

PLANNING COMMITTEE:	26 th July 2016
DIRECTORATE:	Regeneration, Enterprise and Planning
DIRECTOR:	Steven Boyes
APPLICATION REF:	N/2016/0664
LOCATION:	Land off Main Road, Duston
DESCRIPTION:	Installation of a 3.5m high steel sculpture incorporating seating area
WARD:	Old Duston Ward
APPLICANT:	Northampton Borough Council
AGENT:	Northampton Borough Council
REFERRED BY:	Director of Regeneration, Enterprise and Planning
REASON:	NBC 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 development would have no detrimental impact on the amenities of neighbouring occupiers, would enhance the character and appearance of the area, and would represent an appropriate use for the site in both the visual and historical context of the area. The proposed development would therefore comply with Policy S10 of the West Northamptonshire Joint Core Strategy, Policy H2 of the Northampton Local Plan, Policy H2 of the Duston Neighbourhood Plan and the National Planning Policy Framework.

2. THE PROPOSAL

- 2.1 The application relates to a 3000mm diameter tapered bearing ring and tree which is to be constructed in mild steel with a black epoxy coating, with satin finished stainless steel tree with coloured anodised steel leaves mounted on a plinth. The overall height is 3.5m from ground level.
- 2.2 Inserted into the sculpture will be 28 no. 200mm diameter photographic circular panels which have been sourced from Timken and local history groups depicting groups of people working at Timken, special occasions and Duston communities at the annual British Timken show.
- 2.3 Surrounding the sculpture will be a 3600mm diameter, 500mm high and 300mm wide grey granite seating ring with a flat top with inlaid different colour granite to simulate the appearance of bearings.

2.4 Around the base of the sculpture new planting will be provided that will add colour to the sculpture, this is stated as being predominantly orange, being the colour of British Timken.

3. SITE DESCRIPTION

3.1 The sculpture is proposed to be located on an existing highway verge near the junction of Tollgate Way and Main Road in Duston. It is at an entry point to the village and aims to provide a visual point of interest for both road users and pedestrians.

3.2 The area is currently reasonably open although there is some established landscaping and a formed bund on this area of land.

4. PLANNING HISTORY

4.1 The original consent for the redevelopment of the British Timken Factory Site was granted consent in 2007 by the former West Northamptonshire Development Corporation. One of the clauses of the accompanying S106 agreement required a contribution to be paid by the developer towards public art within the development.

4.2 The land is currently highway land and therefore has no specific planning history but in terms of the sculpture, the artist has worked closely with the Parish Council in terms of achieving a design that meets with the design brief provided to him.

5. PLANNING POLICY

5.1 Statutory Duty

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

5.2 National Policies

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

Paragraph 17 sets out the core planning principles and considers that planning should be a creative exercised in finding ways to enhance and improve the places in which people live their lives.

Paragraph 56 notes that good design is a key aspect of sustainable development and contributes 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 sets out the sustainable development principles and refers to the need to achieve high standards of sustainable design incorporating safety, 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:

Policy E20 – New Development – This policy states that new proposals should be of an acceptable design and ensure a neutral impact upon neighbouring properties in terms of light, outlook and privacy.

5.5 **Supplementary Planning Documents**

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).

Policy H2 - Residential development on the former Timken Site (objective 1) relates to the design principles of the approved masterplan and seeks to create a high quality gateway at Main Road/Tollgate Way.

6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **Duston Parish Council** discussed the application at their meeting on 5th July 2016 and raised no matters in respect of the proposal.
- 6.2 **NCC Highways and Access** have been consulted and raised no comments. Prior to the submission of the application discussions took place between the local highway authority and the Borough Council to ensure that the visibility splay at the junction had been maintained and address any potential highway safety issues.

7. **APPRAISAL**

- 7.1 The artist, Tim Ward, has worked closely with the local community and Borough Council to establish opportunities for participation in the design of the sculpture and produced a number of schemes that were considered.
- 7.2 In terms of engagement with the community, consultation took place including public day exhibitions, creative workshops with local schools and online participation. The exercise has been aimed at sharing knowledge of the heritage of the area and promoting a sense of ownership of the artwork.
- 7.3 Prior to the submission of the application, discussions took place with the Highway Authority to establish site lines and ensure that no objections were made in terms of highway safety.
- 7.4 Whilst the area is close enough to residential properties and the highway network to offer natural surveillance to the site, but it is of sufficient distance that privacy and residential amenities will not be affected.

8. CONCLUSION

- 8.1 The public art project will allow Duston's existing and new communities to celebrate its historical connection with British Timken and create a meaningful symbol for Duston.
- 8.2 It is of a contemporary design whilst acknowledging Duston's historical past. The proposal is in accordance with S10 of the West Northamptonshire Core Strategy, E20 of the Northampton Local Plan, Policy H2 of the Duston Neighbourhood Plan and the objective of the National Planning Policy Framework.

9. CONDITIONS

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

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

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, block plan, sections TIM6A and elevations TIM6B.

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

10. BACKGROUND PAPERS

- 10.1 N/2016/0685

11. LEGAL IMPLICATIONS

- 11.1 None

12. SUMMARY AND LINKS TO CORPORATE PLAN

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



Title: **Main Road, Duston**

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Date: 14-07-2016

Scale: 1:1,250

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