

**PLANNING COMMITTEE:** 17<sup>th</sup> October 2017  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**HEAD OF PLANNING:** Peter Baguley

**APPLICATION REF:** N/2017/1167

**LOCATION:** Doddridge House , Castle Street

**DESCRIPTION:** External works including provision of 29 new parking spaces, new bin stores and new outdoor gym equipment

**WARD:** Castle Ward

**APPLICANT:** Keepmoat Regeneration Engie  
**AGENT:** Halsall Lloyd Partnership

**REFERRED BY:** Head of Planning  
**REASON:** Council owned land

**DEPARTURE:** No

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#### **APPLICATION FOR DETERMINATION:**

#### **1. RECOMMENDATION**

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

The layout, design and appearance of the proposed works would improve the parking, amenity and recreational facilities available for the occupiers of the adjacent properties and would assist in the regeneration of the area in accordance with Policies S10, N11 and BN3 of the West Northamptonshire Joint Core Strategy, Policy 1 of the Northampton Central Area Action Plan and the aims and objectives of the National Planning Policy Framework and the Spring Borough Neighbourhood Plan.

#### **2. THE PROPOSAL**

2.1 The proposal is for various improvement works to the external amenity and parking areas associated with Doddridge House and St Peter's House. The proposals comprise of the re-organisation of the on-site parking provision, increasing the number of spaces by 15 to 29 in total, the provision of new steel framed timber secure bin stores and the provision of new outdoor gym equipment on an external grassed area.

2.2 The proposal would result in the loss of three trees on site surrounding the existing parking area.

#### **3. SITE DESCRIPTION**

3.1 The application site comprises of an existing parking area and areas of amenity land associated with and enclosed by Doddridge House and St Peters House, both 3-storey residential blocks of flats situated on the edge of the town centre and owned by the Council.

3.2 The surrounding area is residential and comprises predominantly of blocks of flats.

#### **4. PLANNING HISTORY**

4.1 No relevant history.

#### **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 the Northampton Central Area Action Plan (2013) and the Spring Borough 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:

Section 6 – Delivering a wide choice of quality homes

Section 7 – Requiring good design

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:

Policy S10: Sustainable Development Principles – development will achieve the highest standards of sustainable design incorporating safety and security considerations.

Policy N11: Supporting Areas of Community Regeneration – supports the regeneration of Spring Boroughs and improvements to the quality of the public sector housing stock, improving the public realm and recreational facilities, and creating safe and sustainable environments.

Policy BN3: Woodland Enhancement – the benefits of development resulting in the loss of veteran trees should outweigh the loss.

##### **5.4 Northampton Central Area Action Plan 2013**

The Central Area Action Plan (CAAP) provides specific planning policy and guidance for the town centre and adjoining areas where significant regeneration and investment is proposed in the period up to 2026 and is in conformity with the objectives of the NPPF. Relevant policies include:

Policy 1: Promoting Design Excellence – all new development must demonstrate a high standard of design and positively contribute to the character of an area.

#### 5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)  
Planning out Crime in Northamptonshire SPG 2004

#### 5.6 **Other Material Considerations**

##### Spring Boroughs Neighbourhood Plan

The Spring Boroughs Neighbourhood Plan was made in April 2016, and now forms part of the development plan for Northampton.

The Plan seeks to support proposals which improve the quality of the environment, community facilities, infrastructure, security and connectivity.

### 6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **Local Highway Authority (LHA)** – advise that the gates should be set back 5m from the highway boundary, parking spaces should be a minimum of 2.5m x 5m, with parking spaces adjacent to a physical boundary, an additional 250mm wider.
- 6.2 **NBC Arboricultural Officer** – the Arboricultural Brief is acceptable. Request an arboricultural method statement on how proposal will be implemented without causing harm to the retained trees, either above or below ground.
- 6.3 **Crime Prevention Officer** – raise no objections to the gym equipment or new parking provision. Request further details regarding the security of the bins stores and method of locking.

### 7. **APPRAISAL**

- 7.1 The main issues for consideration are the impact of the proposal on residential and visual amenity, existing trees and highway impacts.
- 7.2 The proposed development includes an improvement in the layout and number of parking spaces provided on site. Access to the car park would be secured by the provision of 1.4m high sliding gate with fob access to prevent unauthorised vehicles entering the site and set back from the highway. The gate is deemed permitted development and does not require planning consent. The alterations would not adversely impact on existing highway conditions and a condition is proposed to ensure parking spaces are of an appropriate size.
- 7.3 The three trees to be removed to allow for the extended parking area are not considered worthy of a Tree Preservation Order, and a condition is recommended to secure an arboricultural method statement to ensure there is no adverse impact to the trees to be retained on site during construction.
- 7.4 The four secure bin stores would be located on new areas of hardstanding located either side of the existing walls in the middle of the site surrounding the amenity areas, and would replace existing unsightly Eurobins. The design and appearance is considered acceptable and would improve the overall appearance of this part of the site. Discussions are ongoing regarding the security of the bin stores and any additional comments will be reported in the addendum to this agenda.

- 7.5 The outside gym equipment would comprise of various pieces of equipment designed for outdoor use on a new area of hardstanding located on an open area of amenity land to the north of the site, overlooked by the flats. The provision of such equipment is in line with the aims of the NPPF which encourages development that assists in facilitating social interaction and healthy, inclusive communities and would contribute positively to the amenity provision to the surrounding residents.

## **8. CONCLUSION**

- 8.1 The proposed improvements would assist in the regeneration of the area and provision of recreational and amenity facilities for the surrounding residents in accordance with the relevant planning policies and the aims of the Spring Borough Neighbourhood Plan and are therefore recommended for approval.

## **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: 052, 102\_J, Q-17652-S3X5-C, MetroStor Bin Store Details, Various Gym Equipment Details received 4<sup>th</sup> September 2017.

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

3. Prior to the commencement of development an Arboricultural Method Statement shall be submitted to the Local Planning Authority for approval in writing which details the root protection areas of existing trees to be retained adjacent to the proposed parking area as shown on drawing no. 102\_J and the method of construction of the parking area within the root protection areas, and measures for the protection of all retained trees on site during the course of construction in accordance with the recommendations of BS 5837:2012 Trees in relation to design, demolition and construction.

Reason: To ensure appropriate protection of trees on site and in the interests of amenity in accordance with Policy BN3 of the West Northamptonshire Joint Core Strategy. Required pre-commencement to ensure appropriate protection prior to development commencing on site.

4. Notwithstanding the submitted plans, parking spaces shall be a minimum of 2.5m x 5m, with parking spaces adjacent to a physical boundary such as a wall, fence or hedge 3.3m x 5m.

Reason: To ensure appropriate parking provision and in the interests of amenity in accordance with the aims of the National Planning Policy Framework.

5. Notwithstanding the submitted plans, the access gates to the car park as shown on drawing no. 102\_J shall be set back 5m from the highway boundary.

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

## **10. BACKGROUND PAPERS**

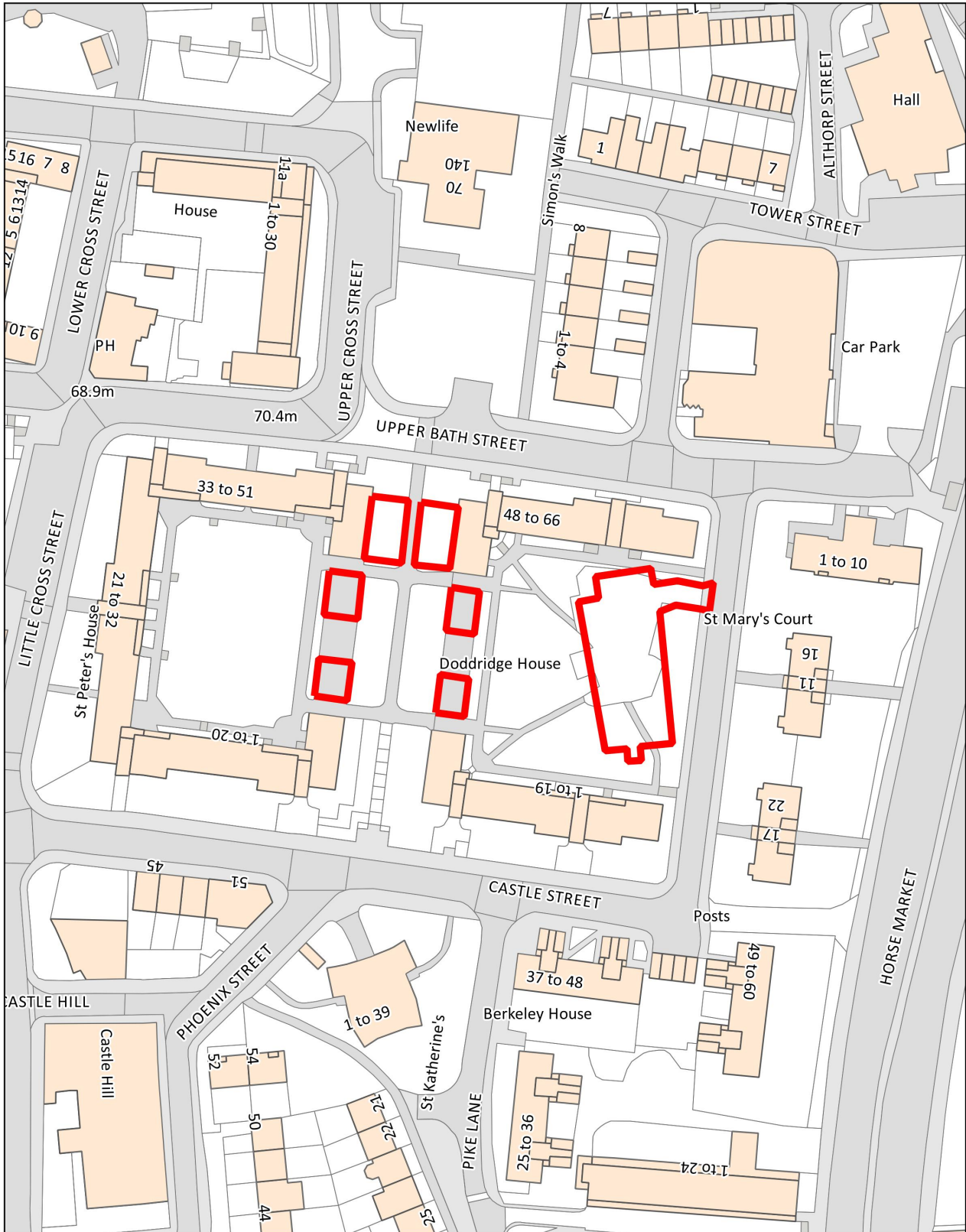
- 10.1 N/2017/1167.

## **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: **Doddrige House, Castle Street**

Date: 06-10-2017

Scale: 1:1,022

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