

PLANNING COMMITTEE:	13 th June 2017
DIRECTORATE:	Regeneration, Enterprise and Planning
HEAD OF PLANNING:	Peter Baguley
APPLICATION REF:	N/2017/0127
LOCATION:	Sofa King Tivoli House , Towcester Road
DESCRIPTION:	Demolition of existing building. Erection of 40no dwellings (Use Class C3) with associated car parking and ancillary space and 130.10m ² of retail space (Use Class A1)
WARD:	Delapre & Briar Ward
APPLICANT:	Roses Drapery Stores Ltd
AGENT:	Aitchison Rafferty
REFERRED BY:	Head of Planning
REASON:	Major application requiring S106 Legal Agreement
DEPARTURE:	Yes

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

- 1.1 **APPROVAL IN PRINCIPLE** subject to the finalisation of a S106 Legal Agreement to secure:
- 1.1.1
- i) 35% on-site affordable housing;
 - ii) A payment towards the provision and/or enhancement and/or maintenance of off-site open space;
 - iii) The provision of construction worker training opportunities and a financial contribution in respect of the administration of that scheme; and
 - vi) The Council's monitoring fee, subject to the Head of Planning being satisfied the monitoring fee is necessary and of an appropriate scale.
- 1.1.2 The conditions as set out below and for the following reason:
- The proposed development, subject to conditions, represents an acceptable land use which would contribute towards the Council's five year housing supply and would have a neutral impact upon the character and appearance of the surrounding area, visual and neighbour amenity, wildlife, flood risk and the highway system. The development is therefore in conformity with the requirements of the National Planning Policy Framework, Policies S10 and H1 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.
- 1.2 It is also recommended that in the event of the Section 106 Legal Agreement not being completed within three calendar months of this Committee meeting, in addition to being able to

grant planning permission as recommended above, the Head of Planning be given delegated authority to either refuse or finally dispose of the application (at his discretion) on account that the necessary mitigation measures have not been secured in order to make the proposal acceptable in line with the requirements of Policies INF1 and INF2 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

2. THE PROPOSAL

- 2.1 The applicant seeks planning permission to demolish the existing and replace within a new building of four and a half storeys. The ground floor of the building would include a retail unit and 40 undercroft car parking spaces, in addition to refuse and cycle storage. The parking spaces would be accessed via an entrance sited on the northern elevation of the building off Main Road.
- 2.2 The upper floors would contain 40 residential apartments, of which 16 would be one bedroomed and the remaining 24 would have two bedrooms. These would also have a pedestrian access from the eastern elevation.

3. SITE DESCRIPTION

- 3.1 The application site is located on the periphery of the allocated Far Cotton local centre. St Leonards Road is sited to the east of the application site, which joins Towcester Road at a roundabout to the south of the application site. Towcester Road is therefore directly adjacent to the western boundary of the site.
- 3.2 The application site contains a building, which was originally constructed as a cinema, but over recent times has been subject to a number of alterations, and has been used as a retail unit.
- 3.3 The surrounding land uses within the immediate vicinity are therefore a variety of commercial and leisure uses, although residential accommodation is prevalent within the wider area. The general trend is that buildings are generally of two storeys in height and constructed in more traditional styles of architecture. Notwithstanding this, the surrounding area has seen more recent developments of larger buildings that have included the erection of flats. This includes a block of flats on the opposite (western) side of Towcester Road.
- 3.4 In addition, the application site is relatively level in nature and is also located within an identified flood zone.

4. PLANNING HISTORY

- 4.1 None relevant.

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.

- 5.3 Of particular note to residential proposals is that Paragraph 49 requires that proposals for housing should be encouraged within the context of promoting sustainable development. The same paragraph also states that in instances where a five year housing land supply cannot be demonstrated (which is the case in Northampton), any relevant Development Management policies cannot be considered to be up to date. Paragraph 14 requires that in instances where the development plan is silent or out of date, the overarching aim of providing sustainable development should be used to determine planning applications.
- 5.4 In terms of providing additional housing, it is incumbent that planning decisions provide a variety of housing types in order to meet the wide range of differing needs for housing (Paragraph 50).
- 5.5 Paragraph 17 states that planning decisions should always endeavour to secure high quality designed developments, which secure a good standard of amenity for existing and future occupiers of land and buildings. In doing this, planning should also take into account the differing roles and character of areas. The same paragraph also encourages the redevelopment of previously used sites.
- 5.6 Paragraph 34 requires developments that are likely to generate a significant amount of movement be located in positions where the need for travel is minimised.
- 5.7 Paragraph 35 states that, where practicable, developments should be designed with a safe and secure layout that reduced the potential for conflicts between pedestrians and traffic. The NPPF also requires that new developments be of a good quality design (Paragraph 56).
- 5.8 Paragraph 103 states that when determining planning applications, care should be taken to ensure that flood risk is not increased elsewhere and that priority should be given to the use of sustainable urban drainage systems.
- 5.9 Furthermore, paragraph 29 places a particular emphasis on retaining town, district and local centres for commercial purposes due to their role at the heart of the community and requires that planning supports their viability and vitality.
- 5.10 **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.

- 5.11 Policy S10 requires that developments be of a good standard of sustainable design and incorporates safety and security considerations in order to promote a good sense of place. In addition, development should be sustainably located in order to encourage access by walking, cycling and public transport.
- 5.12 Policy H1 also requires the provision of varied housing types to meet the needs of different sections of society and new development should take into account the location and setting of sites, the existing character, accessibility, living conditions and the impact on amenity.
- 5.13 Policy INF2 requires that new developments will only be permitted in instances where there is a reliable mechanism in place to ensure that required mitigation can be delivered.

5.14 Policy S2 identifies St James as a Local Centre and requires the provision of commercial facilities in such locations so as to maintain their viability and vitality.

5.15 **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.

5.16 Policy E20 requires that new developments be constructed to a good design and to ensure that there would be no significant adverse impact upon the occupiers of neighbouring properties in terms of considerations such as light, outlook and privacy.

5.17 **Supplementary Planning Documents**

NCC Parking Standards
Developer Contributions

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

6.1 **Anglian Water** – Request a condition relating to the provision of a surface water management scheme.

6.2 **Archaeology Advisor (NCC)** - Recommend a condition requiring the submission and agreement of a scheme of work pertaining to archaeological investigation.

6.3 **Construction Futures** – Request a Section 106 obligation to ensure the provision of construction worker training opportunities.

6.4 **Ecology Advisor (NCC)** – Recommend that the conclusions of the ecology assessment are secured by condition.

6.5 **Environment Agency** – No objections, subject to conditions to ensure that the development is constructed in accordance with the details contained within the Flood Risk Assessment.

6.6 **Highway Authority (NCC)** – It is not believed that the development would have a negative impact on the highway system. Reference is made to the 2016 Parking Standards and amendments are sought to the precise positioning of the building (Officers note: Revised plans have been submitted, which are discussed below).

6.7 **Lead Local Flood Authority (NCC)** – Recommend conditions relating to the installation and maintenance of a drainage system.

6.8 **Northamptonshire Police Crime Prevention Design Advisor** – Make recommendations regarding the design and type of cycle storage in addition to access controls.

6.9 **Councillor G. Walker** – The proposed development would exacerbate parking problems in the vicinity. Parking problems in the area have also been exacerbated by the growth of Houses in Multiple Occupation within the vicinity. Concerns have also been raised regarding the level of consultation carried out in respect of the application.

6.10 **Town Centre Conservation Area Advisory Committee** – Raise concerns regarding the loss of the cinema building and the design of the replacement structure.

- 6.11 15 letters of objection have been received, including one from the Far Cotton Residents Association. Comments can be summarised as follows:
- There is a lack of parking within the vicinity and parking problems would be exacerbated by the proposed development
 - The building is of too large a scale
 - The development is of an inappropriate design
 - The proposal would lead to the loss of the former cinema building
 - There would be a loss of light arising from the proposed building.

7. APPRAISAL

Principle of the development

- 7.1 The site is allocated as a local centre within the Northampton Local Plan, which is also an allocation carried forward within the West Northamptonshire Joint Core Strategy. Whilst it is appreciated that the proposed development would result in the loss of some retail floor space within the application site, the proposed development does include a quantum of retail floor space. This element of the proposal would support the on-going commercial function of the locality.
- 7.2 It is also concluded that the creation of additional units of residential accommodation would be of particular benefit in addressing the lack of a five year housing land supply within the Borough. This is of particular benefit given that the proposal would represent the effective reuse of previously developed land. The development is within the Far Cotton centre and residents would have relatively easy access to the various commercial and leisure facilities that are within the vicinity. The locality is well served by public transport. It is also noted that an increase in population within the vicinity would support the centre's ongoing viability and vitality.
- 7.3 The development site is also within relatively close proximity to the town centre, which contains a greater variety of services. As a consequence, it is considered that the development constitutes a sustainable form of development.
- 7.4 The proposal provides 24 two bedroom flats and 16 one bedroom flats. Given that there is currently a significant need for all types of residential accommodation within the Borough and it is a requirement of the NPPF to provide a variety of housing types in order to meet the differing needs of various sections of the community, it is considered that such a form of development is acceptable.
- 7.5 It is noted that some comments have been submitted to the Council addressing the loss of the former cinema building and highlighting its previous cultural role in the area. In response, it should be acknowledged that the building is not a Listed Building or within a Conservation Area. There is, therefore, no statutory protection requiring the retention of this building. In addition, the building has been the subject to a significant number of alterations over time, which lessens its significance from an architectural perspective.
- 7.6 No objections in principle have been received from the Lead Local Flood Authority and the Environment Agency with regards to the impacts of the development on flood risk. In particular, it is noted that there would be no residential accommodation on the ground floor of the building and a condition is recommended that would ensure the minimum floor levels for the proposed retail unit. This is necessary in order to ensure that residents or users of the development are not unduly subjected to flood risk. It has also been demonstrated that the proposed development would not have a significant adverse impact on the likelihood of flooding elsewhere within the vicinity and appropriate drainage systems can be installed to ensure this.

- 7.7 In order to secure a satisfactory form of development, conditions are recommended that would require the investigation into the likelihood of contamination and for a strategy for effective remediation in the event that this is discovered.

Design and appearance

- 7.8 The application site is somewhat unusual in that it would be visible from both Towcester Road to the west and south and St Leonards Road from the east. In response to this scenario, the applicant has proposed a building that features a significant amount of fenestration, which adds interest to each of the prominent façades. In addition, the applicant is proposing that the building feature a variety of materials that would assist in breaking up the massing of the building, as well as emphasising key design features. These include a variety of gables adjacent to the corners of the structure, which assist in punctuating the form of the development. This design feature also assists in creating a relationship with the existing flats on the opposite side on Towcester Road.
- 7.9 The development includes a retail unit on the ground floor of the building, which fronts onto St Leonards Road. This is considered desirable from a design perspective on the grounds that it would provide a sense of activity at ground floor level, which would also contribute to good streetscene. The retail unit would also provide some screening of the undercroft car parking.
- 7.10 In order to secure a satisfactory standard of development, a condition is recommended that would ensure that the Council approves details of the final finished materials of the elevations of the building.
- 7.11 The height of the building has been reduced over the course of the application. The result is that it would not be substantially taller than the existing buildings on St Leonards Road. This therefore ensures that the proposal would not represent an incongruous or overbearing feature within the streetscene. Whilst the building would have a greater height than the predominantly two storey character of St Leonards Road, it would not lead to a significant loss of light, outlook or privacy to the occupiers of neighbouring properties.
- 7.12 The development would also provide a suitable focal point at the western end of St Leonards Road, which assists in the creation of a distinctive sense of place and in line with the requirements of national and local planning policies.
- 7.13 A condition is recommended to ensure the provision of refuse storage prior to the first occupation of the development and its ongoing retention. This is necessary in order to secure a satisfactory form of development. A separate condition is also recommended in respect of the refuse storage for the retail unit. This is necessary to ensure a good standard of development as on-street storage would not be desirable from a visual amenity or environmental perspective.
- 7.14 In order to secure a safe and secure form of development, conditions are also recommended that would ensure that the Council approves details of the site's boundary treatments and CCTV provision and its ongoing retention.
- 7.15 Given the proximity of the retail unit to existing and proposed units of residential accommodation, further conditions would control the hours that the retail unit can operate in and the times in which deliveries can be made.

Highways impacts

- 7.16 It is noted that the Highway Authority have requested that the building be re-sited to increase the separation distance away from the highway edge. The scheme has been revised in light of these comments and the revised plans are the subject of on-going consultation. A further update will be

provided to members by means of the addendum, which will be circulated prior to the Committee meeting commencing.

- 7.17 Whilst it is considered that the proposal is likely to represent a more intensive use of the site than the existing development, however, the advice of the Highway Authority is such that any such increase in road usage would be very limited. As a result of this conclusion, it is considered that the development would have a neutral impact upon the highway system and would not cause congestion within the vicinity of the site.
- 7.18 The Highway Authority has referred to the 2016 Parking Standards. Given that the proposed development comprises 24 two bedroom flats and 16 one bedroom flats, the standards indicate a minimum provision of 56 car parking spaces. Therefore, there is a shortfall in the number of car parking spaces, as 40 have been included within the development.
- 7.19 In response to this, it is considered that the site is within an allocated centre and is in close proximity to the town centre as well as public open space. There is a reasonable probability that residents within the development may not necessarily need access to a private car. Therefore the parking provision is considered acceptable in this specific instance. Furthermore, it is also worth noting that due to the constraints in the size and shape of the site, there is not a realistic prospect of the number of parking spaces being increased. Therefore, the only mechanism to improve the ratio of dwellings to car parking spaces would be to reduce the number of dwellings within the development. This approach would therefore have reduce the likelihood of delivering an effective housing land supply.
- 7.20 In order to secure a good standard of development, conditions are recommended that would ensure the provision of the car parking and cycle storage prior to the first occupation of the development and for this to be retained thereafter.

Planning obligations

- 7.21 By reason of the scale and type of development, a Section 106 Legal Agreement is required. The Community Infrastructure Levy Regulations specify three key legal tests in ascertaining whether a particular obligation can be requested. These specify that obligations should be:
- i) Necessary to make the development acceptable in planning terms;
 - ii) Directly related to the development; and
 - iii) Fairly and reasonably related in scale and kind to the development.
- 7.21 By reason of the development being for more than 15 dwellings, 35% of the development would be secured for occupation on affordable tenures. This would assist in creating a varied form of development where dwellings are made available on a variety of tenures in line with the requirements of the NPPF.
- 7.22 In addition to this matter, financial contributions would also be secured for the provision of off-site open space and for construction worker training opportunities. This ensures compliance with the requirements of the Council's Developer Obligations Supplementary Planning Document. The former matter is a particular requirement given the lack of on-site amenity space, which is a result of a scheme of flats being proposed. As a consequence, it can be reasonably anticipated that residents would require access to areas of public open space for recreational activity.
- 7.23 In addition, it is noted that the development would also be CIL liable and an additional financial payment would be made to the Council to fund the provision of infrastructure.

Other matters

- 7.24 It is noted that some comments have been received regarding the level of public consultation carried out by the Council. In response, it should be noted that the minimum level as specified in the nationally applicable Development Management Procedure Order and the Council's own adopted Statement of Community Involvement are to place an advertisement within the local press and to publicise the application through either a site notice or letters being sent to the occupiers of adjoining properties. In this particular case, the Council has exceeded the national and its own minimum requirements by utilising both press and site notices, as well as writing to the occupiers of 72 different properties. As a consequence, it is considered that sufficient consultation has been carried out.

8. CONCLUSION

- 8.1 It is considered that, subject to conditions and the developer entering into a Section 106 Legal Agreement, the proposal represents an effective land use and would have a neutral impact upon visual and neighbour amenity, the highway system and flood risk, whilst contributing to the supply of new housing within the Borough. As a consequence, the development is in conformity with the requirements of national and local planning policies.

9. CONDITIONS

- 9.1 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 attached schedule of approved plans.

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

3. Full details of all proposed external facing materials 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.

4. Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: In the interests of residential and visual amenity in accordance with Policy E20 of the Northampton Local Plan. This condition is required to agree such details in a timely manner.

5. Full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the buildings hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

6. No development shall take place until a desk top study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy. This condition is required to agree such details in a timely manner.

7. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

8. The car parking as shown on drawing 40442/001G shall be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.

Reason: In the interests of highway safety in accordance with the requirements of the National Planning Policy Framework.

9. Notwithstanding the details submitted, full details of refuse and cycle storage to serve the flats shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.

Reason: In the interests of creating a sustainable form of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

10. Notwithstanding the details submitted, full details of refuse storage to serve the retail unit shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.

Reason: In the interests of creating a sustainable form of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

11. Notwithstanding the details submitted, full details of CCTV shall be submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with

the approved details, be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.

Reason: In the interests of creating a secure form of development in accordance with the requirements of the National Planning Policy Framework.

12. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with the National Planning Policy Framework. This condition is required to ensure the agreement of such details in a timely manner.

13. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) Abington Consulting Engineers dated 31st January 2017 Revision A and the following mitigation measures:

- Retail unit will have a minimum finished floor level of 60.20m AOD.
- No residential dwellings to be located on the ground floor as shown on drawing 40442/001E (Appendix 1).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with the requirements of the National Planning Policy Framework.

14. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1in100 year plus climate change will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The details of the scheme shall include:

- a) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation basins.
- b) Cross sections of all control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves for all hydro brakes and any other flow control devices.
- c) A full range of rainfall data for each return period provided by Micro drainage modelling or similar simulating storms through the drainage system, with results of critical storms, demonstrating that there is no surcharging of the system for the 1 in 1 year storm, no flooding of the site for 1 in 30 year storm and that any above ground flooding for 1 in 200 year storm is limited to areas designated and safe to flood, away from sensitive infrastructure or buildings.

Reason: To reduce the risk of flooding both on and off site in accordance with the National Planning Policy Framework by ensuring the satisfactory means of surface water attenuation and discharge from the site. This condition is required to agree such details in a timely manner.

15. No development shall take place until a detailed scheme for the maintenance and upkeep of every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be

carried out in full thereafter. This scheme shall include details of any drainage elements that will require replacement within the lifetime of the proposed development.

Reason: In order to ensure that the drainage systems associated with the development will be maintained appropriately and in perpetuity, to reduce the risk of flooding due to failure of the drainage system in accordance with the requirements of the National Planning Policy Framework. This condition is required to agree such details in a timely manner.

16. Prior to the commencement of development a Construction Environment Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved plan, which shall include:

- The control of noise and dust during the development process;
- Traffic management and signage during construction;
- Enclosure of phase or sub-phase development sites;
- Provision for all site operatives, visitors and construction vehicles loading, parking and turning within the site during the construction period;
- Arrangements during the construction period to minimise the deposit of mud and other debris on to the adjacent highway;
- The safe means of access of construction traffic to the site;
- Routing agreement for construction traffic; and
- The hours in which deliveries and construction works would take place.

Reason: In the interests of securing a satisfactory impact upon the highways system and neighbour amenity in accordance with the requirements of the National Planning Policy Framework and Policy BN9 of the West Northamptonshire Joint Core Strategy. This condition is required pre-commencement to ensure that such details are agreed in a timely manner.

17. The retail development hereby approved shall only be open to customers between the hours of 7am and 11pm on any one day.

Reason: In the interests of securing a satisfactory standard of development in terms of the impacts upon neighbouring properties in accordance with the National Planning Policy Framework.

18. Deliveries to the retail unit shall only be made between the hours of 7am and 9pm on any one day.

Reason: In the interests of securing a satisfactory standard of development in terms of the impacts upon neighbouring properties in accordance with the National Planning Policy Framework.

19. The development hereby permitted shall be carried out in accordance with the recommendations (Section 5) of the submitted ecology assessment (reference 16-2504, Version 2 and dated December 2016).

Reason: In the interests of securing a satisfactory form of development in accordance with the requirements of Policy BN2 of the West Northamptonshire Joint Core Strategy.

20. Notwithstanding the details submitted, a strategy for the removal and disposal of the on-site Cotoneaster Horizontalis shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason: In the interests of securing a satisfactory form of development in accordance with the requirements of Policy BN2 of the West Northamptonshire Joint Core Strategy.

10. BACKGROUND PAPERS

10.1 None.

11. LEGAL IMPLICATIONS

11.1 The development is 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: **Sofa King Tivoli House, Towcester Road**

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Date: 01-06-2017

Scale: 1:2,500

Drawn by: -----