



Planning Committee Report

Application Number: WNN/2023/0480

Location: Plough Hotel
Bridge Street
Northampton
Northamptonshire
NN1 1PF

Development: Reserved Matters Application (Landscaping) pursuant to Outline Planning Permission N/2018/0351 (Outline planning application for the demolition of part of existing Plough Hotel and erection of a 35no serviced apartment building (Use Class C1) with landscaping reserved for future consideration)

Applicant: New Life Hotels Ltd

Agent: Nick Hutchings Architect Ltd

Case Officer: Samantha Taylor

Ward: Castle Unitary Ward

Reason for Referral: Major application

Committee Date: 5 October 2023

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: THAT THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT BE GIVEN DELEGATED POWERS TO GRANT PERMISSION FOR THE DEVELOPMENT SUBJECT TO CONDITIONS

Proposal

Reserved Matters Application (Landscaping) pursuant to Outline Planning Permission N/2018/0351 (Outline planning application for the demolition of part of existing Plough Hotel and erection of a 35no serviced apartment building (Use Class C1) with landscaping reserved for future consideration)

Consultations

The following consultees have raised **objections** to the application:

- Crime Prevention Design Adviser

The following consultees have raised **no objections** to the application:

- Anglian Water, Environment Agency, Archaeology

At the time of writing, no third party representations were received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Principle of Development
- Impact on Character
- Landscaping

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site is located on the eastern side of Bridge Street, northern side of Victoria Promenade and western side of Victoria Gardens and comprises an existing hotel with conference rooms. The site is located within Northampton Town Centre and is surrounded by a mix of residential and commercial units. The application site is located within flood zones 2 and 3.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The application seeks reserved matters approval for the matter of landscaping following the earlier grant of outline consent as set out below in section 3. The application provides details of the external hard landscaping materials and details of the planting proposal including maintenance for the site.

3 RELEVANT PLANNING HISTORY

- 3.1 The following planning history is considered relevant to the current proposal:

N/2018/0351 -Outline planning application for the demolition of part of existing Plough Hotel and erection of a 35no serviced apartment building (Use Class C1) with landscaping reserved for future consideration. - Approved

N/2020/0482 - Variation of Condition 7 of Planning Permission N/2018/0351 (Outline planning application for the demolition of part of existing Plough Hotel and erection of a 35no serviced apartment building (Use Class C1) with landscaping reserved for future consideration) to allow for archaeological works to be undertaken safely once demolition has been completed - Approved

4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

4.2 Development Plan

West Northamptonshire Joint Core Strategy (Local Plan Part 1) - Policies
Northampton Local Plan Part 2
Q1 Place-making and Design
Q2 Amenity and Layout

4.4 Material Considerations

National Planning Policy Framework (NPPF)

5 RESPONSE TO CONSULTATION

5.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee Name	Position	Comment
Anglian Water	No comments	Response received
Environment Agency	No comments	Response received
Archaeology	No comments	Response received
Crime Prevention Design Adviser	Objection	Still awaiting details of cycle and bin storage

6 RESPONSE TO PUBLICITY

6.1 No third party comments were received at the time of writing this report.

7 APPRAISAL

Principle of Development

7.1 The principle of the partial demolition of the Plough Hotel and the provision of 35no. serviced apartments (Use Class C1) was considered acceptable when the earlier application N/2018/0351 and subsequent variation application N/2020/0482 were granted. Although outline permission was granted through the earlier application, approval was sought for the matters of access, scale, layout and appearance, with landscaping the only reserved matter.

7.2 The current proposal was received before the expiry of 3 years from the grant of outline planning permission, therefore the proposal accords with Condition 2 of N/2018/0351 and N/2020/0482 and the consent remains implementable.

Impact on Character of Area

- 7.3 As set out above, the impact of the change of use and site layout has previously been considered acceptable. The current application seeks reserved matters approval for the landscaping details for the site and include details of the finish of external landscaping materials and plants to be used within the approved bed locations.
- 7.4 The plans show that areas of hardstanding will be laid with block paving to the parking spaces, with dark graphite and light silver used to differentiate between the spaces and the area around the disabled spaces. Strecherbond and flag paving slabs in silver will denote the pedestrian linkages through the site.
- 7.5 Given the just out of town centre location site and urban context, only relatively small-scale areas of landscaping were approved as part of the site layout. The current proposal seeks to fill these with low-maintenance evergreen and semi-evergreen species. The species proposed with the planting beds are *Euonymus forunei*, hebe, phormium and photinia. These tend to be bushy variety plants with one being a large sword leaf plant.
- 7.6 A low railing fence will be used to the road frontage, measuring 1.2m above ground level, and standard feather edge boards approximately 2m. in height will be used between the site boundary and adjoining property.
- 7.7 Overall, given the urban context of the site and the relatively small-scale planting beds, the proposed landscaping details are considered acceptable as they would sufficiently denote between parking and pedestrian access whilst providing low-maintenance and hardy plant types. The proposal would have an acceptable impact upon the character and appearance of the local area. Therefore, the landscaping details would accord with policies Q1 and Q2 of the Northampton Local Plan Part 2.

Landscaping

- 7.8 In addition to the aesthetic appearance of the landscaping, consideration must be given to landscape maintenance. As detailed on the submitted plan, all planting will be undertaken in accordance with BS4428 Code of Practice for General Landscape Operations. Planting will be carried out at appropriate times and will be water to ensure healthy establishment. Any plants that fail to establish within a period of 5 years from the development completion are to be replaced in the next planting season.
- 7.9 Overall, the proposed landscaping planting and maintenance details are considered acceptable.

Other Matters

- 7.10 The response received from the Crime Prevention Design Adviser are noted. However, the earlier grants of outline consents as set out above, included conditions requiring the submission of details for bin storage (condition 24) and cycle storage (condition 25). The matters of bin and cycle storage are not for consideration under the current application and any development would be subject to the approval detailed reserved by the conditions on the outline consent. As such, the details requested, should development be pursued, would be considered as part of an application to approve details for conditions 24 and 25 of the outline application.

- 7.11 Given that the earlier outline consents granted consented for several matters and that Officer were able to consider matters such as design, layout, drainage and access, the outline planning permission includes conditions required for those material considerations. In addition, the current application provides details for landscaping, including plant species and on-going maintenance, it is considered that the only reasonable condition that could be imposed are the development should be carried out in accordance with the approved plans and details and the replacement of any plants that die within 5 years of being planted.

8 FINANCIAL CONSIDERATIONS

- 8.1 The development is not CIL liable.

9 PLANNING BALANCE AND CONCLUSION

- 9.1 Officers consider that the submitted landscaping details would result in an acceptable impact upon the character of the area and would provide acceptable landscaping and maintenance. As such the proposal are considered to accord with Policies Q1 and A2 of the Northampton Local Plan.

Conditions

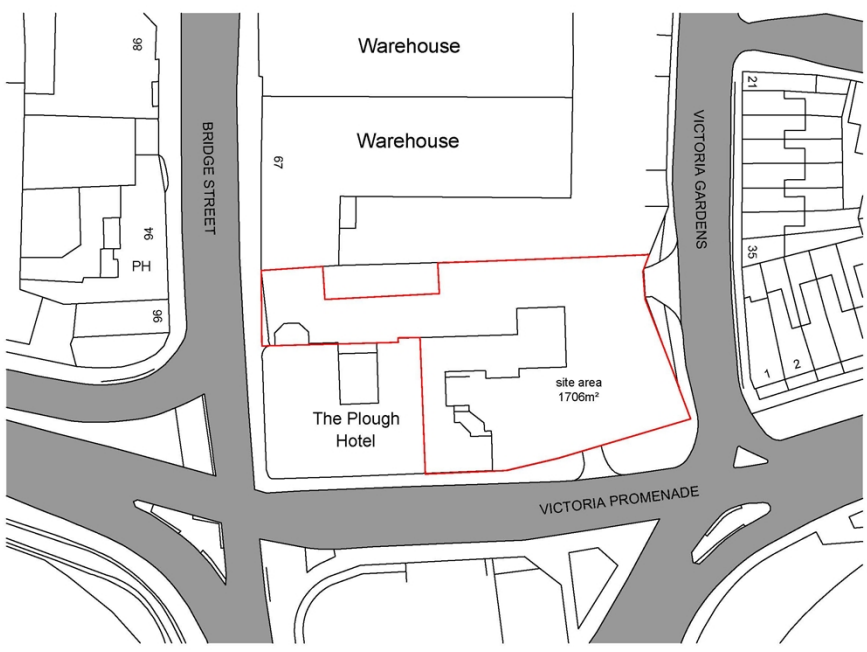
- 1). The development shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans and details are:

Final Plan list to be confirmed.

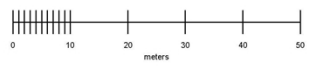
Reason: To clarify the permission and for the avoidance of doubt.

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PLANNING



location plan 1:500



Issue	1	2	3	4
Revision				
By				
App				

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 The Plough Hotel
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location plan
259 P 04 A
 scale : 1:500 date : Dec 15
 DRAWN : NH

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