

PLANNING COMMITTEE: 19th March 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/1759

LOCATION: Caledonian House , Argyle Street

DESCRIPTION: Installation of hydraulic car park barrier to existing car park

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 relates to the installation of a hydraulic single arm security barrier to control access to the existing car park.

3 SITE DESCRIPTION

3.1 The site consists of the existing car park serving a block of flats under the control of Northampton Partnership Homes.

4 PLANNING HISTORY

4.1 N/1985/0895 - Erection of 3 Storey Single Persons Units - 43 No. Plus Wardens Flat - Approved

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:

Section 8 – Promoting healthy and safe communities.
Section 12 – Achieving well-designed places.

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. Policy of particular relevance is:

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 – New Development (Design)

5.5 Supplementary Planning Documents

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

6 CONSULTATIONS/ REPRESENTATIONS

6.1 **Local Highway Authority** – objection due to barrier being located in the highway (note: the scheme has been revised to relocate the barrier away from highway boundary. No further comment received from the LHA. Any comment received will be reported via the addendum).

7 APPRAISAL

7.1 The issues to consider are principally the visual impact of the proposed works. In this respect the barrier is of a conventional design and would not, therefore, appear out of character with the area.

7.2 The barrier would prevent unauthorised access to the car park which would be beneficial to the security of residents of the flats.

7.3 In terms of the impact on highway safety, the location of the site access is at the end of a cul-de-sac meaning there would be no impact on passing traffic. The position of the barrier would not prevent use of the turning head. At the time of writing this report no comments from the Local

Highway Authority have been received on the revised plan, any comment received will be reported to Committee by means of the addendum.

8 CONCLUSION

- 8.1 The proposed development would have no adverse impact on the street scene or on highway safety and would provide enhanced security for residents.

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: STJ-001 (received 15th February 2019), 640 Hydraulic barrier System for beams up to 7m, Technical Specifications 640.

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

10 BACKGROUND PAPERS

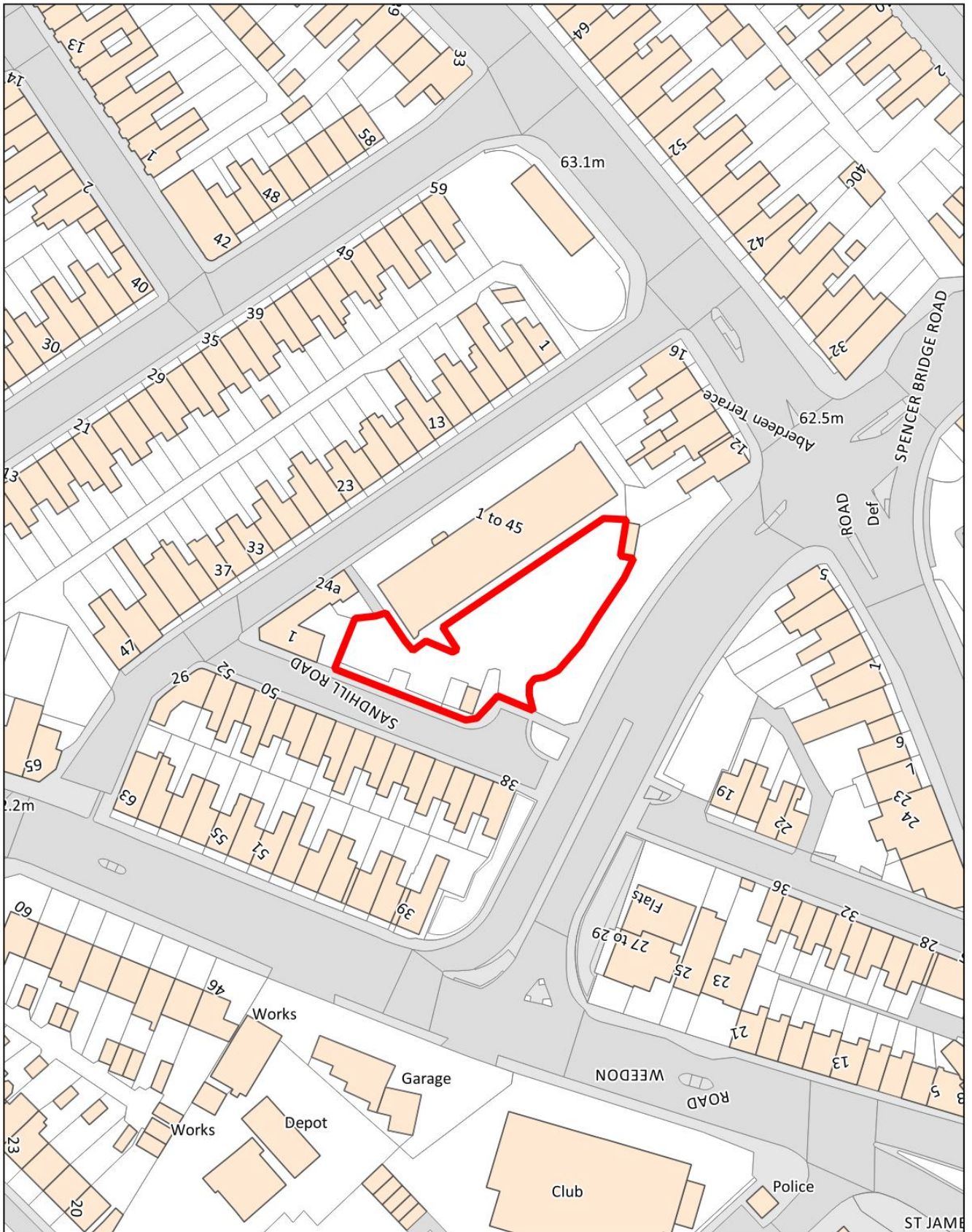
- 10.1 N/2018/1759.

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: **Caledonian House, Argyle Street**

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Date: 28-02-2019

Scale: 1:1,000

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