATIONS

11.1 The development is CIL liable.

12. SUMMARY AND LINKS TO CORPORATE PLAN

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



Title: **Land rear of 14 Harborough Road North**

© Crown copyright and database rights 2016 Ordnance Survey licence no. 10019655

Date: 01-06-2017

Scale: 1:1,250

Drawn by: -----



NORTHAMPTON
BOROUGH COUNCIL
 Planning Committee

PLANNING COMMITTEE: 13th June 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/0496

LOCATION: 32 Pitstone Road

DESCRIPTION: Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation for 7 occupants (Sui Generis) - Retrospective

WARD: Delapre & Briar Ward

APPLICANT: Mr Amjud Khiaq
AGENT: Mr Amjud Khiaq

REFERRED BY: Councillor V Culbard
REASON: Parking and refuse concerns

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The proposed development is considered acceptable in principle as it would not result in an overconcentration of similar uses within the vicinity of the site, would provide adequate facilities for future occupants and would not be at risk from flooding. Notwithstanding existing parking conditions in the local area, the site is in a sustainable location close to bus stops and amenities and would provide adequate facilities for cycle storage and refuse storage. The proposal thereby complies with Policies H1, H5 and S10 of the West Northamptonshire Joint Core Strategy, Policies E20 and H30 of the Northampton Local Plan, the Council's Houses in Multiple Occupation Interim Planning Policy Statement (IPPS) and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The proposal is for the change of use of the dwelling to a house in multiple occupation for seven occupants. This is a retrospective application, the use having already commenced. The premises is not in an area covered by an Article 4 Direction and planning permission is only required in this case as the proposal is for seven occupants, which would create a Sui Generis use. A change of use to a six person HIMO would not require permission.

3. SITE DESCRIPTION

- 3.1 The site consists of a six bedroom, three storey house, located within an area of varying house styles.

4. PLANNING HISTORY

- 4.1 None since approval of the estate by the Northampton Development Corporation in 1972 / 73.

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

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.

5.3 West Northamptonshire Joint Core Strategy (2014)

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

Policy H1 - Housing Density & Mix & Type of Dwellings - 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 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.

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.

5.4 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 should adequately reflect the character of surroundings and ensure adequate standards of privacy, daylight and sunlight.

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.

5.5 Supplementary Planning Documents

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

5.6 Other Material Considerations

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

Proposals for HIMOs should:

- Result in a balanced and mixed community and protect the physical character of the street and neighbourhood as a whole by not resulting in a concentration of similar uses; a material change or adverse impact on the character of the area; or more than 15% of HIMOs within a 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 refuse and recycling storage.

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **Private Sector Housing** - The plans submitted suggest that the room sizes and amenities are suitable for use as a seven person, six household HIMO.

- 6.2 **Local Highway Authority** - The proposed development does not meet the Northamptonshire Highways Parking Standards 2016. Based upon observations made although there is a lack of residual parking capacity on Pitstone Road, satisfied that the potential increase resulting from this development can be accommodated without compromising highway safety.
- 6.3 **Councillor V. Culbard** - The property already has issues with parking and rubbish disposal that any further development would exacerbate. Called in the application for consideration by the Planning Committee.

7. APPRAISAL

Principle of the development

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

Area concentration

- 7.2 Council records evidence that there are no licensed HIMOs within a 50m radius of the application site. The use of this property as a HIMO would therefore equate to 2.5% 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.

Size of property and facilities for future occupiers.

- 7.3 Policy H30 of the Local Plan, although dated, is in line with the aims of NPPF in respect of the provision of adequate amenity for proposed occupiers and requires HIMOs to be of sufficient size to accommodate the proposed use. The property is considered to be of sufficient size, providing room sizes in accordance with the Council's HIMO Facilities and Amenities Guidance and appropriate kitchen/dining, WC and wash facilities. A condition restricting the use of the property to a maximum of 7 people would ensure over-development does not occur. All bedrooms would be served by adequate outlook and light. Private Sector Housing confirm that the accommodation proposed would be acceptable for 7 residents within 6 households.

Flood risk

- 7.4 In respect of flood risk the application site is outside of the areas of the town identified as being at risk from flooding.

Highways / Parking

- 7.5 The Interim Planning Policy Statement for HIMOs (IPPS) sets out clearly that where limited or no parking provision is proposed, the site must be either within 400m of a bus stop, or within walking distance of a district centre, local centre or neighbourhood parade. Only outside such locations is parking required to be provided.
- 7.6 The application property is 250m from the nearest bus stops on Hunsbarrow Road and 750m away from the nearest local shopping centre at Briar Hill, which has a

convenience store and a takeaway. This equates to approximately a 15 minute walk and whilst this is considered to be within a reasonable walking distance, the IPPS in fact only requires either a bus stop or local facilities and not both.

- 7.7 Where parking is not provided in accordance with the above, the IPPS recommends that storage space should be provided which is accessible to cycle users. In this case this is indicated at the rear of the house, and a condition is therefore recommended requiring that this should be provided and made accessible to all residents.
- 7.8 On this basis, the proposal is, therefore, in compliance with this principle of the IPPS. However, a further consideration in respect of parking is the Northamptonshire Parking Standards. This document was adopted in September 2016, after the IPPS.
- 7.9 These standards indicate that the property should provide a minimum of five on plot parking spaces, whereas in fact none are provided. However, comments from the Local Highway Authority indicate a view that the development can be accommodated without compromising highway safety.
- 7.10 Consideration must be given also to the “fall-back” position in that the property could be converted from its current lawful use to a smaller HIMO for six persons under Use Class C4, the property not being in an area covered by an Article 4 direction.
- 7.11 Alternatively, the lawful use of the premises as a C3 dwellinghouse with six bedrooms, which could be occupied by a large extended family, could be recommended. In either situation it is considered that the additional impact of the current proposal, in terms of demand for parking, would be marginal. It would thereby be difficult to justify a refusal of planning permission on this basis.

Refuse storage

- 7.12 As bin storage area is included within the original design of the house and a condition is proposed requiring that this is made available to residents.

Amenity

- 7.13 The proposed use is classed as Sui Generis, i.e. outside of any Use Class, but is in effect a residential use. As referred to above, permission would not have been require for a change of use to Use Class C4, for six residents, and on this basis is not considered that the proposal would generate adverse amenity impacts such as noise or anti-social behaviour over and above those which could be created by either a more conventional C3 dwelling or a C4 HIMO for six residents.

8. CONCLUSION

- 8.1 The proposed change of use would comply with the requirements of the Interim Planning Policy Statement on HIMOs, would not result in an over concentration of HIMOs within the locality and would provide suitable accommodation for the number of occupants proposed.
- 8.2 The site is outside any Article 4 direction area and therefore a change of use to a HIMO for six residents could take place without the need for planning permission. On this basis it is considered that the impact of the one additional resident would be marginal, in terms of both parking demand and general impact on the amenities of the area. The proposal is therefore recommended for approval.

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: Location Plan, Proposed Ground Floor, Proposed First Floor, Proposed Second Floor.

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

3. Storage facilities for refuse and materials for recycling shall be provided within one month of the date of the permission hereby granted in accordance with the approved plans and thereafter retained for the use of all occupants of the building.

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

6. Facilities for the secure and covered parking of bicycles shall be provided within one month of the date of the permission hereby granted in accordance with the approved plans and retained thereafter and made available for all occupants of the building.

Reason: To ensure the provision of adequate facilities in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

7. The development hereby permitted shall be occupied by a maximum of seven 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.

10. BACKGROUND PAPERS

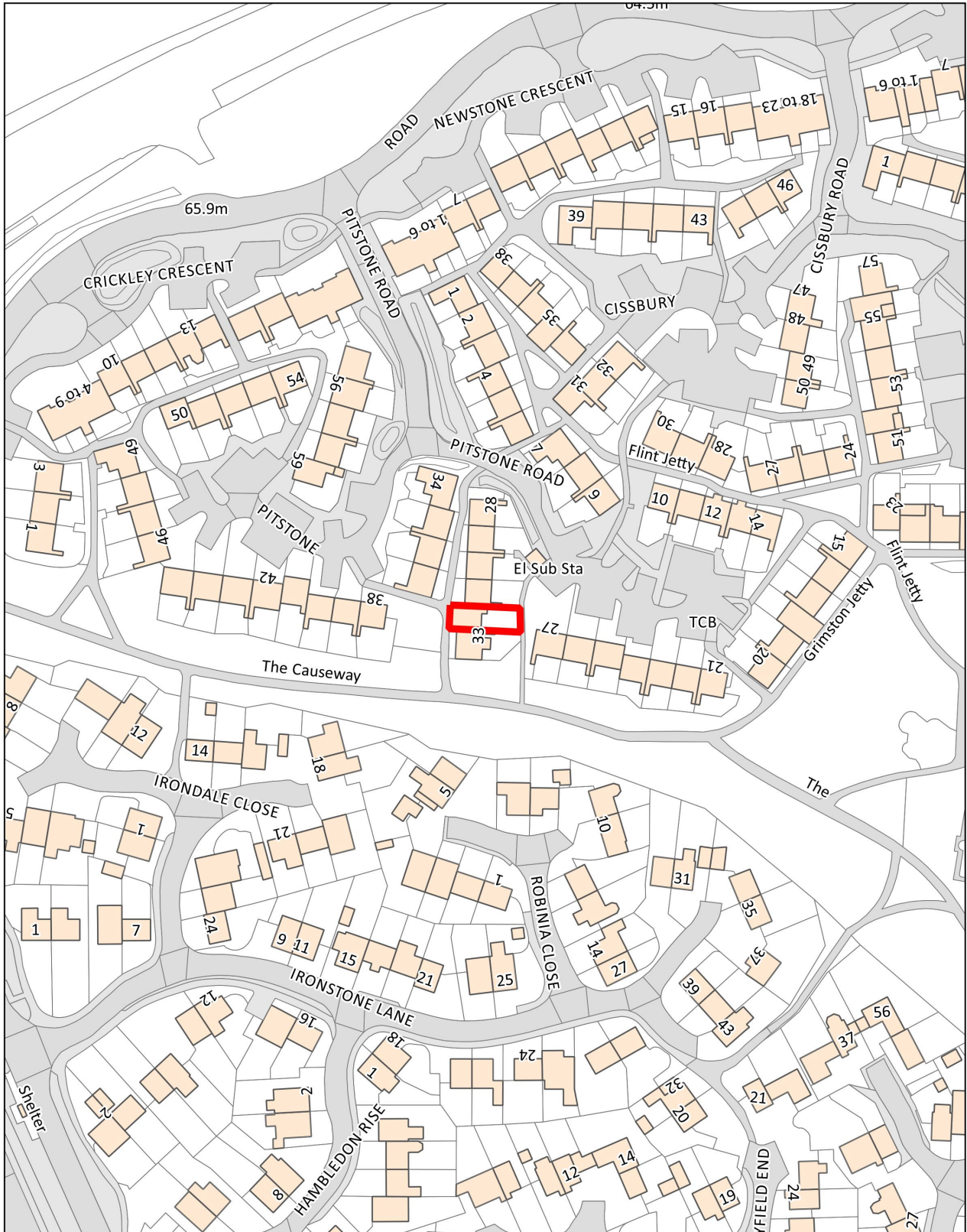
- 10.1 Application file N/2017/0496.

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: **32 Pitstone Road**

© Crown copyright and database rights 2016 Ordnance Survey licence no. 10019655

Date: 01-06-2017

Scale: 1:1,250

Drawn by: -----