

PLANNING COMMITTEE:	11 th April 2017
DIRECTORATE:	Regeneration, Enterprise and Planning
HEAD OF PLANNING:	Peter Baguley
APPLICATION REF:	N/2017/0013
LOCATION:	Dover Court , St James Road
DESCRIPTION:	Proposed installation of automated entry gate system to carpark
WARD:	St James 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 have no adverse impact on the street scene, on the amenities of adjoining occupiers or on highway safety, whilst providing enhanced security. The development is therefore in conformity with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan and the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The proposal is for the construction of an automated entry system which comprises automated gates and fencing to an existing car park.

3. SITE DESCRIPTION

3.1 The application site is the existing car park of an existing block of flats.

4. PLANNING HISTORY

4.1 N/2016/1385 - Change of use of two existing communal rooms within a block of flats into two one bedroom self-contained dwellings – Approved 23/11/2016.

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.

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:

The National Planning Policy Framework has a presumption in favour of sustainable development.

Paragraph 17 seeks to ensure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

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.

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:

Policy E20 – Design

5.5 Supplementary Planning Documents

Planning out Crime in Northamptonshire SPG 2004

6. CONSULTATIONS/ REPRESENTATIONS

6.1 Local Highway Authority – Upon submission of revised plan, confirm no further concern as to the design and location of the gate and its construction.

7. APPRAISAL

7.1 The issues to be considered are the impact of the proposed fencing and gates in terms of their visual impact and any impact on the amenities of adjoining occupiers, as well as the acceptability of the proposal in respect of highway and pedestrian safety.

7.2 The proposed gates would be 1.8m high and of a hoop topped design. At present there is no boundary treatment to the site, however it is not considered that the proposed boundary would be

out of keeping with the area, given that the access to the site is at the end of a cul-de-sac and therefore not widely visible, and also that the design of the fencing and gates is of a standard type used elsewhere in the town which would not appear out of place in this location. A condition is proposed requiring full details of the appearance of the gates and fencing, including colour of materials.

- 7.3 In terms of the impact on highway safety, the design of the gate and its position have been amended to take into account the previous concerns of the Local Highway Authority. The gates would now be set back from the end of the turning head, to allow vehicles to wait before entering the gates without obstructing the highway and the Local Highway Authority have now confirmed that this arrangement is acceptable.

8. CONCLUSION

- 8.1 In conclusion, it is considered that the proposed gates would have no adverse impact on the street scene, the amenities of adjoining occupiers or highway safety and would have the benefit of providing enhanced security at the site.

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 plan: L71022082BAW.

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

- (3) Notwithstanding the submitted plans, full details of the appearance of the gate and fencing including their colour 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

10. BACKGROUND PAPERS

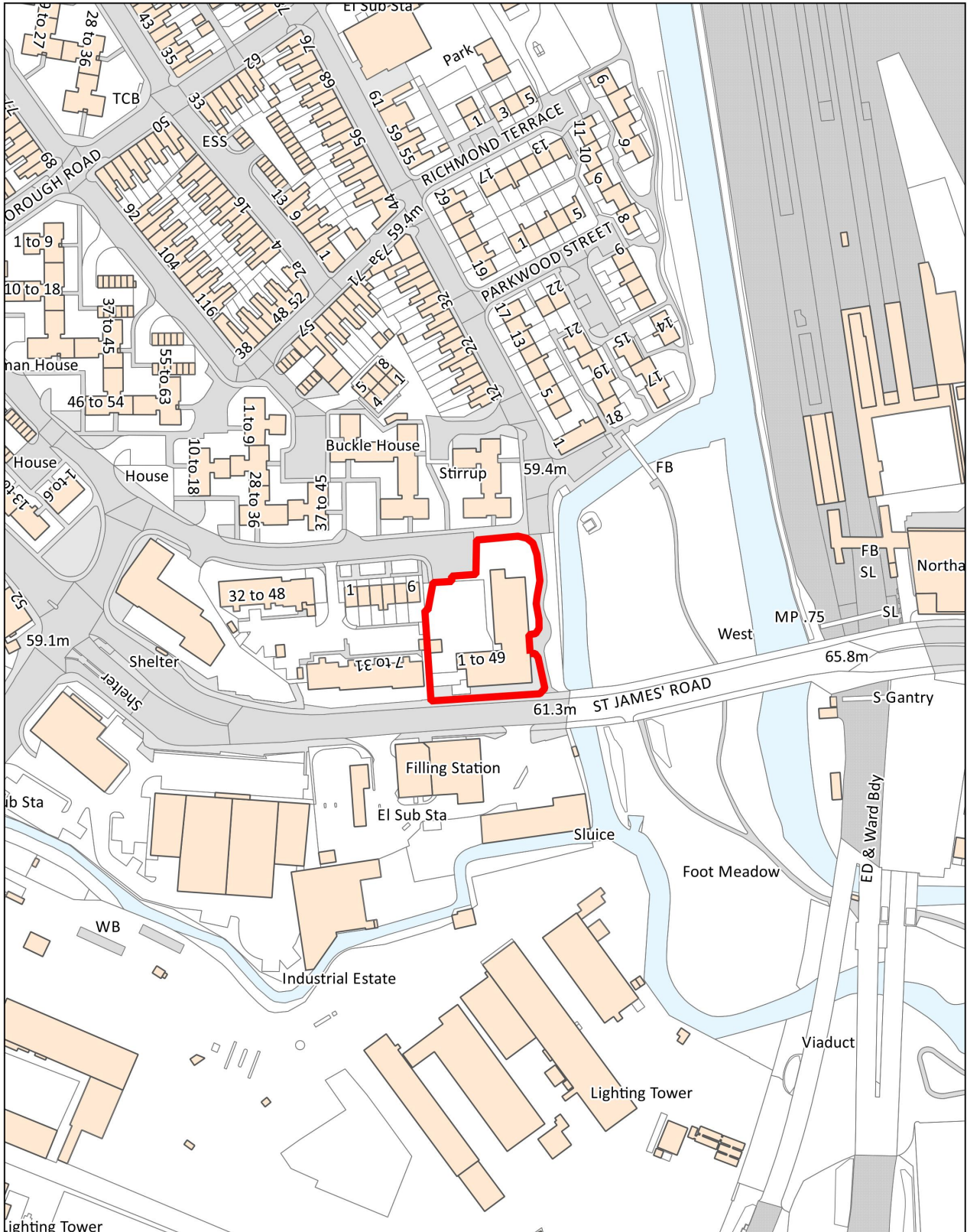
- 10.1 Application File N/2017/0013.

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: **Dover Court, St James Road**

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

Date: 28-03-2017

Scale: 1:2,000

Drawn by: -----