

PLANNING COMMITTEE: 17th January 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2016/1513

LOCATION: Lock Up Garages, Churchill Avenue

DESCRIPTION: Prior Notification for demolition of 2 blocks of 5 garages
WARD: Eastfield Ward

APPLICANT: Northampton Partnership Homes
AGENT: Mr Chris Parr

REFERRED BY: Head of Planning
REASON: Council owned land

DEPARTURE: No

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 National Planning Policy Framework.

2. THE PROPOSAL

- 2.1 The application is for the proposed demolition of two blocks of five garages.

3. SITE DESCRIPTION

- 3.1 The site consists of two blocks of flat roofed garages which it is proposed to demolish. These are located within a residential area and accessed from a cul-de-sac off Churchill Court, which also serves the rear of houses and bungalows.

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 an 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 section is of particular relevance to this application:

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:

S10 – Sustainable development principles.

BN9 – Planning for Pollution Control

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. There are no policies material to this application.

6. CONSULTATIONS/ REPRESENTATIONS

6.1 **Building Control** – Confirm the method of demolition is acceptable.

6.2 **Environmental Health** – Confirm the method of demolition is acceptable.

7. APPRAISAL

7.1 For a Prior Notification for demolition, the only considerations are the matters in relation to the means of demolition and the proposed restoration of the site. The principle of demolition is not a consideration.

7.2 The proposed method of demolition includes the use of site fencing with lockable gates, the display of safety signs, checking for asbestos then carrying out a soft strip of the building, demolition using a mechanical excavator and associated use of a dust suppression system, due care to protect adjoining dwellings, sorting and salvage of demolished materials, ensuring the site is left safe overnight and full compliance with Health and Safety Executive directives.

7.3 The method of demolition has been examined by Building Control who confirms that the details as submitted are acceptable, subject to drainage being capped off or made good. In this respect it has been confirmed that surface drainage would be retained to be used to drain the cleared site.

7.4 Environmental Health has confirmed that the method of demolition is acceptable, subject to the hours of operation being 8am to 5pm on normal working days only.

7.5 The site will be left as a cleared site ready for redevelopment, with a proposed interim use for car parking. It is considered that the appearance of the site would not affect the amenities of the area due to the short time the site is likely to be in this condition.

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 Northampton Central Area Action Plan, the West Northamptonshire Joint core Strategy and the National Planning Policy Framework.

9. CONDITIONS

9.1 It is not necessary to attach conditions as 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". In this case these details would also include the supplementary information submitted, regarding hours of operation and retention of the surface water drainage system.

10. BACKGROUND PAPERS

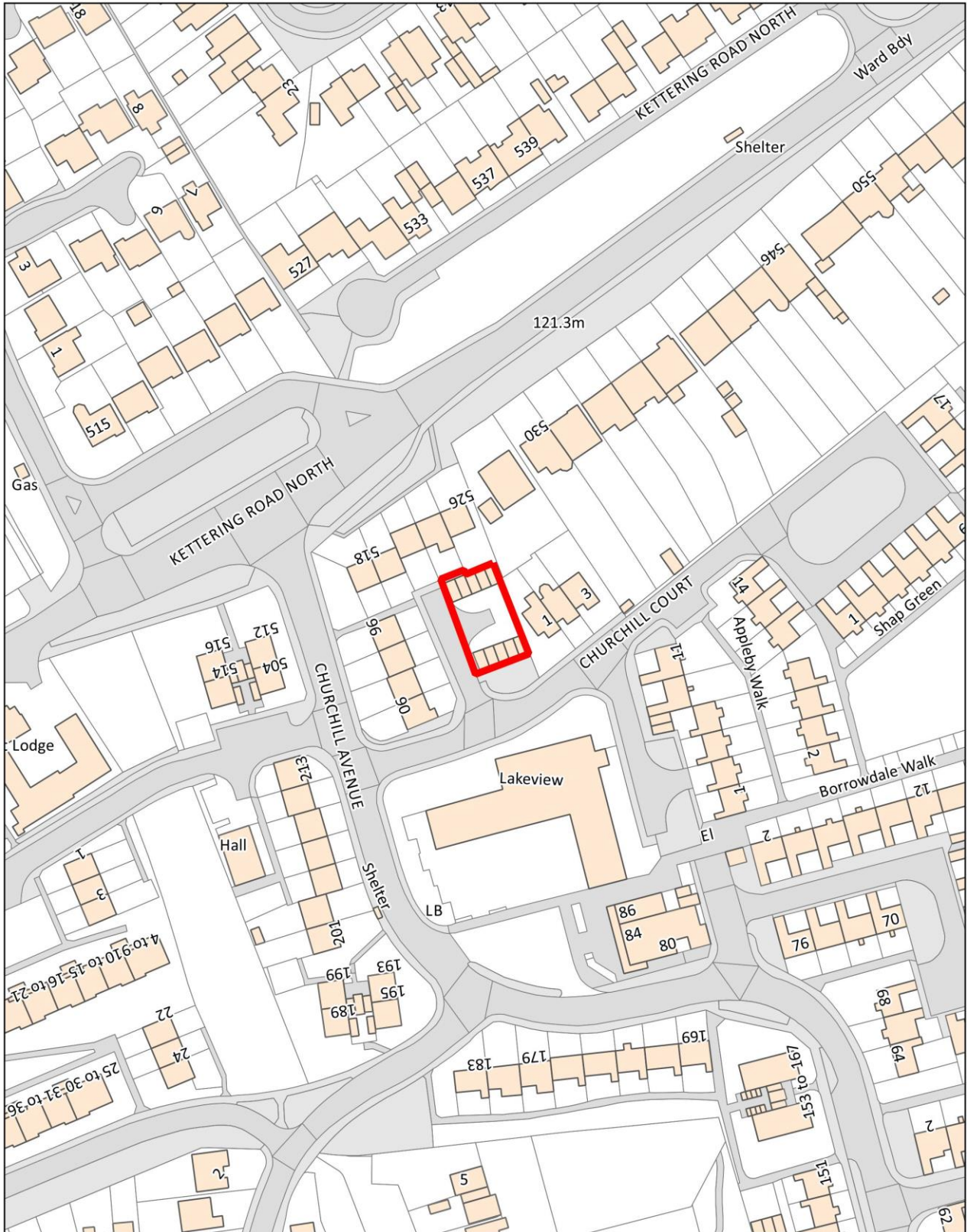
10.1 Application N/2016/1513.

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: **Lock Up Garages, Churchill Avenue**

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Date: 04-01-2017

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