

**PLANNING COMMITTEE:** 22<sup>nd</sup> January 2019  
**DEPARTMENT:** Planning Service  
**HEAD OF PLANNING:** Peter Baguley

**APPLICATION REF:** N/2018/1543, N/2018/1683, N/2018/1684 and N/2018/1685

**LOCATION:** Land Adjacent to 10, 15, 25 and 41 Grange Road

**DESCRIPTION:** Construction of car parking sites off Grange Road

**WARD:** Eastfield Ward

**APPLICANT:** Northampton Partnership Homes  
**AGENT:** Baily Garner LLP

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

**DEPARTURE:** No

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

#### **1 RECOMMENDATION**

- 1.1 **APPROVAL** of all four applications 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 report relates to four individual planning applications for similar proposals to create a tarmac hardstanding to provide car parking spaces.
- 2.1 These applications are:

N/2018/1543 - creating parking site for 4 spaces on land adjacent to 15 Grange Road  
N/2018/1683 - creating parking site for 1 space on land adjacent to 25 Grange Road  
N/2018/1684 - creating parking site for 12 spaces on land adjacent to 41 Grange Road  
N/2018/1685 - creating parking site for 16 spaces on land adjacent to 10 Grange Road

### **3 SITE DESCRIPTION**

- 3.1 These sites are all small parcels of grassed land located off Grange Road. Some of the sites have existing trees that would need to be removed to make way for the parking spaces. The sites are close to existing residential areas.

### **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) and the 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:

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 objections subject to construction in accordance with NCC standing advice; recommends conditions.

6.2 **Arboricultural Officer (NBC)** – No objections subject to the implementation of the arboricultural control measures specified in the supporting Arboricultural Report.

6.3 **Northamptonshire Police** – No objections.

6.4 **Public Protection** – No objections.

## 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 proposals would remove grass verges and incidental open spaces, 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 Grange Road is a long roadway and the application sites 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 areas, this needs to be balanced against the need for parking in the area. Moreover, the existing grassed areas do not hold significant amenity value that outweighs the improved parking provision for the local residents. A condition to agree surface material is recommended to ensure a satisfactory external appearance.

### Residential Amenity

7.4 The proposed car parks would serve the existing residential properties around the application sites. It is considered that the proposed parking areas 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 Some existing trees are proposed to be removed. The Arboricultural officer has confirmed that the arboricultural reports submitted with the applications have identified some trees are of poor quality and that their loss is considered to be acceptable. The cumulative impact on the loss of the trees are regrettable. However, it is considered that the public benefit of providing much improved parking facility would outweigh the harm.

### Highway Safety

7.6 The parking spaces provided are 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 proposals would provide a more formal and safer parking arrangement for surrounding residents and would not impact on the appearance of the area. As such, the proposal is considered in accordance with policy requirements and recommended for approval.

## **9 CONDITIONS**

### **9.1 Planning Application N/2018/1543**

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)02.

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

3. Prior to the commencement of any development, full details of the measures to protect existing trees during the course of construction and prevent parking of vehicles have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented in accordance with the approved details.

Reason: In the interests of amenity in accordance with Policy BN3 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

4. Full details of the proposed surface treatment of the 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.

5. 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.

### **9.2 Planning Application N/2018/1683**

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)02.

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 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.

### 9.3 **Planning Application N/2018/1684**

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)02.

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 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. Prior to the commencement of any development full details of the measures to prune, and protect (using the 'No Dig' principle and installing a three-dimensional cellular confinement system (CSS)) retained trees T6 and T9 (London Planes) during the course of construction and prevent parking of vehicles and plant have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented and retained in accordance with the approved details.

Reason: In the interests of amenity in accordance with Policy BN3 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

5. 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.

### 9.4 **Planning Application N/2018/1685**

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)02.

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 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**

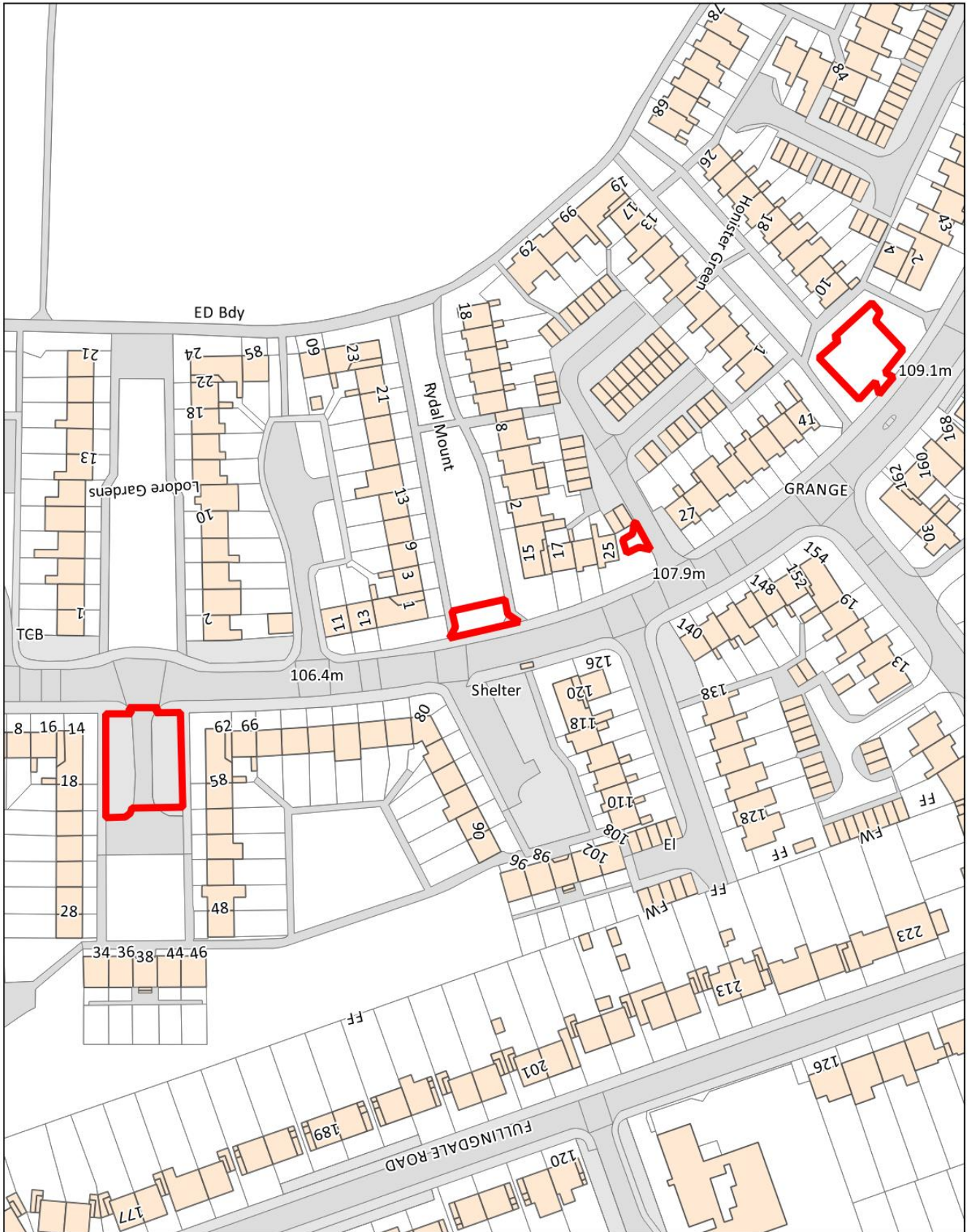
- 10.1 N/2018/1543; N/2018/1683; N/2018/1684 and N/2018/1685

## **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: **Car parking sites off Grange Road**

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Date: 11-01-2019

Scale: 1:1,200

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