

**PLANNING COMMITTEE:** 16<sup>th</sup> April 2019  
**DEPARTMENT:** Planning Service  
**HEAD OF PLANNING:** Peter Baguley

**APPLICATION REF:** N/2018/1404

**LOCATION:** Car Park adjacent to Duston Community Centre, Pendle Road

**DESCRIPTION:** Installation of hydraulic car park barrier with associated access control post to serve existing car park

**WARD:** Old Duston Ward

**APPLICANT:** Northampton Partnership Homes  
**AGENT:** N/A

**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 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 aims and objectives of the National Planning Policy Framework.

#### **2 THE PROPOSAL**

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

#### **3 SITE DESCRIPTION**

3.1 The site consists of an existing car park serving a block of flats under the control of Northampton Partnership Homes. On one side, is a modern block of flats and on the other, a community centre. The site is not in a conservation area and is in a low risk flood zone. There are no nearby listed buildings.

## **4 PLANNING HISTORY**

4.1 No recent planning applications.

## **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 and emerging Neighbourhood Development Plans.

### **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)

### **5.6 Other Material Considerations**

Duston Neighbourhood Plan - No relevant policy.

## **6 CONSULTATIONS/ REPRESENTATIONS**

6.1 **Duston Parish Council** – no objection.

## **7 APPRAISAL**

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

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

7.3 In terms of the impact on highway safety, the location of the site access is located along a street with a relatively low volume of through traffic meaning there would be limited impact on highway safety. At the time of writing this report, no comments from the Local Highway Authority have been received. 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 and is considered acceptable.

## 9 **CONDITIONS**

9.1 (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: location and site plan, technical details of proposed barrier.

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

## 10 **BACKGROUND PAPERS**

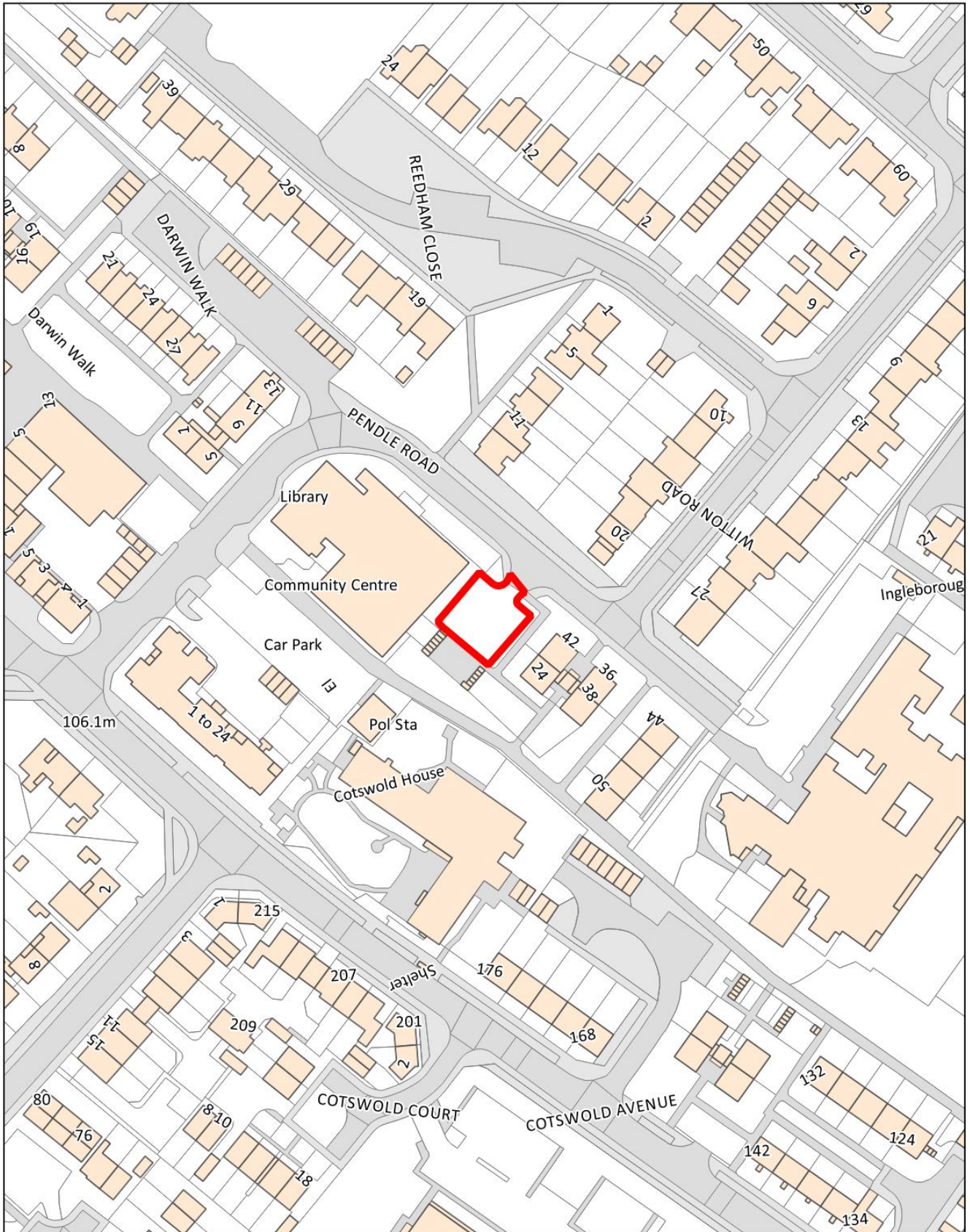
10.1 N/2018/1404.

## 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.



**NORTHAMPTON**  
BOROUGH COUNCIL

Title: **Car Park Pendle Road**

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