

PLANNING COMMITTEE: 22nd January 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/1540

LOCATION: Car Parking Area , Rosgill Place

DESCRIPTION: Construction of car parking site off Rosgill Place

WARD: Eastfield Ward

APPLICANT: Northampton Partnership Homes
AGENT: Baily Garner LLP

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 new car park would not have an undue detrimental impact on the appearance and character of the area, highway safety, neighbouring amenity and security. The proposal would improve the parking provision in the area and highway safety. The proposed development would be in accordance with the requirements of the National Planning Policy Framework, Policies S10 and BN3 of the West Northamptonshire Joint Core Strategy and saved policy E20 of the Northampton Local Plan.

2 THE PROPOSAL

2.1 The current application seeks planning permission to create a car park with 11 parking spaces and one of the spaces would be wheelchair user or young children friendly space.

3 SITE DESCRIPTION

3.1 This application relates to a site off Rosgill place, which is currently a grass verge with two Silver Birch trees

3.2 The local area is predominantly residential with varying house types. There is an occupied allotment in the close proximity to the site.

4 PLANNING HISTORY

4.1 There is no relevant planning 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), 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:

Paragraph 110 – create places that are safe, secure and attractive

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
Policy BN3 - Woodland Enhancement and Creation

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 – New development (design)

5.5 Supplementary Planning Documents

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

6 CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

6.1 **Highway Authority (NCC)** – No comments received.

6.2 **Northamptonshire Police** – No objection.

6.3 **Tree Officer (NBC)** - Existing trees as identified in arboricultural report, are of poor quality and unremarkable contribution to the local street scene and their loss is considered to be acceptable.

- 6.4 One representation has been received from a local resident, which supports the application for providing the much needed parking in the local area.

7 APPRAISAL

- 7.1 The main issues to consider are the visual impact, impacts on existing parking conditions and impact on existing trees on the site.

Visual Impact

- 7.2 Whilst the proposal would remove a grass verge, the road way is being used by residents for on-street parking and the estate generally experiences a shortage of parking leading to congestion. The proposal would provide a more formal parking arrangement and reduce the amount of on-street parking.
- 7.3 The application site is located towards the end of the street and would not be unduly prominent in the streetscene. Therefore, the visual impact in the local areas is considered acceptable. Although there would be the loss of existing landscaped area, this needs to be balanced against the need for parking in the area. Moreover, the existing grassed area does not hold significant amenity value that outweighs the improved parking provision for the local residents. A condition to agree surface materials is recommended to ensure a satisfactory external appearance.

Residential Amenity

- 7.4 The proposed car park would serve the existing residential properties around the application site. It is considered that the proposed parking area would not result in any additional comings and goings in close proximity to many of these properties, it is not considered that the impact would be unacceptable, and bearing in mind much improved facilities would be offered to local residents.

Impact on trees

- 7.5 The existing two silver birch tree are proposed to be removed. The Arboricultural officer has confirmed that the arboricultural report submitted with the application has identified the two trees of poor quality and unremarkable contribution to the local street scene and that their loss is considered to be acceptable. It is considered that the proposal would not adversely impact on visual amenity.

Highway Safety

- 7.6 The parking space provided is intended to provide a more formal parking arrangement to improve highway and pedestrian safety. The proposal would have a positive impact on the highway safety.

Security and Crime Prevention

- 7.7 The proposed car parks would be directly overlooked by residential properties providing natural surveillance. Crime Prevention Design Advisor has not raised any objection.

8 CONCLUSION

- 8.1 The proposal for the new car park to provide 11 parking spaces would provide a more formal and safer parking arrangement for surrounding residents. It is considered that it would not impact the appearance of the area. The proposed development would be in accordance with the requirements of the National Planning Policy Framework, Policies S10 and BN3 of the

West Northamptonshire Joint Core Strategy and saved policy E20 of the Northampton Local Plan.

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: (P)01 & (P)03.

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

3. Full details of the proposed surface treatment of the extended car parks shall be first submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan and S10 of the West Northamptonshire Joint Core Strategy.

4. Full details of drainage relating to the proposed car park 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: To prevent drainage on to the highway in accordance with the aims of the National Planning Policy Framework.

10 BACKGROUND PAPERS

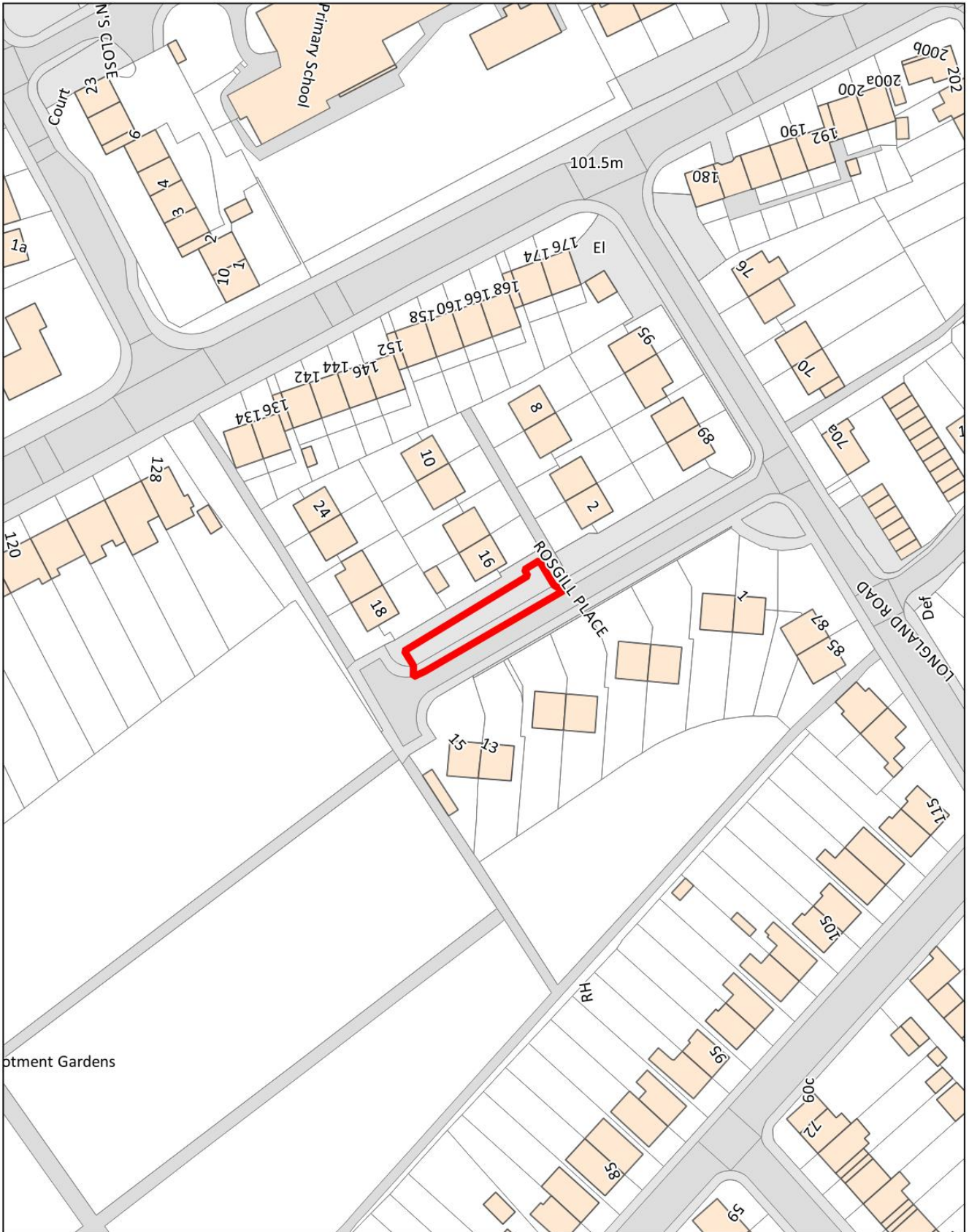
- 10.1 N/2018/1540.

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: **Car parking site off Rosgill Place**

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Date: 10-01-2019

Scale: 1:1,000

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