



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 26th July 2016
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

APPLICATION REF: N/2016/1010

LOCATION: Delapre Abbey, London Road

DESCRIPTION: Non-material amendment to application N/2015/1498 (formation of car parking area) to alter the layout of the car park

WARD: Delapre & Briar Ward

APPLICANT: Delapre Abbey Preservation Trust
AGENT: Katie Mills, NBC

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

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The proposed amendment to the car park layout is considered to be non-material and would have a neutral impact on the character, appearance or historical significance of the listed building, the registered Battlefield and Delapre Conservation Area, neighbour amenity, road safety or drainage as compared with the previous approval.

2. THE PROPOSAL

2.1 This is a non-material amendment application to revise the layout of the new proposed car park within Delapre Park. Previously planning application was granted for the creation of an overspill car park providing a total of 131 general car parking spaces including 11 disabled spaces and 2 coach spaces. The current revised layout provides a total of 129 spaces including 6 disabled spaces and 2 coach spaces.

2.2 As the Council has only 28 days to determine the application and the site is owned by the Council, also there will not be a meeting scheduled until 6th of September, the matter is raised as a matter of urgency and has been agreed by the Chair as an urgent item.

3. SITE DESCRIPTION

- 3.1 The site of this proposal is the existing car park area, which would be reconfigured, and a grassed area adjacent to this, within the grounds of the Abbey. This grassed area is located at the eastern end of the drive, before the main abbey buildings and is adjacent to one residential property (Park Cottage).
- 3.2 The site is within the Delapre Park Conservation Area as well as the registered Battle of Northampton site. The Abbey buildings are Grade II* listed.

4. PLANNING HISTORY

- 4.1 In October 2013 an application was approved for the repair and refurbishment of Delapre Abbey, 18th Century Stables and Coach House and change of use to include functions/events, conferences, guided tours, visitor and heritage centre and ancillary retail, offices, café and restaurant, and holiday lets. An associated application for listed building consent for the works required was also approved at that time.
- 4.2 Subsequently applications for associated works have also been approved, mainly for advertisement consent but also for a disabled toilet, café facility and the siting of temporary buildings.
- 4.3 Planning application N/2015/1498 for the provision of an overspill car park was approved by the Planning Committee in March 2016.

5. PLANNING POLICY

5.1 Statutory Duty

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

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 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 17 that states that planning should conserve heritage assets 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.

Paragraph 126 States that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the

significance of heritage assets and putting them to viable uses consistent with their conservation.

Paragraph 131: In determining applications Local Planning Authorities should take account of: The desirability of sustaining the significance of heritage assets and putting them to viable uses consistent with their conservation; The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation and any harm should require clear and convincing justification. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 133: Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, LPA's should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss.

Paragraph 134: Where a development proposal will lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

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 BN5 "The Historic Environment", which sets out that heritage assets will be conserved and enhanced and that where heritage assets are at risk they will be appropriately conserved and managed.

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 E9: Locally Important Landscape Areas gives special importance to the impact of proposals to the character of locally important landscape areas.

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

Policy E26 "Conservation Areas" which states that development must preserve or enhance the character and appearance of the area, and not include the demolition of

any building which makes a significant contribution to the character or appearance of the area.

Policy E38 which states that planning permission will not be granted for development which would adversely affect the character or setting of a nationally important ancient monument (whether scheduled or not), important historic landscape or the site of the battle of Northampton.

5.5 Supplementary Planning Documents

The Site of the Battle of Northampton Conservation Management Plan 2014
Planning out Crime in Northamptonshire SPG 2004

6. APPRAISAL

6.1 Following planning approval for the proposed car park in March this year, further survey has been carried out and identified details of tree protection areas. In order not to impact on existing trees, it is necessary to revise the layout of the car park.

6.2 The non-material amendments proposed include the reconfiguration of the new car park, to provide a total of 129 spaces including 6 disabled and 2 coach spaces. The surface of the car park will be finished with grassblocks as originally approved. The separation distance of the car park with nearby cottage would remain the same with additional planting area as a buffer.

6.3 It is considered that the proposal is non-material to the original approval and approval is recommended.

7. CONDITION

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 5489/01, 5489/03, 5489-10 (part not superseded by 5489-28) and 5489-28.

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

10. BACKGROUND PAPERS

10.1 Application files N/2015/1498 and N/2016/1010

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.

