



PLANNING COMMITTEE: 24th November 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2020/1157

LOCATION: Land at Brownlee Place, Wootton Trade Estate

DESCRIPTION: Construction of 6no new two bed dwellings with on-site parking

WARD: Nene Valley Ward

APPLICANT: Mr Keith Howard
AGENT: N/A

REFERRED BY: Director of Planning and Sustainability
REASON: Significant public interest

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

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

The application site is located in an established residential area where residential development is considered acceptable in principle and would contribute towards the Council's 5 Year Housing Land Supply. The proposed parking, access, siting, design and general layout as proposed are considered to be acceptable and subject to the conditions below, would not lead to any undue impact on the character and amenity of the surrounding area or on highway safety, parking, drainage, flood risk, ecology, noise and disturbance, biodiversity and security in compliance with the requirements of the National Planning Policy Framework, Policies S3, S10, H1, BN2, BN5, BN7 and BN9 of the West Northamptonshire Joint Core Strategy and Saved Policy E20 of the Northampton Local Plan.

2 THE PROPOSAL

2.1 The scheme proposes the erection of 6 dwellings (3 blocks of two-bed semi-detached houses) with off road car parking spaces, together with bin storage and electric vehicle charging points. The proposed dwellings would have hipped roofs, to be finished in red brick and grey roof tiles and white UPVC windows. The scheme also includes a total of 12 off road parking spaces. Access to the site would be via the existing access road to the front, which also serves the wider Wootton Trading Estate business area to the south.

3 SITE DESCRIPTION

- 3.1 The application site is accessed off Newport Pagnell Road. It is a long narrow parcel of overgrown vacant land that backs onto the existing two storey dwellings on Balland Way and Flinters Close. Some of these properties have existing rear conservatories within relatively close relationship with the application site boundary. To the east of the site are existing dwellings on Brownlee Close.
- 3.2 The site lies to the north of the Wootton Trading Estate, which comprises a number of car repair garages and car sales unit. The site is not close to any conservation areas or listed buildings and is in a low risk Flood Zone (Zone 1).

4 PLANNING HISTORY

- 4.1 Outline planning permission (99/0595) for residential development was refused and also dismissed on appeal in May 2000. It was considered that the development would be isolated and unrelated to the surrounding development, without proper access to local facilities and would prejudice the redevelopment of the site.
- 4.2 Outline planning permission N/2001/226 for residential development with all matters reserved was granted in June 2001. The proposal also included a link through to Curlbrook Close nearby. The current application site forms part of this development site.
- 4.3 A full planning application N/2006/0870 for 30 residential dwellings was approved in October 2007, subject to a Section 106 legal agreement to secure 35% affordable housing. The part of the application site which coincides with the current application boundary indicates that 4 dwellings were to be built. The permission has since expired and not implemented.
- 4.4 Full planning permission was granted in 2011 under application N/2010/0470 for the erection of 29 residential units for Orbit Homes. The development was substantially implemented, apart from 8 approved dwellings that were shown on the current application site that were never built, the rest of the development forms the existing estate in Brownlee Close.

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:

- 5.3 Paragraphs 7-12 - Presumption in favour of sustainable development.
Paragraph 60 - Housing needed for different groups in the community.
Paragraph 127 - Create places with a high standard of amenity for existing and future users.
Section 8 - Promoting healthy and safe communities.
Section 9 - Promoting sustainable transport.
Section 12 - Achieving well-designed places.
- 5.4 **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:

- 5.5 Policy S3 Scale and Distribution of Housing Development
- Policy S10 Sustainable Development Principles
- Policy H1 Housing Design, Density and Mix
- Policy BN2 Biodiversity
- Policy BN5 Heritage
- Policy BN7 Flood Risk
- Policy BN9 Planning and Pollution Control

5.6 **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:

E20 Design of new development

5.7 **Supplementary Planning Documents**

Planning out Crime in Northamptonshire SPG 2004
Northamptonshire County Parking Standards 2016
Northampton Parking Standards 2019
Northamptonshire Local Highways Standing Advice 2016

6 **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **Public Protection (NBC)** - No objection subject to conditions for traffic noise survey, contamination and electric charging points for vehicles and consideration to construction hours.
- 6.2 **Northamptonshire Police** - The parking is not visible from within the dwelling as each parking bay is fenced. This makes the vehicle more vulnerable to crime. It is not recommended to have bins and bikes in the same space. A bike store should be of robust construction and lockable. If possible, the frontage to the houses should have a perimeter treatment. The scheme does provide the benefit of securing the existing rear fence line of the houses to the rear.
- 6.3 **Northamptonshire Highways** - No objection. Parking spaces served directly off the highway must be a minimum of 5.5m long. As the proposed building is within 1m of the highway boundary, the following conditions must apply:
 - Foundations do not encroach or undermine the highway, and the LHA would require full engineering and structural details to that effect. In practice, this will require the cantilever foundations, so they don't affect the highway infrastructure.
 - Building drainage, pipes, eaves, sills, outward opening windows, fenestrations or anything else attached to the building (e.g. gas meter), must not encroach upon or overhang the highway. All costs associated with any agreement, licence and structural design checks and approvals.
- 6.4 **Northamptonshire Ecology** - the site is very isolated and surrounded by quite dense development so it's highly unlikely to be of value to any species which would warrant mitigation; the 1.8m close board fencing indicated on the site plan should include small 'hedgehog holes' to allow them to forage among the gardens.
- 6.5 **Wootton Parish Council** raise objections on following issues:

- Loss of light/ right to light issues
- Over shadowing
- Adjacent to busy highway with vehicles accessing Trade Estate
- Concern over drainage and flash flooding in May 2018
- Noise
- Impact on trees and shrubs
- Will create claustrophobic environment
- Would be very close to existing occupiers on Balland Way and Flinters Close

6.6 4 neighbour representations received on the following grounds:

- Traffic noise and noise from residents
- Proximity of new builds
- Parking and congestion
- Access and construction traffic concerns
- Refuse issues/ increase in waste and rubbish
- No need for houses
- Fly tipping issues, vermin and odour
- Too close to Trading Estate and access for HGVs
- Overlooking, loss of light, outlook and overbearing
- Design, scale and height impact on appearance of area
- Difference in ground levels
- Impact on trees, shrubs, wildlife and flora/fauna
- Concern over property values
- Cramped development/over-development
- Drainage concerns
- Loss of green space
- Contrary to local and national policy
- Impact on mental health during COVID 19
- Security and safety concerns

6.7 **Councillor P Larratt** - concerns about the proposal and echoes views of Parish Council and local residents.

7 APPRAISAL

Main issues

7.1 The main issues for consideration are the principle of new residential development, design and impact on the character of the surrounding area, impact on adjacent and proposed residential amenity, and parking, highway conditions, flood risk, drainage, security traffic noise/ contamination.

Principle of residential development

7.2 The National Planning Policy Framework (NPPF) advises that applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The Framework places considerable importance on the need to have an up-to-date development plan and, that where the development plan is out of date, Local Planning Authorities are advised to grant planning permission unless any adverse impacts of doing so would demonstrably outweigh the benefits, when assessed against the policies of the Framework as a whole. Paragraph 8 of the NPPF seeks to ensure the planning system maintains the provision of a sufficient number and range of homes to meet the needs of present and future generations.

7.3 Paragraph 11 of the NPPF advises that relevant policies for housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year housing land supply which is currently the case for the Borough. Therefore, in accordance with the presumption in favour of

sustainable development, as outlined in Paragraph 11, development should be permitted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

- 7.4 The application site is located in an established residential area and development of the site for residential use would comply with the requirements of Policy S1 of the Joint Core Strategy. In addition, the development of the site for six dwellings would contribute, albeit on a small scale, towards the Council's housing supply. Subject to the considerations below, the principle of development is considered acceptable.
- 7.5 In addition, the site has an extant planning permission under application N/2010/0470 granted in 2011. It would not be reasonable nor defensible on appeal to object to the principle of residential development on this site.

Design and impact on the appearance and character of the area

- 7.6 Saved Policy E20 of the Northampton Local Plan and Policies H1 and S10 of the Joint Core Strategy place importance on the quality of design of new developments and is in conformity with the National Planning Policy Framework which advises that planning should always seek to secure high quality design.
- 7.7 The site is located in a prominent position at the entrance to the Trading Estate. However, the site is adjacent to existing housing developments and the form and design of the dwellings are considered to be in keeping with the existing developments. Materials can be agreed by condition. Compared to the 2011 permission, the design is reasonably similar and even though the proposal is perceived as being cramped from comments received, it must be noted that the previous scheme is still extant and has a comparable footprint and visual effect/design. Even though the surrounding space is limited, on balance, the application is considered to be acceptable and would not represent an overdevelopment of the site.

Impact on amenity of neighbouring occupiers

- 7.8 The site is adjacent to residential properties to the front and rear. The properties on Balland Way immediately to the rear are in a lower level by approximately 1 metre, the site and these properties are separated by approximately 2.1 to 2.2 metres high trellis topped boundary fence with some existing planting which would provide some screening. Opposite the front elevations are two storey properties separated by a distance of approximately 27 metres away.
- 7.9 The proposed dwellings do not have any first floor rear facing windows. There are two proposed rooflights to each new dwelling serving a landing and bathroom which would be above 1.8m internal floor level. Given the relationship, overlooking is considered limited. The proposed dwellings would have a very close relationship with the properties at the rear on Balland Way and Flinters Close. The separation distances ranging approximately from 8.1m to 12m between the rear elevation of the new houses to some of the rear existing conservatories to the existing dwellings, back to back separations between the principal rear elevations would be over 13m on all cases. There is no current planning policy in relation to separation distances for new development. There would be some impact in terms of loss of outlook, overshadowing and overbearing, however, bearing in mind the previous history of the site and with the extant planning permission, notwithstanding the likely impact, it is considered that the impact would not be so significant that would warrant a refusal of the application. The 2011 approved scheme was more intensive, with 8 dwellings to be proposed on this site and was more closely spaced between the side elevations of the units proposed. In addition, the use of proposed hipped roof design has been chosen to lessen the massing by the applicant to help reducing the potential impact on properties to the rear on Balland Way and Flinters Close. While the impact on the neighbours is noted, it is considered that the effect is acceptable in light of the previous planning approval.

Amenity of future occupiers

- 7.10 All habitable rooms are of a reasonable size and would be served by adequate light and outlook and adequate side private amenity space, providing an acceptable level of residential amenity for all units. All units would be served by bin storage providing reasonable residential amenity which would be accessible to all proposed units. Cycle storage would also be secured by condition. However, a planning condition will be imposed to remove permitted development for future extensions to ensure that no overdevelopment of the site will occur.

Parking and Highways

- 7.11 Northamptonshire County Council Parking Standards seek 2 on plot parking spaces per dwelling in accordance with NCC Parking Standards 2016. The proposal provides 2 parking spaces to the side for each dwelling which meets with the minimum standards. NCC Highways raise no objection subject to satisfactory drainage and the driveway being hard bound surface. Appropriate vision splays for the parking spaces would be provided in line with Highways Standing Advice. Amended plans have been received increasing the size of parking spaces from 5m to 5.5m long to meet the required standards. The impact on highway safety is not considered cumulatively severe and is acceptable in line with the NPPF.

Drainage and Flood Risk

- 7.12 Some neighbours comment on localised flooding in the area in May 2018. It is however noted that the site is in a low risk flood zone where flooding is unlikely to pose a significant concern. The applicant intends to dispose of surface water drainage via a soakaway. Precise drainage would also be dealt with under Part H of the Building Regulations. As such, it is not considered the proposal would lead to any unacceptable impacts in respect of surface water drainage in accordance with Policy BN7 of the Joint Core Strategy and aims of the NPPF. Parking spaces would be conditioned to be porous or permeable in construction.

Security and Crime Prevention

- 7.13 The applicant has given consideration to the proposed layout to ensure personal safety and contends that natural surveillance of car parking is an important aspect of the design. The Northamptonshire Planning out Crime SPG (2003) is relevant as is Policy S10 of the Joint Core Strategy and the NPPF. In this case, the proposed dwellings would be close to the adjacent parking spaces providing some direct surveillance and also from the dwellings opposite. A condition is recommended for details to be submitted in relation to external lighting, secure boundary treatment and security to the refuse and cycle stores. It is considered that there would be no undue impact on security and safety.

Impact on Trees and Landscaping

- 7.14 Even though there are no nearby protected trees, there is some young planting between the site and occupiers to the rear close to the existing boundary fence. This would likely to be retained to maintain some element of visual screening between properties ensuring some privacy. Even though there is limited room on site, a landscaping scheme can be accommodated by condition to visually enhance the development and retain some screening for the future.

Noise and Other Environmental Matters

- 7.15 NBC Environmental Health have assessed the application and recommend conditions relating to ground contamination, noise mitigation and low emission mitigation measures should planning permission be forthcoming. However, conditions relating to ground contamination and electric vehicle charging points would be reasonable in this instance. It is noted that there is potential for some noise from the adjacent Newport Pagnell Road. To mitigate this, a prior to occupation condition is suggested to require appropriate noise assessment. In terms of noise from business uses on the adjacent Trading Estate from car repair garages, this condition will also help to address this concern.

Ecology and Biodiversity

- 7.16 Some objectors raise concern over potential impact on flora and fauna. However, in response to this, there is no evidence of any protected species on site in terms of bats, newts or badgers for example. There is therefore no necessity for any planning conditions for such protection. This is a view that is supported by the County Ecologist.

Other issues

- 7.17 Concerns on property values are not planning issues that can afford any weight in decision making. There is no evidence that fly-tipping would occur and bin stores would be provided for refuse. Regarding vermin and odours, there is no evidence this could be of concern.

8 CONCLUSION

- 8.1 The principle of residential development is considered to be acceptable in this location being within an established residential area and would contribute towards the Council's 5 Year Housing Land Supply. The design, layout, parking, access and impact on amenity of the area is considered acceptable and the proposal is considered to be in accordance with the above policies and therefore recommended for approval subject to the conditions below. It is noted that the application is finely balanced with strong neighbour concerns, however, due to the relevant and extant planning history, it is considered that this outweighs other issues and a refusal of planning permission would be unlikely to be sustainable on appeal.

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: A0651106A, 105A, 104A, 103A, 102, 101.

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

- (3) Notwithstanding the approved plans, full details of the method of 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 occupation of the buildings 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.

- (4) Prior to the first occupation of the approved development, full details of measures to ensure prevention of crime are incorporated including access controls, details of fenestration within the development shall be submitted to and approved in writing with the Local Planning Authority and the approved details shall be implemented prior to the first occupation of the development hereby permitted.

Reason: In the interests of security to accord with advice in Policy S10 of the West Northamptonshire Joint Core Strategy.

- (5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional doors and windows including rear and side dormers shall be installed in any elevations of the approved development.

Reason: To safeguard the privacy of adjoining properties in accordance with Policies E20 of the Northampton Local Plan.

(6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), there shall be no extensions or other form of enlargement to the residential development hereby permitted.

Reason: To prevent overdevelopment of the site in accordance with Policy E20 of the Northampton Local Plan.

(7) Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development in relation to all adjoining neighbouring properties 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. Pre-commencement condition to ensure timely submission of details.

(8) Notwithstanding the approved plans, no development shall be occupied until full details of the design, security and appearance of the bin and cycle storage areas have been submitted to and approved in writing by the Local Planning Authority and the approved details shall be constructed prior to the occupation of or bringing into use of the dwellings hereby permitted and shall thereafter be maintained.

Reason: To ensure the provision of adequate facilities and in the interests of amenity in accordance with Policy E20 of the Northampton Local Plan.

(9) Notwithstanding the approved plans, details of all proposed external facing materials including bricks, roof tiles, fenestration and fascia/ guttering 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 in accordance with Policy E20 of the Northampton Local Plan.

(10) No development be occupied until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of soft landscaping for the site. The scheme shall include indications of all existing trees and planting on the land and details of any to be retained.

Reason: In the interests of visual amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

(11) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

(12) 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. Pre-commencement condition to ensure timely submission of agreed report.

(13) If during the development, contamination not previously identified is found to be present at the site then no further development unless otherwise agreed in writing with the Local Planning Authority shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority, for an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with

Reason: In the interests of pollution control to comply with Policy BN9 of the West Northamptonshire Joint Core Strategy.

(14) Prior to the occupation of the first dwelling approved, the applicant shall assess the Noise Exposure Categories of the site due to its exposure to transportation and commercial property noise. This must take into account, where appropriate, roads that may not be immediately adjacent to the site and the likely growth of traffic over the next 15 years. The applicant shall also submit for approval a scheme to protect the site where its noise exposure exceeds NEC A. The scheme shall include a site plan showing the position, type and height of the proposed noise protection measures together with the resultant NEC(s) for the site. Where noise protection measures for the site are impractical or do not reduce the NEC of all amenity areas, all facades or all floors of the proposed dwellings to NEC A, the plan shall clearly indicate the site layout and the predicted NEC for all facades. Where facades or floors do not fall into NEC A a noise insulation scheme, which will require the provision of mechanical ventilation, shall be submitted for approval by the local Planning Authority and implemented prior to the properties being occupied.

Reason: To protect the enjoyment of future occupiers of their dwellings in accordance with advice in National Planning Policy Framework and Policies S10 and BN9 of the West Northamptonshire Joint Core Strategy.

(15) No development shall take place until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The written scheme shall include the following components each of which will trigger discharging of the condition:

- fieldwork in accordance with the agreed scheme of investigation
- post excavation assessment to be submitted within 6 months of the completion of fieldwork unless otherwise agreed in advance with the Local Planning Authority
- completion of a post excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Local Planning Authority, completion of an archive report and submission of a publication report to be completed within 2 years of the completion of fieldwork unless otherwise agreed in advance with the Local Planning Authority

Reason: In the interests of archaeological research in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy and the aims and objectives of the National Planning Policy Framework. This is a pre-commencement condition to ensure timely submission of details.

(16) The upper floor side windows in each new house hereby permitted shall be glazed with obscured glass to Level 3 or higher of the Pilkington scale of privacy or equivalent as may be

agreed in writing by the Local Planning Authority before the development hereby permitted is first occupied and thereafter retained in that form at all times.

Reason: To safeguard the privacy of the adjoining properties in accordance with Policy E20 of the Northampton Local Plan.

(17) Prior to first use or occupation of the development hereby permitted, pedestrian visibility splays of at least 2.0m x 2.0m with measurements taken from and along the highway boundary shall be provided on each side of the vehicular access as shown on the approved plans. The splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.6m in height above access / footway level. The splays shall also be constructed in permeable tarmac as per the approved plans.

Reason: In the interests of highway safety and drainage to comply with the National Planning Policy Framework and Policy BN7 of the West Northamptonshire Joint Core Strategy.

(18) Full details of all external lighting shall be first submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to the first occupation of the development hereby permitted and retained thereafter.

Reason: To secure a satisfactory standard of development in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

(19) Prior to the commencement of development, full details of any foundations in relation to the adjacent access road including full engineering drawings to a recognised metric scale shall be submitted to and agreed in writing by the Local Planning Authority and the development implemented in accordance with the agreed details.

Reason: In the interests of highway safety to comply with the National Planning Policy Framework. Pre-commencement condition to ensure timely submission of agreed details.

(20) Notwithstanding the approved plans, full details for the provision of 6 electric vehicle charging points for the approved dwellings and associated parking spaces as shown on the approved plan 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 and fully implemented prior to the development being first brought into use.

Reason: To ensure the provision of adequate facilities and in the interests of providing a sustainable development in accordance with the Northampton Parking Standards Supplementary Planning Document and the aims and objectives of the National Planning Policy Framework.

(21) The 12 approved parking spaces shown on the submitted plan shall be constructed prior to the first occupation of the buildings hereby approved and retained thereafter throughout the lifetime of the development.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety in accordance with the aims of the National Planning Policy Framework.

(22) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent order revoking and re-enacting the provisions of the order, the dwellings hereby permitted shall be used only for purposes within Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification and shall not be used as a House in Multiple Occupation.

Reason: In the interests of amenity and highway safety in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the guidance in the National Planning Policy Framework.

(23) The approved parking spaces shall be constructed in permeable block paving as per the approved plans and retained as such.

Reason: In interests of adequate drainage to accord with Policy BN7 of the West Northamptonshire Joint Core Strategy.

10 BACKGROUND PAPERS

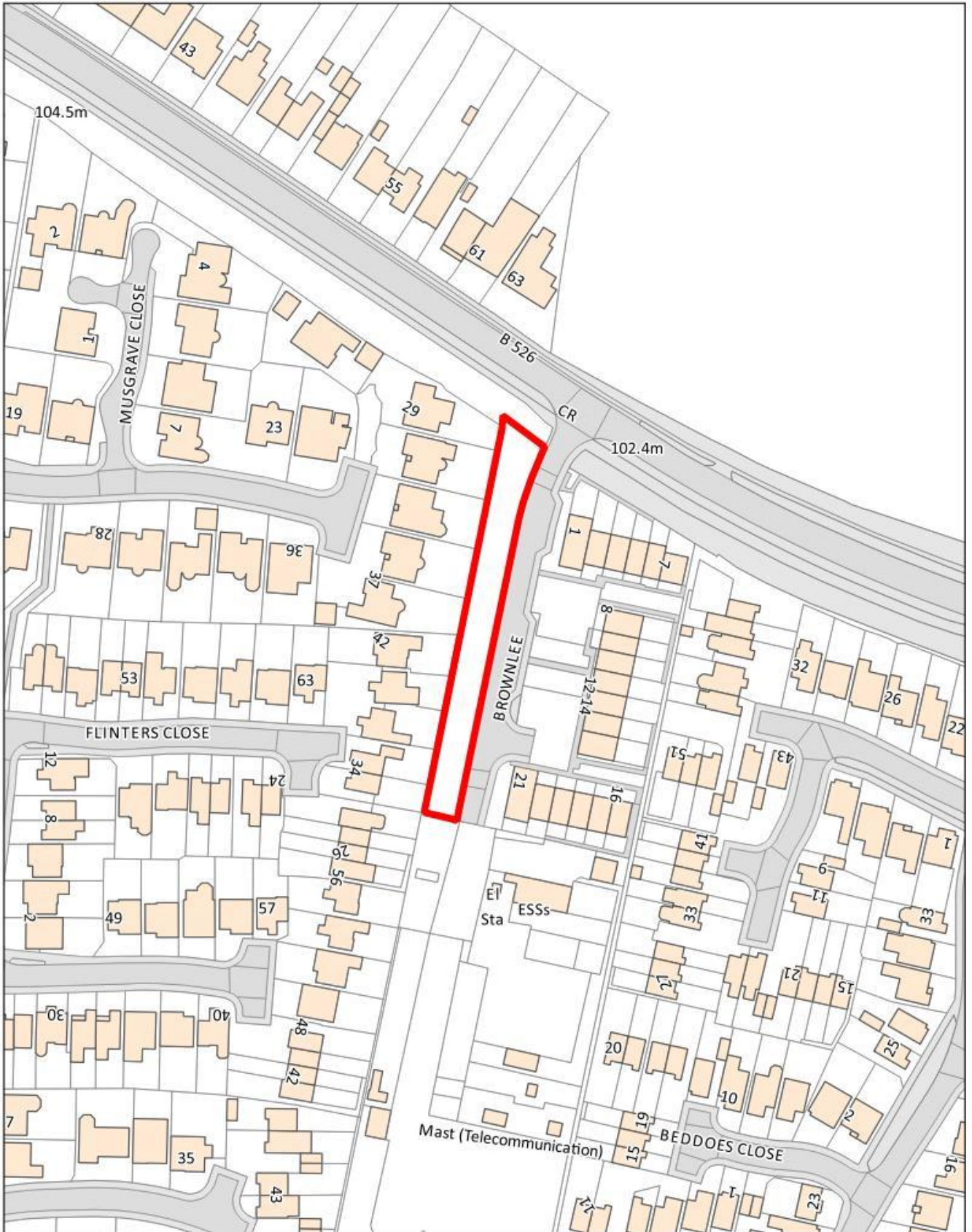
10.1 N/2020/1157 and N/2010/0470.

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.



NORTHAMPTON
BOROUGH COUNCIL

Title: **Land at Brownlee Place**

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Date: 12-11-2020

Scale: 1:1,250

Drawn by: -----