

PLANNING COMMITTEE: 4th June 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0435

LOCATION: Chester House, Gallfield Court

DESCRIPTION: Construction of new brick built bin store and pathway for kerbside collection

WARD: Billing Ward

APPLICANT: Northampton Borough Council
AGENT: N/A

REFERRED BY: Head of Planning
REASON: Council owned land and is the applicant

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 undue adverse impact on the street scene or on the amenities of adjoining occupiers and would thereby comply with the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.

2 THE PROPOSAL

2.1 The proposal is for the creation of a brick built bin store which would be located on a grassed area adjacent to the flats which it would serve.

3 SITE DESCRIPTION

3.1 The site in question comprises an area of green space located close to flats and houses in a generally residential area.

4 PLANNING HISTORY

4.1 None.

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.

6 National Policies

6.1 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:

Section 7 – Requiring good design.

6.2 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

6.3 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)

6.4 Supplementary Planning Documents

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

7 CONSULTATIONS/ REPRESENTATIONS

7.1 **Environmental Health** – No comments to make.

8 APPRAISAL

8.1 The issues to consider are the impact on visual amenity and on the amenities of adjoining residential occupiers, as a result of the proposed bin store.

Visual Amenity and Street Scene Impact.

8.2 The proposed bin store is functional in appearance, however it is proposed to be finished in brickwork to match the existing flats and would only be 1.5m in height. As such, it is considered that it would not appear unduly prominent or be an incongruous feature, in keeping with the overall character of the area. As such it is not considered that this enclosure would be detrimental to visual amenity.

Impact on adjoining occupiers

- 8.3 The bin store is close to the flats it would serve, but would not unduly affect the occupiers of these flats due to being adjacent to a blank gable wall and given the low height and limited overall dimensions of the proposed store.
- 8.4 The nearest other occupiers, not themselves benefiting from the use of the store are some distance away and would not be unduly affected, again due to the small size of the enclosure.

9 CONCLUSION

- 9.1 The proposed bin store would have no undue adverse impact on the street scene or on the amenities of adjoining and nearby occupiers.

10 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: SD 11/2/1, SD 11/5/1, DS-002, DS-003.

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

11 BACKGROUND PAPERS

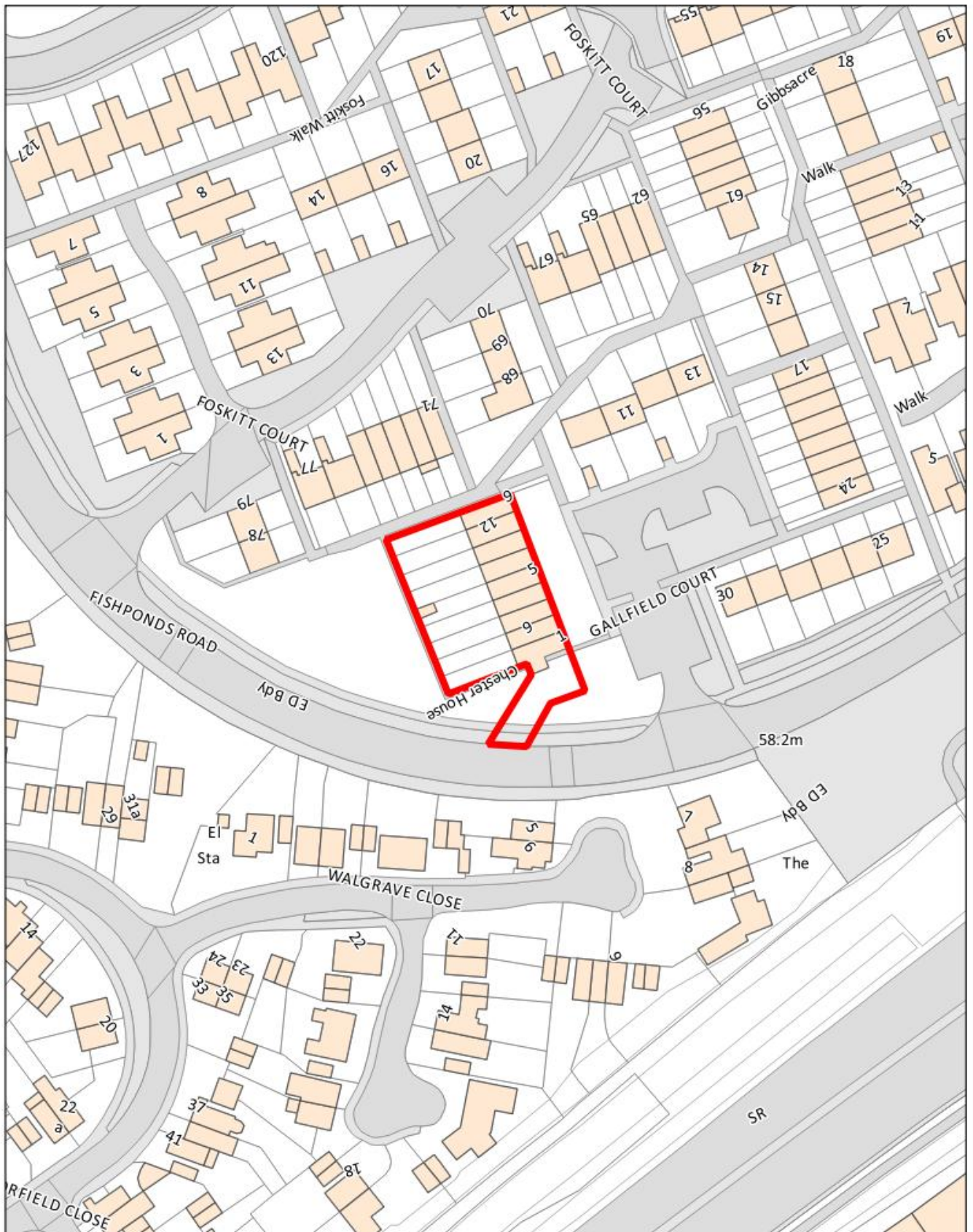
- 11.1 Application file N/2019/04435.

12 LEGAL IMPLICATIONS

- 12.1 The development is CIL liable.

13 SUMMARY AND LINKS TO CORPORATE PLAN

- 13.1 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: **Chester House, Gallfield Court**

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Date: 17-05-2019

Scale: 1:1,000

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