

PLANNING COMMITTEE: 9th June 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/1518

LOCATION: Parking Area, Pikemead Court

DESCRIPTION: Creation of 2no new parking zones (one for 5no cars and one for 2no cars)

WARD: Talavera Ward

APPLICANT: Northampton Partnership Homes
AGENT: N/A

REFERRED BY: Director of Planning and Sustainability
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 principle of 7no car parking spaces across two small areas is considered acceptable in an established residential area and would contribute somewhat towards meeting parking needs of local residents. The siting and scale are considered acceptable, without harmful impact on neighbouring amenity and highway safety, nor on protected or locally significant trees. The development is therefore compliant with the aims and objectives of the National Planning Policy Framework, Policy S1, 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 proposal is for the creation of 2 parking zones. One parking zone will provide 5no parking spaces and the second parking zone will provide 2no parking spaces. The parking zones will replace the grassed space to the front of properties.

3 SITE DESCRIPTION

3.1 The site comprises two small areas of grassland. The larger area is at higher ground where it meets the road and slopes downwards towards the neighbouring properties. This space has 4

existing trees. The smaller area of grass is flat, with a lamppost to one side, with a public footpath on two sides and close to a blank side elevation of a neighbouring property.

- 3.2 Access is currently taken off Pikemead Court. The site is surrounded by residential properties on all sides with a mix of single storey and two storey dwellings. The site is not near any conservation areas or listed buildings and is in a low risk flood zone (flood zone 1).

4 PLANNING HISTORY

- 4.1 N/2020/0093 Variation of Condition 2 (Approved Plans) of application N/2018/1770 application ongoing.
- 4.2 N/2018/1770 Demolition of 6no. garages and erection of 1 new build dwelling and parking approved in June 2019.

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.

6 National Policies

- 6.1 **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:

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.

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. Policies of particular relevance are:

Policy S10 Sustainable Development Principles

Policy BN3 Trees

Policy BN9 Planning and Pollution Control

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

7 CONSULTATIONS/ REPRESENTATIONS

7.1 Comments and representations are summarised as follows:

7.2 **NBC Public Protection** – Requires that prior to occupation of the development hereby permitted, a scheme for the installation of electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority.

7.3 **NBC Arboriculture** – no objection to the proposal. If the need for additional car parking spaces can be justified, then the loss of the hornbeam will be inevitable because of the necessary changes in level which will result in significant loss of tree roots making the trees unstable. Considered that hornbeam is often an unwise species choice for an urban setting. The massive, squat canopy blocks all light and appears brooding and oppressive and casts a significant pall of shadow providing, in my opinion, a neutral or negative public amenity. The two whitebeam trees are in poor overall condition and consideration should be given to their removal as part of the overall parcel of works. Mitigation for the loss of the four trees might be achieved by some new tree planting, although space for the development of a resilient crown is limited at this site.

7.4 **NCC Highways** – no objection to the proposal. The maximum length that dropped kerbing can run along a footpath would be 11 metres before a full kerb is needed as per LHA Standing Advice 2016. The application will be required to obtain a Section 184 license and works must be undertaken by a Northamptonshire Highways Approved Contractor. There is a road gully which requires moving and the cost will be borne by the applicant.

7.5 3 neighbour objections on the following grounds:

- Loss of green space is not justified
- Loss of trees
- Parking spaces are pointless
- Area for 2 spaces is currently used for littering so 2 spaces here would be welcome
- Parking should be on Blackthorn Road
- Street looks like a carpark already
- Cars already park on the green space
- Pollution

8 APPRAISAL

Main Issues

8.1 The main issues for consideration are the principle of additional parking spaces at this location, the impact on the character of the surrounding area, and proposed residential amenity, trees and highways/parking implications.

Principle

8.2 The site is located within a residential area, currently comprising two relatively small areas of sloping grassland. One area currently has 4 trees. Within such an area of residential development, where parking is at a premium, the development is considered to be acceptable, subject to matters of detail including the impact on the character of the area.

Impact on character and appearance of the area

- 8.3 Policy S10 requires the highest standards of sustainable design and a strong sense of place. The proposed spaces would impact on small areas of green space and lead to the loss of three trees. The proposed development site is not a large area of green amenity space, although it is acknowledged that there would be a reduced amount of green space left on Pikemead Court. It is considered that the replacement of this space with additional parking for 7no parking spaces would not be out of keeping with the area. In terms of security, all proposed parking spaces would be overlooked by surrounding properties therefore it is a suitable location in this respect.

Impact on amenity of neighbouring occupiers

- 8.4 The site is surrounded by residential properties on all sides. The proposed spaces would be to the front elevation of properties 1-5 Pikemead Court. There is currently a footpath between the proposed site and these properties, with some green space to be retained (to the south and east of the parking spaces). The applicant has submitted additional section plans, which indicate the levels and positioning of the parking spaces. No retaining wall structure will be required as the spaces will follow the gradient of the land and as such there will not be an additional structure which could have been visible to neighbouring properties. It is not considered that additional spaces would be unduly obtrusive in terms of neighbouring amenity. There will be the potential of car headlights shining towards 1-5 Pikemead Court at times, however, it is not considered that the impact would be so significant as to warrant a refusal of the application.

Parking and Highways

- 8.5 The Highways Authority has been consulted on this application and no objection to the parking scheme has been raised. It is considered that the proposal would not have an unacceptable impact upon the highway network and may reduce some of the on-street parking on Pikemead Court which was present during the site visit.
- 8.6 The proposed parking spaces are 2.5m in width x 5.6m in length and therefore meet NCC Standards.
- 8.7 The applicant has submitted for this additional parking due to the loss of garages as part of the application for one dwelling in the area (N/2018/1770). This would go some way to providing additional parking for local residents, many of which rely on on-street parking in this area.

Trees

- 8.8 There are three trees proposed to be removed as part of the development. The two hornbeam trees would be lost in order to accommodate the parking spaces and NBC Arboriculture accepts this loss, and points to their large canopies often appearing overbearing as street trees. The Officer also noted that the 2 whitebeam trees were not in good condition, and one of these is now also proposed for removal. One whitebeam tree would remain at the site. No objection to the loss of such trees has been raised by NBC and also some neighbour comments did not feel the loss of green space and/or trees was unnecessary, it is considered that on balance the loss of these particular trees would be detrimental to the area. The protection of the remaining tree can be secured via a condition to ensure appropriate controls are in place.

9 CONCLUSION

- 9.1 The site is in an existing residential area within the built-up area of Northampton. The applicant, Northampton Partnership Homes, has received a request for more parking in this area. An additional bungalow was granted consent in June 2019 and although parking was provided as part of this scheme, it resulted in the loss of garages. As such, additional parking spaces would go some way in accommodating the need in this area. Therefore, this application is recommended for approval, subject to the below conditions.

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: BT-P-CP-01, BT-P-CP-01, Tree Removal Plan (Proposed Layout) Rev 2, 20-39043/50 Rev P1, 20-3904360 Rev P1.

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

3. Prior to the commencement of construction work, details of tree protection measures in the form of an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority, detailing control measures to protect retained trees and their roots from damage and thereafter shall be implemented in accordance with the approved details throughout the construction period.

Reason: In the interests of tree protection to accord with Policy BN3 of the Joint Core Strategy. Pre-commencement condition to ensure timely submission of details.

4. The development hereby approved shall be implemented in accordance with the approved proposed levels shown in plans 20-39043/50 Rev P1 and 20-3904360 Rev P1.

Reason: In the interests of residential and visual amenity in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy.

11 BACKGROUND PAPERS

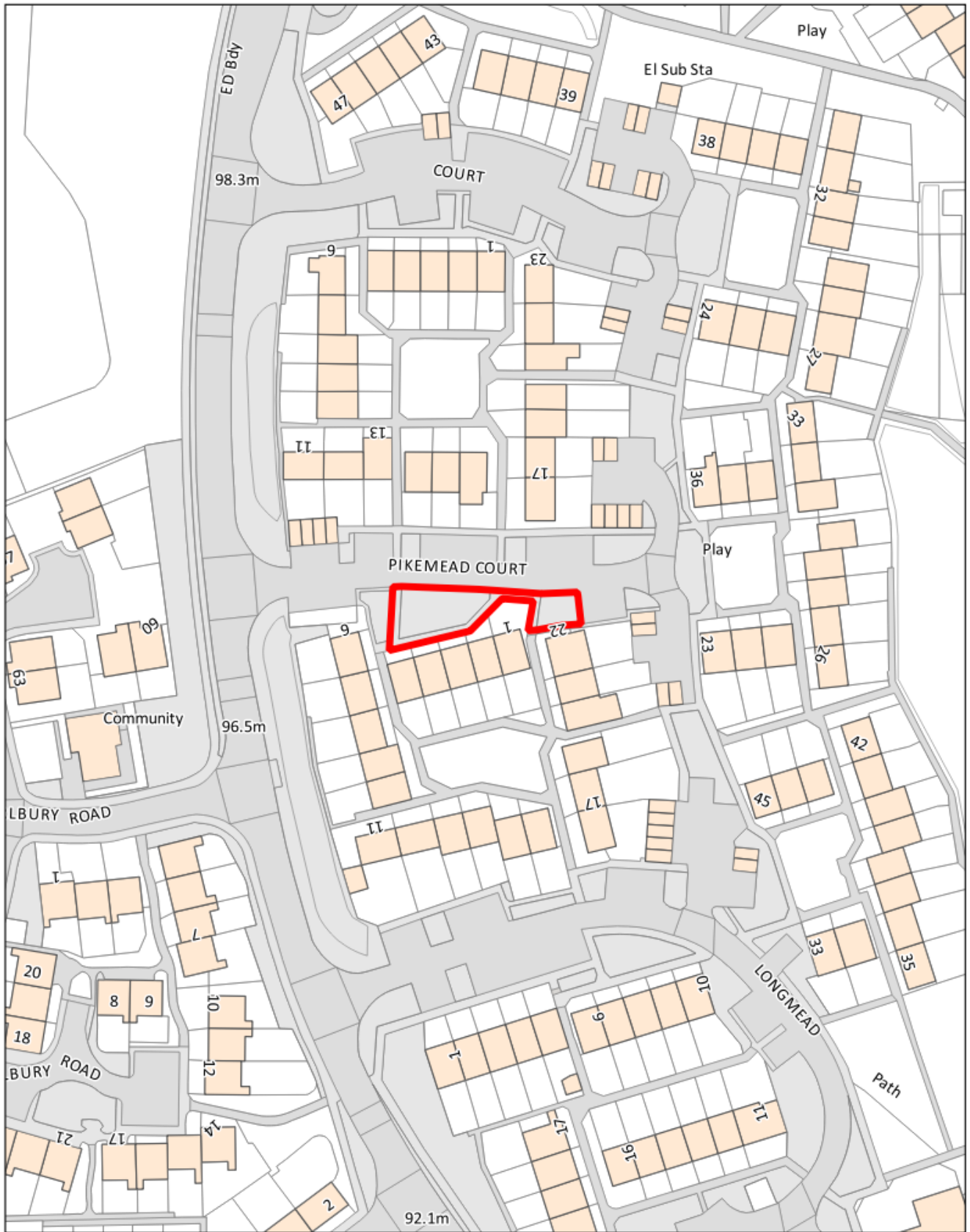
- 11.1 N/2019/1518.

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: **Pikemead Court**

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Date: 23-04-2020

Scale: 1:1,000

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