

**PLANNING COMMITTEE:** 27<sup>th</sup> April 2016  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**DIRECTOR:** Steven Boyes

**APPLICATION REF:** N/2016/0411

**LOCATION:** 34 Little Cross Street

**DESCRIPTION:** Prior Notification Application for the demolition of existing 2 storey building and associated structures  
**WARD:** Castle Ward

**APPLICANT:** Mr Christopher Parr  
**AGENT:** Mr Christopher Parr

**REFERRED BY:** Director of Regeneration, Enterprise and Planning  
**REASON:** NBC owns the land

**DEPARTURE:** No

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#### **APPLICATION FOR DETERMINATION:**

##### **1. RECOMMENDATION**

- 1.1 That the Authority's **Prior Approval will not be required** for the method of demolition and proposed restoration of the site for the following reason:

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

##### **2. THE PROPOSAL**

- 2.1 The application is made under Part 11 of Schedule 2 of The Town and Country Planning (General Permitted Development) Order 2015. This requires a developer, before the demolition of a building commences, to apply to the Local Planning Authority (LPA) for a determination as to whether the prior approval of the Authority is required for the method of demolition and any proposed restoration of the site. The LPA has 28 days to determine such a matter otherwise the works may proceed.
- 2.2 It is proposed to demolish the building using machinery and to leave the site in a condition for future re-development.

##### **3. SITE DESCRIPTION**

- 3.1 The site comprises a two storey block of flats located to the west of Lower Cross Street, with a ground floor shop unit at the Lower Bath Street end. The flats are currently unoccupied and boarded up.

#### **4. PLANNING HISTORY**

- 4.1 No relevant history.

#### **5. PLANNING POLICY**

##### **5.1 Statutory Duty**

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

##### **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 requires the highest standards of sustainable development.

##### **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 policy include:

Policy 24: Spring Boroughs

##### **5.5 Other Material Considerations**

###### Spring Boroughs Neighbourhood Plan

Following a successful referendum on the 10 March 2016, the Spring Boroughs Neighbourhood Plan now carries significant weight.

#### **6. CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **Councillor Stone** requested that the application be referred to Committee as local people had not been consulted.

6.2 **The Friends of Northampton Castle** have expressed concerns regarding the impact on possible archaeology within the site.

## **7. APPRAISAL**

7.1 For Prior Notification for demolition, the only considerations are the matters in relation to the means of demolition and the proposed restoration of the site.

7.2 It is considered that demolishing the building using mechanised means would be appropriate for this building and in this location. Similarly restoring the site to a condition to potentially allow for future development is also considered to be acceptable. The site will also be secured by fencing and lockable gates.

7.3 With regard to the issue of consultation the only requirement under the Prior Notification process is for a site notice to be erected by the applicant. This has been done.

7.4 It is not considered that the demolition works would result in any significant additional ground intrusion and that the matter of archaeology would need to be addressed when any proposals to redevelop the site are considered. However, an informative will be attached to any decision to advise the applicant to be mindful of potential archaeological remains on site.

## **8. CONCLUSION**

8.1 The means of demolition and the proposed restoration of the site are considered to be acceptable and would be consistent with the aims and objectives of policies of the West Northamptonshire Joint Core Strategy, the Central Area Action Plan, the Spring Boroughs Neighbourhood Plan and the National Planning Policy Framework.

## **9. CONDITIONS**

9.1 Schedule 2 Part 11 of The Town and Country Planning (General Permitted Development) Order 2015 stipulates that where prior approval is not required, the development shall be carried out "in accordance with the details submitted with the application".

## **10. BACKGROUND PAPERS**

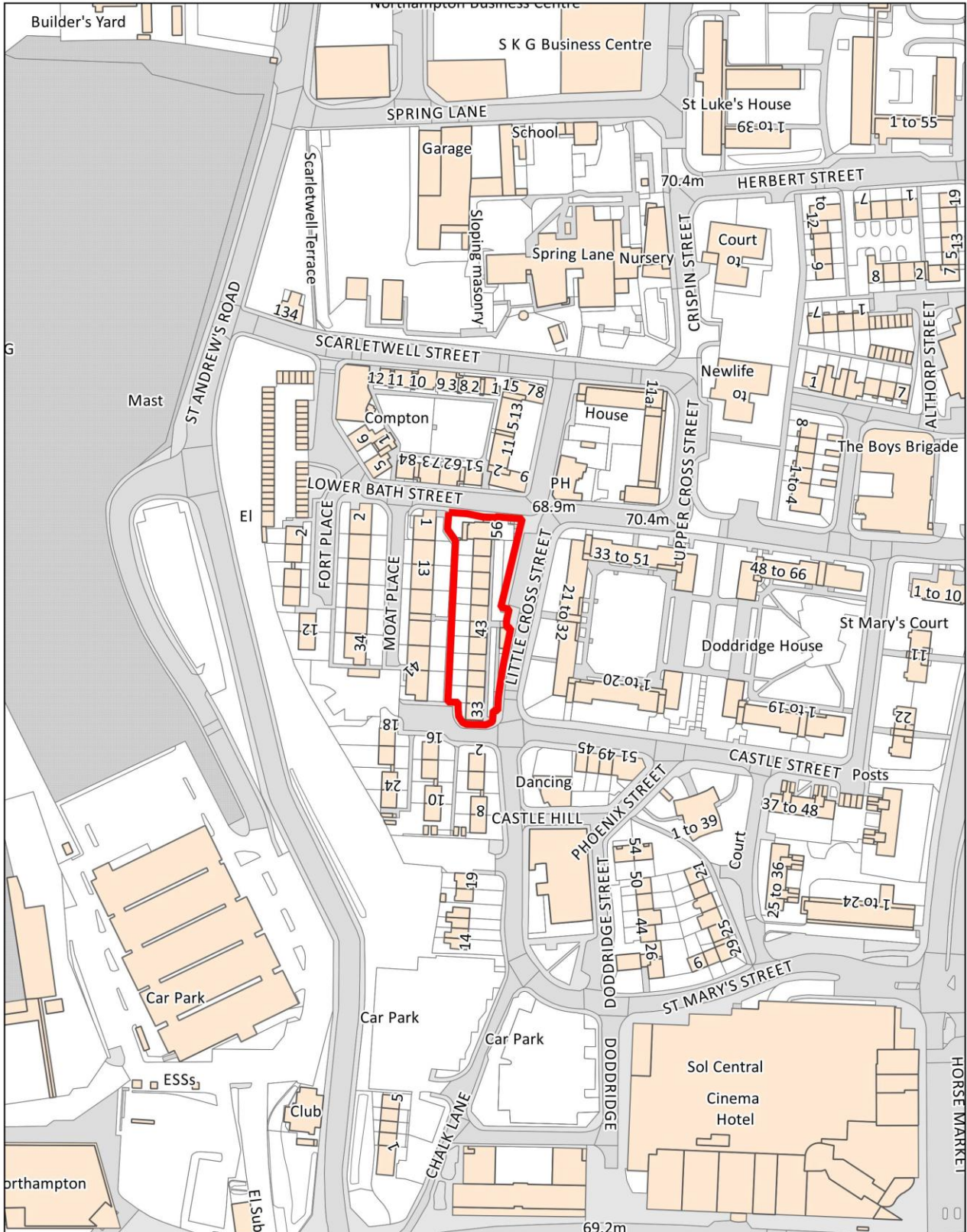
10.1 N/2016/0411

## **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.



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