

NORTHAMPTON BOROUGH COUNCIL



Minutes of the Proceedings of the Council Meeting held on 8th November 2004, and the Executive and Committee Meetings of the Council held during the October/November cycle

J R Warlow
Acting Chief Executive

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NORTHAMPTON BOROUGH COUNCIL

**COMMUNITY SAFETY AND E- GOVERNMENT OVERVIEW & SCRUTINY
COMMITTEE**

Tuesday, 5 October 2004

PRESENT: Councillor L Barron (Chair); Councillor J Lane (Deputy Chair);
Councillors J Duncan, R Matthews, M Pritchard, S Stewart and A
Woods

Maureen Hunter	Head of Overview and Scrutiny	
Steve Pointer	Team Leader (Policy)	Item 5
Gary Steng	Technical & Operations Manager	Item 6
Nick Wood	Head of Accounting Services	Item 6
Debbie Ferguson	Community Safety Manager	Item 7
 Councillor Tavener	 Portfolio Holder (Observer)	

1. APOLOGIES

There were none.

2. MINUTES

The minutes of the meeting held on 29 June 2004 were agreed and signed by the Chair.

3. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

There were none.

4. DEPUTATIONS / PUBLIC ADDRESSES

There were none.

**5. AN OVERVIEW OF INTERIM POLICY STATEMENT ON CLASS A3/D2
USES IN NORTHAMPTON TOWN CENTRE**

S Pointer informed the Committee that the consultation was due for completion on the 8 October 2004.

Consultation had been carried out along with the Licensing Section and had involved a joint exercise to which all Licensee and Owners of Pubs and Clubs in Northampton had and member of Pub Watch and safety organisations been invited on 15 September 2004.

Comments taken during the consultation period would be put together in time for reporting to the Executive on the 22 November 2004.

The Chair commented that it would be useful for this Committee to take a view after

the consultation period had been concluded and requested a further report to enable this.

Councillor Pritchard commented that she would like to see a map with all of Northampton's Pubs and Clubs indicated on it.

The Chair added that at the last meeting the Committee had identified Wellingborough and Kettering Road as needing to be included as part of the town centre in this regard but this element seemed to be missing. S Pointer felt the inclusion of all pubs and clubs may be too technical on a map this scale.

Councillor Woods suggested that Police had such a map and they be requested to provide it.

S Pointer reported that, at the moment, the draft policy applied to the Town Centre, but officers would take the wider area into account and these could be included. Another option would be to make the policy Borough-wide.

CONCLUSION: That the interim policy statement on Class A3 / D2 Uses in Northampton Town Centre be added as the first item on the agenda for the meeting of the Committee on 16 November 2004.

6. NEW VERSION OF THE WEBSITE

G Steng and N Wood gave an update on the new version of the Borough Council's website.

N Wood reported that the IDeA had reviewed what Northampton Borough Council was doing and was currently repairing a report. IDeA had expressed a wish to facilitate a Member workshop, which would include the Recovery Board, the Community Safety and E-Government Overview and Scrutiny Committee and the Portfolio Holder for Community Safety and E Government. This workshop would be held in early/mid November 2004. N Wood undertook to liaise with the IDeA and members of the Recovery Board before letting Members know of the agreed date.

G Steng commented that he was aware of the criticisms of the current Northampton Borough Council website, and reported that Officers were now moving ahead with the new website. He informed Members that the appearance of the website was the responsibility of the Press and Public Relations Section and that IT Officers had taken a new design to J Armstrong who had approved it. It was hoped that the new website would be launched on the 2 November – the same day as the opening of the new One Stop Shop.

He reported that a new development of the new website would be the inclusion of an end date on information posted on the site. This would ensure that information is taken off the site when it became out of date.

Members were informed that there were currently fourteen publishers in the Authority,

with each person being restricted to publish in their own of expertise.

Members expressed concern at difficulties experienced when using the website, confusion regarding information displayed about Committees and apparently out of date information in all areas.

Members commented on the facility on other Local Authority websites for Councillors webpages. It was intended that members had such facility by December 2005. The Head of O/S commented on a recent government sponsored pilot scheme by Councillors that had been successful and could be investigated.

G Steng commented on facility for Member's details on mod.gov but the Committee was concerned at old information, limitations and that anyone ever attending any Committee was detailed as a Member of it.

Councillor Taverner emphasised that anything on mod.gov was the domain of meetings services and not IT or P & PR.

Councillor Pritchard requested that information on Fair Trade be displayed, or a link from the council's site. She mentioned the recent tourist site facility for sending a postcard, which she'd used, but found it had not worked.

Councillor Matthews commented that despite it's limitations the Council's site was easy to navigate and that should continue. He expressed keen interest in being involved in the development and ensuring our new website is excellent.

Councillors Matthews, Woods, Lane and Pritchard agreed to be involved after further discussion with J Armstrong.

Councillor Taverner, Portfolio Holder, undertook to contact J Armstrong to set up a session where Members could have a look at the new website and comment on it before it went live.

J Armstrong to be invited to the next meeting of the Committee.

- CONCLUSIONS:**
- (1) That Councillor Taverner liaise with J Armstrong with a view to:-
 - (a) session for members to inspect the new website
 - (2) That J Armstrong be invited to the next meeting of the Committee
 - (3) That the Head of Overview and Scrutiny to obtain details of the Councillors web pages pilot.

7. EFFECTIVENESS OF DISPERSAL ORDERS

D Ferguson reported that there were currently 5 Dispersal Orders in force in Northampton. An order in the St Davids area came to its conclusion last week.

Regarding the effectiveness of Dispersal Orders, she reported that they had been

effective in the areas where they had been put in place, but there were concerns that there had been some displacement.

She reported the need for a central point for monitoring Dispersal Orders and their effectiveness commenting that the best place would be the Crime and Disorder Unit.

Part of the Dispersal Order process agreed had included the Local Community Beat Officer submitting regular reports to the Borough Council while a Dispersal Order was enforced, but these reports had not been forthcoming in the majority of cases.

She also commented on the need for communication with the Youth Service, for diversionary work but it is unclear as to how well this works although it did on Rectory Farm.

Councillor Woods commented that the Dispersal Order put in place in St Davids had been quite successful although some of the local young people had seen it as a challenge. He added that the Youth Service did not seem to have the resources to support the Order and lack of engagement meant the exit strategy didn't happen.

The area concerned involved a piece of green for youngsters to play. The CBO was sensitive to the needs of children playing "vigorously" but not causing any trouble.

D Ferguson reported that the new policing structure would help, in that there would be a lot of contact between Northampton Borough Council and the Divisional Inspectors. Joint working would enable the identification of the more prolific offenders and further actions, such as Good Behaviour Contracts could be taken.

Members discussed the potential role of Overview and Scrutiny in accessing the relevant information and evaluating the effectiveness of Dispersal Orders.

Committee discussed hearing from the Police about using all the tools available in the ASBO facility and from Youth Service about the effectiveness of diversionary tactics with large groups.

Councillor Taverner commented on the need for greater partnership working and for the availability of data and statistics.

The Committee agreed that a group should work with D Ferguson and bring initial findings to the next meeting to determine further work. (Councillors Woods, Lane and Pritchard)

CONCLUSION: That a Working Party be convened, including Councillors Woods, Pritchard and Lane, to look into the issue of Dispersal Orders, with D Ferguson.

8. MEMBERS IT EQUIPMENT - UPDATE

L Robinson reported that all Members had now been issued with the appropriate hardware, including laptop computers and printers. Each Member had been issued with an e-mail address and given access to the Borough Council's Intranet.

The Scheme had now moved on and Members were now being connected with Broadband.

In answer to question regarding wireless enabled laptops, L Robinson reported that all Members would eventually be issued with this equipment. Officers were also working to provide more wireless-enabled rooms in Borough Council buildings.

Councillor Pritchard praised the Help Desk, commenting that she had found Officers to be very helpful and able to resolve any difficulties that she has experienced. Councillor Woods enquired as to whether it was possible to ascertain how many Councillors were regularly using their Laptops. He also enquired whether there was a process by which Members could receive extra help if needed.

L Robinson confirmed that all Members were offered help and training in all aspects of their use and further training and help was still available on request.

IT help could also come to Councillors homes for upto an hour at a time for follow-up training.

The Chair asked whether IT Services could write to all Members letting them know that one-to-one help was still available if required and that handbooks were available.

G Steng commented that it was expected that feedback would be received from the Member Services Officer regarding any difficulties experienced by Members in their use of the IT equipment issued. IT could then respond appropriately.

- CONCLUSION:**
- (1) That IT Services carry out a monitoring exercise on Member's use of Laptops Computers.
 - (2) That details of IT help and handbooks for all members be circulated.

9. ROLL-OUT PROGRAMME OF IT EQUIPMENT

G Steng reported that IT Services was working to replace all old computers across the Borough Council. This was now necessary because many of the new applications used required a higher specification for their use. This year, over 100 desktop computers had been replaced. IT Services was currently experiencing more requests for Laptop Computers for staff as this gave staff more flexibility, enabling to work off-site.

Those Councillors who had received laptops in the first tranche, would have them updated this year.

It had been realised that some printers across the Borough were more than ten years old, and needed replacement as a matter of urgency. Members were also informed that 17" monitor screens were now recommended.

In answer to a question regarding the sale of old computers, G Steng reported that it had been agreed by the Director of Business and Housing Services last year that

employees and Councillors could be offered old computers for £50.00 per unit. He explained that the computers offered via the Council's Intranet for sale would contain no software or operating system and would be of a specification to run Windows 98.

10. FUTURE WORK PROGRAMME

- CONCLUSION:** That the agenda for the next meeting of the Committee, to be held on 16 November 2004, be as follows:-
- The interim policy statement on Class A3 / D2 uses in Northampton Town Centre – results of consultation.
 - Presentation of New version of the NBC website and – J Armstrong
 - Effectiveness of Dispersal Orders – Working party and D Ferguson

The meeting concluded at 7:00 pm

NORTHAMPTON BOROUGH COUNCIL**FINANCIAL STRATEGY AND PERFORMANCE OVERVIEW & SCRUTINY
COMMITTEE****Thursday, 7 October 2004**

PRESENT: Councillor L Marriott (Chair); Councillor D Perkins (Deputy Chair);
Councillors J Caswell, B Markham, L Patterson, J Robinson and S
Stewart

ALSO PRESENT

R Bowmer - Acting Borough Treasurer
M Hunter - Head of Overview and Scrutiny
A Foster - Head of Corporate Procurement (For item 6)
T Turner - Head of Facilities Management (For item 5)
C Stevenson - Head of Benefit Services (For item 8)
Councillors Crake, Duncan, Glynane, B Hoare and Woods
T Feltham - Meetings Services Officer
Representative from the Press
Mr Swinn - Individual (for items 6,7&8)
One other member of the public

1. APOLOGIES

Apologies for absence were received from Councillor Miah and Councillor Hadland (Financial Strategy and Performance Portfolio Holder).

2. MINUTES

The Chair signed the minutes of the meetings held on 1 July, 4 August and 16 August 2004.

3. DEPUTATIONS / PUBLIC ADDRESSES

Mr C Swinn addressed the Committee in respect of items 6,7, and 8.

4. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

Councillor Patterson declared an interest in item 9 which he did not regard as being prejudicial.

5. MARKET SQUARE ENHANCEMENT PROJECT

The Chair advised that two other Scrutiny Committees had been advised that this item would be on the agenda of the meeting and he invited Councillors Crake, Duncan, Glynane Woods and B Hoare to join in the debate.

Councillor Markham commented on the need for the Portfolio Holder's input into monitoring the response of the Executive to Scrutiny's recommendations on this issue, and that the

circulated report, whilst welcome, was not the detailed response on implementation of the recommendations.

The Chair confirmed the item was on the agenda at the request of the Portfolio Holder. The response to Scrutiny's recommendations was still awaited and he referred to his letter to the Leader on this issue, which also awaited response.

Tim Turner, Head of Facilities Management, gave the Committee a brief update on the progress of the Market Enhancement Project. Members were invited to comment on the three options proposed and upon the membership of the proposed Client Group.

The Committee agreed to consider the document and ask questions of the officer but to take up further issues with the Portfolio Holder.

Members concerns were: -

- Whether the 17 accepted recommendations had been taken into account when determining the three options.'
- Whether the council motion on a public vote, passed unanimously, was being addressed.
- Although they had declined, Letts Wheeler had been asked to conduct consultation. As this is completely against the accepted recommendations Members were not confident the recommendations were being implemented. (10 –12 refer)
- Whether the appropriate unit to advise on consultation, methods, conduct, and analysis had been fully involved.
 - (10) To become a more focused organisation NBC needs to adopt a more professional approach to consult and manage public expectants. It was recommended that all Consultants follow the NBC policy and use PR& MU to advise on content, consultation, conduct, analysis and feedback. And*
 - (12) Where major public consultation exercises are undertaken, then qualified personnel or advisers should be used, and that the PR&MU should manage this process.*
- Acknowledgement that the three options were a political decision and the Committee had no issue with that, but were concerned about process and public engagement.
- The purpose and membership of the proposed client group.
- The importance of the Client Group being a sounding board for the architects, acting without prejudice, and not indicating what may, or not, be successful.
- That the Client Group be set up with the advice of the Public Relations and Marketing Manager, and include appropriate stakeholders including English Partnerships, with possible Scrutiny comment once the group is known.
- The ultimate decision to be put to public vote.
- The process for a public vote, and progression of the three options, to be developed in tandem.
- The absence of timescales and the need for inclusion in the medium term financial plan, and in the capital programme, to ensure a reason for going ahead.
- Identification of funding streams, which are specific rather than speculative.
- Developing the intention to gauge public views so that a scheme is agreed and supported subject to the availability of funds.

The Committee heard that: -

- The report was tabled because the Executive wanted to share with Scrutiny its three options and invite Members to comment before Letts Wheeler was commissioned to begin work.
- Simone Wade, Head of Organisational Development and Improvement, had been charged with scoping a public consultation strategy document.
- It was envisaged that the architects would liaise with the Client Group, testing ideas and suggesting the best consultation process.
- The three options were those that placed emphasis on the Square rather than the Market. The Leader and Portfolio Holder (Financial Strategy and Performance) had offered their guidance and these were their preferred three options.
- Letts Wheeler had offered to make a presentation to elected Members, the Town Centre Partnership and the Markets Liaison Group on the three options.
- The consultation process needed to be finalised, including the possibility of a voting process, which would eliminate duplication. Details of the public participation and public vote would be made available to Scrutiny.
- Section 106 funding via the Grosvenor/Greyfriars development had been anticipated but the timescales were now stretched; EMDA had expressed interest in possible support and the project was included on the Reserve List, with no finance identified.

- RESOLVED:**
- (1) That this awaited response to the previous Scrutiny report be brought to the Executive's attention.
 - (2) That the Executive is advised that Scrutiny's recommendations, already accepted, need to be taken account of and implemented in the progression of the three options.
 - (3) That the Executive seek advice from the Public Relations and Marketing Manager regarding the Membership of the Client Group.
 - (4) That the progress of the three options and the process for a public voting process should be developed in tandem.
 - (5) That the report on the Consultation Strategy be presented to Community Leadership Scrutiny Committee for consideration.

6. CONSULTANTS - VALUE FOR MONEY

The Chair explained the purpose of the item was to discuss the issue and link it with the Recovery Plan. He thanked the Officer for the preparation and the circulated information.

Andrew Foster, Head of Corporate Procurement, advised that Consultants carried out a service on behalf of the Council subject to NBC's Consultancy Procedure, and referred to the Procurement Code of Practice. It was essential to ensure that both the budget provision and appropriate approval existed for any such appointment. Management consultants had traditionally been used where there was a lack of in-house skills or resources or where an independent review was required. The current trend was for an even wider use of consultants as a response to the increased pace of change within Local Government.

The Council used consultants in several ways, such as invitation to tender, determining the conditions of the tender, contract specification, etc. This process could be undertaken in-house or via the Office of Government Commerce who had established a framework of consultants, detailing their daily rates. If the request for a consultant could not go out to competition, an exemption form must be completed.

Mr Swinn, member of the public, addressed the Committee regarding a contractor appointed by Housing Services. He was advised that this specific issue was under the remit of the Housing Scrutiny Committee. The Chair of Housing Scrutiny would be asked to consider including this item on the agenda of a future meeting and the officer responsible for appointing housing consultants would be informed.

Members raised the following concerns:-

- The percentage of consultants appointed through using NBC's excellent policy
- The percentage of appointments that were 'last minute'
- The amount of requests for consultants that had been considered by the Chief Executive and the Financial Strategy & Performance portfolio holder.
- The percentage of requests exempt from the process and how this is controlled and monitored.
- The number of consultants contracted in relation to the Recovery Plan, for what purpose, and why necessary.
- Whether skills among council officers had been considered.
- Whether the appointment of consultants had a direct relationship to lack of in-house skills and resources.
- The cost of using consultants and impact on NBC budgets.
- The definition of consultant (management consultants, project managers etc)
- The circumstances in which consultants become part of council teams, rather than advisers.
- The possible assumption that 'in-house' is bad; consultant is good.
- How to link this investigation to the Recovery Plan
- How to evaluate/ monitor achievements and value for money of employing consultants.
- How the appointment of consultants is monitored.
- The number of such contracted workers receiving salaries in excess of those of in-house full time employees.

- RESOLVED:**
- (1) That a Working Group comprising Councillors Marriott, Perkins, Patterson and Robinson investigate Consultants – Value for Money along with A Foster.
 - (2) That the Head of Corporate Procurement supply consultancy figures and statistics to Scrutiny prior to the Working Group convening.
 - (3) That Mr Swinn's concerns regarding a specific consultant appointed by Housing Services, is referred to Housing Scrutiny for consideration and the officer responsible for appointing the housing consultants is

informed.

7. RECOVERY PLAN (COST/BENEFITS) - DISCUSSION

The Chair suggested that the Committee look at the costs and benefits of the Recovery Plan to the Authority and how best to scrutinise and monitor it.

In response to Members' request for a matrix to be issued detailing the inputs and outputs and what had been achieved to date, Ray Bowmer, Acting Borough Treasurer, advised that a report would be submitted to the Executive on 11 October 2004 on the components of the medium term financial strategy, along with outline details of the resources available for the Recovery Plan and the costs/expenditure to date. The Programme Board monitored the 80 projects in the Recovery Plan feeding work to both Recovery and Monitoring Board.

Members raised the following concerns:

- Concerns that KPIs were seen as all-important rather than sitting on top of quality systems.
- Extent of council commitment to quality processes achieving key objectives.
- Information about underlying processes for achieving directives.
- Acknowledgement of ODPM role in monitoring our development and use of rigorous processes.
- Aim of Recovery Plan in achieving performance management for continuous improvement.
- Role of this committee in ensuring the developmental change to embed performance culture, monitor implementation and effect of quality systems and performance management systems.
- Monitoring of KPIs to advise other scrutiny committees and the Executive.
- The need for a small working party to undertake the scope and project

Mr Swinn, member of the public, addressed the Committee referring to the CPA Report. It was agreed that a copy of the Council's Recovery Plan be issued to Mr Swinn.

- RESOLVED:**
- (1) That Councillor Perkins, Deputy-Chair, establish which Recovery Plan processes were in place and which were relevant to which Scrutiny Committee.
 - (2) That a Working Group comprising Councillors Perkins and Miah (together with the Head of Change Team (V Shayler), Head of Organisational Development and Improvement (S Wade), investigate the costs and benefits of the Recovery Plan in relation to performance management and report back to the next meeting.

8. CUSTOMER CONSULTATION - HOUSING BENEFITS

The Chair explained his intention that this Committee heard from the public and groups about their experience and views of the benefits service, to see how Scrutiny could aid improvement.

Christine Stevenson, Head of Revenues and Benefits, welcomed this approach and valued the Member/stakeholder feedback. She advised of work with neighbouring authorities via the Community Portal and the current recruitment to junior management posts for quality checks. There were plans to review customer documentation, claim forms, and external communication.

Mr Swinn, member of the public, addressed the Committee on rent and council tax issues.

Members decided on a Working Group to scope a project reviewing Housing Benefits from a different angle using external agencies and claimants, including CAB, Welfare Rights, CVS and the Housing and Money Advice Centre. The Working Group would look at best practice for consultation to ensure that pertinent questions were asked.

- RESOLVED:**
- (1) That a Working Group be convened comprising Councillors Church, Marriott and Miah to devise the scope of the project and the list of consultees, as well as the means and process of public involvement.
 - (2) That Councillor Mason (Deputy Chair, Housing Scrutiny) be invited to join the Working Group.

9. FAR COTTON RECREATION GROUND - DRAFT REPORT

The Chair circulated his draft report following the call-in meeting of 4 August and re-convened meeting of 16 August 2004 for the Committee's endorsement for submission to the Executive on 11 October.

- RESOLVED:** That the report, as circulated, be presented to the Executive at its next meeting on 11 October 2004.

10. BUDGETS

The Chair commented on the need to find a useful way for this Committee to enhance the budget consultation process.

The Acting Borough Treasurer advised that last year's consultation consisted of the draft budget being discussed by all Scrutiny Committees and the Forums. It was published on NBC's web site and was debated by the People's Panel. The Executive also held a separate consultation meeting. Additionally, Financial Strategy and Performance Scrutiny Committee advertised and held two budget consultation sessions. Members suggested that Area Committees also be used in the budget consultation process this year.

Members discussed how scrutiny could do things differently this year and take a larger role in obtaining input from the public. The facility for wide consultation on Options and priorities / constraints on finances / outcome of Sedgebrook discussions.

It was acknowledged that many find the budget less than engrossing and past consultations had made little impact.

The Chair suggested the style and quality of consultation could be better than previous discussion of small issues. Councillor Church suggested that soon after the release of the draft budget, the Committee could choose some key issues, of interest and importance to the public, set a date in January to examine these and involve the public.

Further work would be needed to select issues and decide how to progress the ideas.

- RESOLVED:**
- (1) That, shortly after the draft budget is published, this Committee decide on key issues for examination and engage the public in a debate on these.
 - (2) The Acting Borough Treasurer to advise the Executive of this approach by Overview and Scrutiny.

11. WORK PROGRAMME

The Chair expressed concern that costs for this year's greatly reduced Street Fair are estimated at £25,000. His concern was that this was not the case in previous years and, organisation having been changed, was now costing more. Members agreed that a Working Group investigate and examine the issues involved.

- RESOLVED:**
- (1) That a Working Group comprising Councillors Caswell, Markham and Marriott convene to investigate the costs of this year's Street Fair.
 - (2) That the Chair and Deputy Chair meet to set the agenda for the next meeting.

The meeting concluded at 8:20 pm

NORTHAMPTON BOROUGH COUNCIL

**HEALTH & ENVIRONMENT AND PUBLIC PROTECTION OVERVIEW &
SCRUTINY COMMITTEE**

Tuesday, 12 October 2004

PRESENT: Councillor B Markham (Chair); Councillor A McCutcheon (Deputy Chair); Councillors B Eldred, P Flavell, J Hollis, J Lane and M Pritchard and B Glynane (substituting for Councillor Allen)

ALSO PRESENT:

Maureen Hunter	Head of Overview and Scrutiny	
Steve Elsey	Environmental Health Manager	Item 6
Caroline Johnson	Senior Community Sports & Dev Officer	Item 7
Darren Rolls	Senior Community Environment & Dev Officer	Item 7
Peter Moreby	Waste Collection Officer	Item 7
Tim Miles	Head of Cultural Services & Community Dev	Item 9
Tracy Crane-Folwell	Member of the Public	Item 5

1. APOLOGIES

Apologies for absence were received from Councillor Allen.

2. MINUTES

The minutes of the meeting held on 7 July 2004 were agreed and signed by the Chair.

3. DECLARATION OF INTEREST (INCLUDING WHIPPING DECLARATION)

There were none.

4. DEPUTATIONS / PUBLIC ADDRESSES

Tracy Crane-Folwell attended to speak to item 5 – Review of the Recycling Scheme.

5. REVIEW OF THE RECYCLING SCHEME

The Chair reminded Members that, when the pilot scheme had been put in place at the beginning of April 2004, the Committee had expressed a wish to monitor the Scheme and had agreed to do this after six months of operation.

He explained there had been a site visit to the recycling centre by the Committee and a presentation on the evaluation and roll-out. He had received e-mailed comment on some public concerns. After first hearing from Ms Crane-Folwell, the Committee could receive the officer presentation, discuss concerns, and progress of reporting.

T Crane-Folwell addressed the Committee, commenting that she had three main concerns:-

- Residents feel that there has been a lack of consultation

- There is concern at the fortnightly arrangements – the bins do not seal and she had knowledge of problems with maggots and bad smells
- Residents are currently using surplus bin bags as well as wheelie bins but problems will be exacerbated when the bags run out.

The Chair referred to a letter first sent to the Leader in April that recycling boxes caused litter problems in Acre Lane and suggesting coloured bin bags instead. Also that refuse collectors are less than careful with the boxes, throwing them around and leaving residual contents on the street.

The e-mail:

that the writer objected to pay £103 per month Council Tax to have a two weekly collection.

The Chair explained that T Crane-Folwell was a resident of Birchfield Crescent and the options for residents in that area were to either take the bins through the house on collection day or have the bins have permanently outside the front of their houses.

Members also expressed concerns:-

- Residents of some low-rise flats would like to be included in the recycling scheme (Tonmead Road and Edmunds Road).
- Residents who have not been given wheelie bins still have not received their supply of black bags, which should have been delivered in August.
- It took a long time for people to get replies to letters of complaint.
- A resident has complained that their bin is sometimes not collected because it is placed at the bottom of their drive not on the pavement. The comparison with Daventry, who actually backup-up their lorry to accommodate someone putting bin out late.
- People who require bigger bins have not received anything yet.
- Regarding the fortnightly collection – problems occur when people go away for a few days, resulting in rubbish staying at the property for a month.
- Sidewaste not collected – causing smells.

D Rolls – Senior Community Environment Development Officer and P Moreby – Waste Collection Officer, gave a presentation on the scheme, effect, evaluation and roll-out.

The Scheme was part of the Northamptonshire Joint Waste Strategy, which aimed for recycling of 50% of refuse by 2020.

The Council had received £1.5m from DEFRA to implement a recycling scheme by March 2004. The scheme started with the issuing of wheelie bins to 28,000 properties and

recycling boxes to all properties.

After the comprehensive presentation which answered many of the concerns, the Committee heard that:-

- 1 The system of fortnightly collections is common to many authorities and encourages households to manage waste to fit receptacles. A weekly collection would add £210,000 for the 28,000 currently on the scheme, and would treble for the whole town.
- 2 Information is issued on health and safety aspects e.g. washing tins and bottles, wrapping food and additional bags for heavy recyclables.
- 3 10 employees to handle calls at beginning, now down to 3 employees who also deal with general enquiries on all aspects of work.
- 4 240 and 140 litre bins have now extended to 360 litre for larger families.
- 5 Sidewaste issue is still a problem, with a continuing enforcement programme to encourage waste management.
- 6 Boxes replaced free, 1st wheelie bin replacement free.
- 7 Service provision inequality in relation to green waste where charges are still made to non-wheelie bin areas. Flats unable to participate at all.
- 8 Winter garden waste anticipated to crease by 1/3 so to be suspended 17 December to 17 January with a weekly black bin service. Xmas trees in brown bins after 17 January.

The Committee made several comments, raising further concerns:-

- Important that this change of service over December/January be well publicised particularly to families for whom English is not their first language.
- Need for continuing with boxes rather than plastic bags for dry recyclables because of the difficulties in sorting and the inefficiency of further plastic. (D Rolls reported that the Executive had agreed to rollout the Scheme across the Town, extending it to a further 32,000 properties by the end of April 2005. It was also intended to introduce the dry recycling scheme to flats in the Town. He acknowledged that a strategy needed to be put in place for terraced houses.)
- The delay in distributing black sacks to properties not on the scheme.
- Collections from the rear of terraced houses would be possible if smaller vehicles were used.
- The need for a free garden refuse collection service should be offered to those

properties not currently in the twin bin scheme to ensure equality.

- The need for a strategy for collecting from flats and what would be asked of developers when building flats and apartments in future.
- Possibility of the collection of glass. (D Rolls reported that, with using the procedures in place, glass would need to be hand picked. This had implications regarding health and safety. He added that officers were currently looking at a new piece of equipment with a view to buying one if satisfied that it could deal with the quantities anticipated.)

The Chair asked P Moreby what problems the operatives were currently experiencing.

- The main issue had been threatening behaviour from the public, although this had reduced in recent months. He added that the number of complaints had also reduced from thousands per week to approximately one hundred.

Councillor Eldred congratulated the operatives for their work during the past few months adding that, at his Local Area Partnership meeting, a resident who had previously complained regularly had congratulated officers on a well- run scheme. He recognised they had need to acquire new skills and had not reacted to the abuse.

- Councillor Woods has experienced the introduction of recycling schemes in 3 or 4 places and is confident this has been the best so far.

Regarding the use of boxes instead of bags, D Rolls reported that bags would need constant replacing which would result in additional cost. Boxes also reduced the amount of plastic waste collected and bags would need to be ripped open to put on the conveyor which would take extra time. It was also possible that the wrong rubbish could be put into recycling bags resulting in contamination.

When discussing which areas are being proposed for the expansion of the scheme, the Chair requested that officers let Ward Councillors know if their areas are to be included.

The Chair also reminded members of the Committee that they and any other members who were interested had been invited to visit the recycling centre, and he would recommend the interesting and informative tour.

The Committee agreed 3 members to produce the report on the review of the Scheme.

- CONCLUSION**
- 1 That 3 Members, Councillors Eldred, Markham and McCutcheon, to meet to write the report of the Review for the Executive.
 - 2 That all Members of the Council be e-mailed, asking them if they had any issues that needed mentioning in the report.

6. NEIGHBOURHOOD WARDEN UPDATE

S Elsey reported that Neighbourhood Wardens were now on patrol and were attending Area Partnerships and other meetings. Each Warden would be issued with a supply of introductory leaflets and would also have a supply of personalised posters to display in their areas.

Members were informed that the next meeting of the Steering Group, which would be held in January 2005, would be able to evaluate the Scheme and consider how it could be rolled out to the rest of the Town in the next couple of years.

The only remaining issue was identifying resources to enable the Scheme to continue.

In answer to a question regarding lone working, S Elsey commented that there were health and safety issues. Enforcement would always be carried out in pairs and Wardens would be paired up with an accredited person to carry out those duties. Relationships with the Police were improving, and Council officers were meeting with Police representatives to go through processes regarding timely response. Wardens all received lone-worker training.

S Elsey also reported that Wardens all have mobile telephones, but are not currently on the radio system. Officers were currently looking into the feasibility of putting wardens based in the Town Centre area on to the radio system.

In answer to a question regarding hours of working, S Elsey reported that most of the work was carried out by Wardens during the day but there were plans for Wardens to work until 8pm in areas where a problem had been identified. Wardens would also attend local meetings, often held in the evenings. Members enquired as to whether Wardens were aware of how the democratic process worked in the Borough so that they could advise residents about Area Partnerships, etc. S Elsey reported that much of the work carried out by Wardens was advisory and also monitoring if things had been done as promised.

S Elsey also reported that Wardens were currently reporting that they could visit everywhere in their area during a week. This could be refined when Wardens know their areas better.

Councillor Hollis commented that the warden in her ward seemed to “pop up everywhere” and everyone was very pleased.

S Elsey invited Ward Councillors to go on walkabout with a warden, and agreed to forward the leaflets to all Councillors.

CONCLUSION That the information leaflet be sent to all Members of the Borough Council.

7. PLAYING PITCH STRATEGY - UPDATE

C Johnson and S Pointer gave an update on the Borough Council’s Playing Pitch Strategy, a draft of which was prepared last year, and at this Committee on 21 July 2003 and called-in.

Recent work carried out included using more up-to-date information, looking at issues around gender and age inequalities on a county-wide basis.

Members were informed that the consultants submitted work on the Strategy in September and a further report was received on the day of the meeting. This information would be analysed and fed into the new Strategy.

Members were informed access to school pitches was vital to the new Strategy and there was also a plan to increase the provision through developer contributions and Section 106 Agreements.

The Chair commented that he was happy that the Committee's recommendations had been taken on board. He asked Members whether they wished to analyse the draft report.

The Committee decided to see the consultants report and the draft together, to be sent to members prior to a special meeting (with a planner) and including Overview & Scrutiny 7, to provide comment to Executive.

- CONCLUSION**
- 1 That a meeting of the Health & Environment Overview & Scrutiny Committee, the Planning, Transportation and Regeneration Overview & Scrutiny Committee and Planning Committee be held to look at the issue of the Borough Council's Playing Pitch Strategy.
 - 2 That the Consultants report to be circulated electronically.

8. HERITAGE / MUSEUMS SERVICES

Councillor McCutcheon reported on the work being carried out and commented that it would be more expedient to review this in detail at the next meeting.

Conclusion Members agreed to include this item on the Agenda for the next meeting.

9. PROGRESS OF JOINT WORKING GROUP - HARLESTONE ROAD ALLOTMENTS

The Chair reported that the Working Group had been on several site visits and had held meetings with the Allotments Association and the Allotments and Gardens Council.

The Group was on target to report to the Committee in early November. He added that a report would also be submitted to the Planning, Transportation and Regeneration Overview & Scrutiny Committee and that the members of the Allotments Association would be kept informed and would also get a copy of the report.

T Miles reported that the redrafting of the draft Strategy would be complete this week, and would be produced in a more user-friendly format. He requested a copy of the work carried out regarding on Harlestone Road Allotments in order to avoid contradiction or duplication in the draft Strategy.

T Miles added that the report and Strategy document would be submitted to the Health and Environment Overview & Scrutiny Committee in November and to the Executive before Christmas.

10. FUTURE WORK PLAN - TO PRIORITISE THE ITEMS THAT THE COMMITTEE WANTS TO CONSIDER

The Housing Overview & Scrutiny introduced information about the request of the PCT (via the LSP) for the Committee to pick up and support the issue of a town-wide smoke-free charter. Councillors Malpas, Pritchard, Allen and Hollis agreed to undertake initial discussion to advise the Committee.

CONCLUSION That the following be included on the Agenda of the next meeting of the Committee:-

- Allotment Strategy
- Heritage and Museums Service
- Review of Recycling Scheme
- Some Free Charter discussion
- Scrutiny Role in Recover Process
-

The meeting concluded at 8.20 pm.

The meeting concluded at 8:20 pm

NORTHAMPTON BOROUGH COUNCIL**PLANNING COMMITTEE****Wednesday, 13 October 2004**

PRESENT Councillor J Robinson (Chair); Councillor P Flavell (Deputy Chair);
: Councillors Boss, Crake, Edwards, Hoare, Malpas, Marriott, Mason, McCutcheon and Pritchard

1. APOLOGIES

There were none.

2. MINUTES

The minutes of the meeting held on 15 September 2004 were agreed and signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

- RESOLVED:**
- (1) That Wayne Hughes and Mr Dobraszczyk be permitted to address the Committee regarding application N/2004/1112 – Land at Balmoral Road.
 - (2) That Tina Harvey be permitted to address the Committee regarding applications N/2004/1124 and N/2004/1125 former St Edmunds Hospital Site, Wellingborough Road.
 - (3) That Barry Waine be permitted to address the Committee regarding application N/2004/0918 – Vernon Hall, 156 Wellingborough Road.
 - (4) That Paul Montrose be permitted to address the Committee regarding application N/2004/0965 – 14 Cottesbrook Gardens – East Hunsbury.
 - (5) That Mr Bove be permitted to address the Committee regarding application N/2004/1174 – 22 Home Farm Close.
 - (6) That Dr Moopen be permitted to address the Committee regarding application N/2004/1201 – 54 – 56 Kingsley Road.
 - (7) That Jeanne O'Dell, Mr Luck and Ashley Nichols be permitted to address the Committee regarding applications N/2004/1241 and 1242 – The Wheatsheaf 126 Dallington Road.
 - (8) That Councillor Concannon be permitted to address the Committee regarding application N/2004/1242 – The Wheatsheaf, 126 Dallington Road.
 - (9) That Mrs A McGee, Councillor Glynane and Peter Taylor be permitted to address the Committee regarding applications N/2003/0271 and N/2004/0458 – Tunnel Hill Farm.

4. MATTERS OF URGENCY WHICH BY REASON OF SPECIAL CIRCUMSTANCES THE CHAIR IS OF THE OPINION SHOULD BE CONSIDERED

MEMBER TRAINING SESSION.

The Head of Planning, Transportation and Regeneration informed members that a member training session had been arranged to take place on the 27 October 2004. The independent trainers would be from Trevor Roberts Associates.

RESOLVED: That the position be noted

5. LIST OF CURRENT APPEALS AND INQUIRIES

The Head of Planning, Transportation and Regeneration submitted a list of planning appeals and inquiries and elaborated thereon.

RESOLVED: That the report be noted.

6. FRINGE AREA APPLICATIONS

There were none.

7. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

There were none.

8. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

There were none.

9. PRINCIPAL ITEMS

(A) N/2004/975 - ERECTION OF 22 NO. APARTMENTS WITH ASSOCIATED LANDSCAPING AND CAR PARKING, LAND AT MAIN ROAD, FAR COTTON

The Head of Planning, Transportation and Regeneration submitted a report regarding the erection of 22 apartments with associated landscaping and car parking on land at Main Road Far Cotton and elaborated thereon.

RESOLVED: That it be agreed this application be deferred pending further information from the Environment Agency.

(B) N/2004/1112 - ERECTION OF 20 NO. FLATS, LAND AT BALMORAL ROAD

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the erection of 20 flats at Land at Balmoral Road, and elaborated thereon, while referring to the addendum circulated at the meeting.

Wayne Hughes addressed the Committee on behalf of his neighbours. He informed members that he and his neighbours were not opposed to development in principle but were concerned about the height of the proposed buildings. He commented that there were no buildings taller than two storey at the moment and so it was felt that these proposals would change the nature of the street scene. He also expressed concern

this was a very sensitive issue in the area. He added that the 2001 Census showed that 30% of 2 bedroom properties have at least 2 cars and so it was felt that the proposed parking provision would be inadequate. Mr Dobraszcyk also addressed the Committee, commenting that the height of the buildings had been reduced by half a metre and that the parking problem was a symptom of areas of terraced houses – you can only get one car in front of one house. He asserted that car ownership was the problem not this development.

RESOLVED: That the application be deferred to enable discussions with the applicant on the provision of affordable housing and legal pending advice from the Borough Solicitor in the private part of the meeting.

**(C) N/2004/1124 AND LISTED BUILDING APPLICATION N/2004/1125 -
ERECTION OF FOUR/FIVE STOREY BLOCK OF APARTMENTS AND
CONVERSION OF EXISTING BUILDINGS TO RESIDENTIAL UNITS
NORTHERN PORTION OF FORMER ST EDMUNDS HOSPITAL SITE,
WELLINGBOROUGH ROAD**

The Head of Planning, Transportation and Regeneration submitted a report outlining the application and listed building application regarding the erection of four five storey blocks of apartments and the conversion of the existing buildings to residential units at the northern portion of the former St Edmunds Hospital site, Wellingborough Road, and elaborated thereon, referring to the addendum circulated at the meeting and asking members to decide whether or not the proposed provision of affordable housing was acceptable.

Tina Harvey addressed the Committee, commenting that objections had been ongoing since 2003 and that she had been trying to get the Health and Safety concerns heard. In addition, Ms Harvey was now also concerned about privacy, her property was situated right next to the boundary. She praised the Planning Department for taking residents' concerns into account. She also commented that there were Health and Safety issues regarding the car park access at Portland Place. The proposals would result in extra traffic and noise in an area where there were already problems with people visiting nearby pubs etc in the evenings. Regarding the three storey building, she commented that this would overlook her bedroom.

RESOLVED: That the application be deferred to enable further discussions with the applicant on the provision of affordable housing.

**(D) N/2004/1154 16 NO. 2 STOREY 2-BEDROOMED APARTMENTS WITH
ASSOCIATED PARKING, LAND OFF COTTAGEWELL COURT, STANDENS
BARN**

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the erection of 16 two storey two bedroomed apartments with associated parking at land off Cottagewell Court Standens Barn, and elaborated thereon.

RESOLVED: That the application be approved as shown in the Decision List attached.

(E) N/2004/1143 - ERECTION OF A WAREHOUSE BUILDING FOR USES WITHIN CLASS B8 (STORAGE AND DISTRIBUTION) WITH ANCILLARY OFFICE, CAR PARKING, LANDSCAPING AND ACCESS. PLOT 300, SWAN VALLEY

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the erection of a warehouse building for uses within Class B8 with ancillary office, car parking and landscaping and access at Plot 300 Swan Valley and elaborated thereon. Members were informed that the Officers were changing their recommendation to approval delegated to an Officer pending approval from the Environment Agency.

RESOLVED: That it be agreed that the application be deferred pending approval from the Environment Agency with approval delegated to the Head of Planning Transportation and Regeneration.

(Councillor Markham declared a personal interest which he considered to be prejudicial and so left the room for the duration of the item.)

(F) N/2004/1234 - DEMOLITION OF EXISTING OFFICES AND ERECTION OF 14 NO. RESIDENTIAL UNITS 52-56 HAZELWOOD ROAD

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the demolition of existing offices and the erection of 14 residential units at 52 – 56 Hazelwood Road, and elaborated thereon.

RESOLVED: That the application be approved as shown in the Decision List attached.

10. SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION

Barry Waine addressed the Committee regarding application N/2004/0918 Vernon Hall, 156 Wellingborough Road. He stated this application was in line with local plan policies, and that his client was making a contribution of £6500 towards the maintenance of existing CCTV cameras. He commented that the application complied with access requirements for disabled people and the design included a glass frontage on Wellingborough Road, through which the original building will be visible.

Paul Montrose addressed the Committee regarding application N/2004/0965 – 14 Cottesbrooke Gardens on behalf of his mother. He informed members that the height of the building had been reduced to address concerns of the neighbours. He added that the building was wooden and would be painted and a trellis border would be put up to lessen the impact. He commented that, at most, approximately half a metre of wall and roof would be visible from neighbouring gardens.

Mr Bove addressed the Committee regarding application N/2004/1174 – 22 Home Farm Close. He commented that the roof had been raised by almost 2 feet. He added that he had received letters from the Planning Department stating that no approach had been made to the Planning Department regarding the need for planning consent. He stated that work had been carried out since the Planning Department had told the applicant to cease all work. He also commented that previous successful extensions

requested that the Committee attend a site visit.

Doctor Moopen addressed the Committee regarding application N/2004/1201 – 54 – 56 Kingsley Road. He stated that he felt that it was his mission to educate people to care for their teeth adding that there were currently no dentists in Northampton willing to accept new NHS patients onto their lists, so there was a need in the area for an additional practice. Regarding the issue of parking, he stated that the clinic would operate from 9.00 am – 5.00 pm so would not have a great impact on local people. He added that there was a parking area at the back of the building, but due to access issues, this would not be available for patients' use.

Geanne O'Dell addressed the Committee regarding applications N/2004/1241 and 1242 – The Wheatsheaf 126 Dallington Road. She commented that a number of her neighbours had also complained about this application. She stated that there was already a problem with noise and that this would be exacerbated if this application was approved. She added that, if the proposals were approved, the noise would bounce around the courtyard. She stated that she and other neighbouring residents had good relationships with the Landlord and Landlady of the pub, but the concern was about allowing people to sit outside the pub.

Mr Look also addressed the Committee regarding applications N/2004/1241 and 1242, stating that his garden was directly behind the pub. The current Landlord was very good, but there was no guarantee that, if he left, his replacement would be as considerate. He understood what the Landlord was trying to do, but questioned if more people were going to visit the pub. whether there would be enough space for them to park.

Councillor Concannon addressed the Committee, as Ward Councillor, regarding application N/2004/1241 – The Wheatsheaf, 126 Dallington Road. He informed members that there were strong local feelings on this issue. This was a very small and pleasant village at the centre of Spencer Ward, and there was strong praise for the present Landlord and Landlady and their running of a very good Community facilitate. He had been asked to speak against the application due to the fear of local residents regarding more noise and disturbance.

Ashley Nichols, the current Landlord, also addressed the Committee regarding applications N/2004/1241 and 1242, explaining that he wanted to make people access the garden through the pub and to keep children away from the car park. He stated that since he had taken over the pub he had got rid of drugs and other problematic elements.

- RESOLVED:**
- (1) That applications N/2004/0839, N/2004/1083, N/2004/1084, N/2004/1151, N/2004/1199, N/2004/1204, N/2004/1211, N/2004/1242, N/2004/1246, N/2004/1259, N/2004/1261, N/2004/1262 and N/2004/1344 be approved as shown in the Decision List attached.
 - (2) That application contrary to officers' recommendations N/2004/1201 be Approved as shown in the Decision List attached, as members could see no harm in granting the proposal as it was unlikely to lead to increased car use and seemed to be supported locally.
 - (3) That application N/2004/1228 be delegated to the Head

of Planning Transportation and Regeneration once outstanding details were resolved.

- (4) That application N/2004/0918 be Approved in Principle subject to a legal agreement to secure a financial contribution towards the CCTV systems and the conditions as shown in the Decision List attached.
- (5) That applications N/2004/965, N/2004/1241 and N/2004/1275 be Refused as shown in the Decision List attached.
- (6) That, regarding application N/2004/0965, the Borough Solicitor be authorised to issue an enforcement notice in respect of the unauthorised building if need be, with a compliance period of 2 months.
- (7) That application N/2004/1174 be Deferred pending a members' site visit.
- (8) That the withdrawal of application N/2004/0911 be noted.

(Regarding application N/2004/1174 Councillor Malpas confirmed that he had not had any involvement nor expressed any prior opinion on the application and proposed to reserve the right to speak and vote thereon).

(Regarding application N/2004/1201, the Chair declared a personal interest which he felt to be prejudicial and so left the room for the duration of the item. Councillor Flavell assumed the Chair for this item).

11. ENFORCEMENT MATTERS

There were none.

12. OTHER REPORTS

(A) N/2003271 & N/2004/458 - TUNNEL HILL FARM

The Head of Planning, Transportation and Regeneration submitted a report outlining the situation regarding applications N/2003/0271 and N/2004/0458 – Tunnel Hill Farm and elaborated thereon, referring to the addendum circulated at the meeting.

Councillor Glynane addressed the Committee, as Ward Councillor, commenting that the development of this site was a burning issue for local residents. He commented that this was a monstrous development and the seriousness of the situation could not be appreciated by looking at diagrams. He requested a members' site visit.

Mrs A McGee also addressed the Committee, informing members that the downstairs windows of the nearest plot to her house overlooked her childrens' bedroom windows. The proposed fence provided no protection from her house being overlooked and, when finished, she would have a car park overlooking her garden. She commented that the elevation was so different that it was oppressive, she was puzzled as to why the developer had elevated the ground to such a degree.

Peter Taylor addressed the Committee on behalf of the applicant. He stressed that an

approved Planning Permission (dated 30 March 2004) existed and that it had been agreed that the proposals approved could be improved upon. Negotiations had resulted in improvements to the approved plans, but this was as far as his client could go. The scale and length of negotiations was substantial and Mr Taylor urged members to approve the revised plans.

Members discussed the apparent inconsistencies between the plans submitted and the development as it now stood.

RESOLVED: That the matter be deferred pending a members' site visit.

(Councillor Edwards and Lindsey Richards each declared a personal interest, which both considered to be prejudicial and so left the room for the duration of the item.)

13. LISTS OF DELEGATED APPLICATIONS

(A) LIST OF DELEGATED APPLICATIONS APPROVED

The Head of Planning, Transportation & Regeneration submitted a list of delegated applications approved during the period 19 August to 15 September 2004 for members' information.

RESOLVED: That the list be noted.

(B) LIST OF DELEGATED APPLICATIONS REFUSED

The Head of Planning, Transportation & Regeneration submitted a list of delegated applications refused during the period 19 August to 15 September 2004 for members' information.

RESOLVED: That the list be noted.

14. LIST OF DEFERRED APPLICATIONS

The Head of Planning, Transportation & Regeneration submitted a list of deferred applications for members' information.

RESOLVED: That the list be noted.

DRAFT DECISION LIST

15. EXCLUSION OF PUBLIC AND PRESS

The Chair moved that the Public and Press be excluded from the remainder of the meeting on the grounds that there was likely to be disclosure to them of such categories of exempt information as defined by Section 100(1) of the Local Government Act 1972 as listed against such items of business by reference to the appropriate paragraph of Schedule 12A to such Act.

The Motion was Carried.

16. N/2004/1112 - LAND AT BALMORAL ROAD (12).

Members received advice and information from the Chief Solicitor.

RESOLVED: That the application be Deferred until the next meeting of

the Committee.

17. N/2003/0271 & N/2004/0458 – TUNNEL HILL FARM (12).

Members received advice and information from the Borough Solicitor.

RESOLVED: That the position be noted.

15. EXCLUSION OF PUBLIC AND PRESS

The Chair moved that the Public and Press be excluded from the remainder of the meeting on the grounds that there was likely to be disclosure to them of such categories of exempt information as defined by Section 100(1) of the Local Government Act 1972 as listed against such items of business by reference to the appropriate paragraph of Schedule 12A to such Act.

The Motion was Carried.

16. N/2004/1112 - LAND AT BALMORAL ROAD (12).

Members received advice and information from the Chief Solicitor.

RESOLVED: That the application be Deferred until the next meeting of the Committee.

17. N/2003/0271 & N/2004/0458 – TUNNEL HILL FARM (12).

Members received advice and information from the Borough Solicitor.

RESOLVED: That the position be noted.

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NORTHAMPTON BOROUGH COUNCIL
PLANNING COMMITTEE
13 OCTOBER 2004
DECISION LIST

Application No: **N/2004/839**
Location: **66 Birchfield Road**
Proposal: **Conversion of existing ground floor retail unit into 2
residential units**

APPROVAL subject to conditions and for the following reason:

The development in terms of use and design and its impact on residential amenity are considered acceptable and in accordance with Policy H20 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) All alterations shall be made good using materials to match those on the existing building.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

(3) Full details of facilities for the secure and covered parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby permitted, provided prior to the development being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities.

(4) Details of the provision for the storage of refuse shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the development hereby permitted being first brought into use and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(5) Only high level windows (cill level to be at least 1.65m above floor level) shall be installed in accordance with approved drawings and retained thereafter in that form at all times.

Reason: To safeguard the privacy of the adjoining property(ies).

(6) Notwithstanding the details submitted further details of the external alterations showing sash style or similar windows, sills, lintels and type of render shall be submitted at a scale of 1:20 and approved in writing by the Local Planning Authority prior to the commencement of development hereby permitted and then implemented in accordance with the approved details.

Reason: In the interests of visual amenity.

Application No: **N/2004/918**
Location: **Vernon Hall, 156 Wellingborough Road (Mencap)**
Proposal: **Change of use to restaurant (Class A3) with erection of rear extension and new front entrance**

APPROVAL IN PRINCIPLE subject to conditions and for the following reason:

The use of the proposed building as a restaurant is considered acceptable and in accordance with Policies E20 and R12 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) The premises shall only be used as a restaurant and shall not be used for any other purposes within Use Class A3 of the Town and Country Planning (Use Classes) Order 1987, specifically a public house, wine bar or hot food.

Reason: In the interests of the amenities of the occupiers of nearby residential properties and in the interests of the character of the shopping street.

(3) The premises shall not remain open to customers between the hours of 2300 and 0800

Reason: In the interests of the protection of residential amenities.

(4) A scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the sources of noise on the site whether from fixed plant or equipment or noise generated within the building and the provisions to be made for its control and the approved scheme shall be implemented prior to the commencement of the use hereby permitted and retained thereafter.

Reason: To protect the amenities of nearby occupants from noise and vibration.

(5) A scheme for the collection, treatment and dispersal of cooking smells and fumes shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall have been implemented prior to the commencement of the use hereby permitted and retained thereafter.

Reason: In the interests of the amenity of the surrounding locality and to secure a satisfactory standard of development.

(6) Details of the provision for the storage of refuse shall be submitted to and approved by the Local Planning Authority, implemented prior to the commencement of the use hereby permitted and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(7) The development shall be constructed to allow access to and circulation in all public areas by people with disabilities, details of which shall be submitted to and approved in writing by the Local Planning Authority, implemented concurrently with the development, completed prior to the commencement of the use hereby permitted and retained thereafter.

Reason: To ensure that the premises are easily accessible to people with disabilities.

(8) The fire exit at the rear of the premises shall only be used for the purposes of emergency exit and shall remain closed at all times and not used for any other purpose.

Reason: In the interests of amenity.

Application No: **N/2004/965**
 Location: **14 Cottesbrooke Gardens**
 Proposal: **Garden shed/summerhouse (retrospective)**

REFUSAL for the following reason:

(1) The shed/summerhouse by reason of its design, bulk and siting in relation to the adjacent properties constitutes an unneighbourly, over dominant form of development which is out of character with the area and detrimental to residential amenity through visual intrusion and an unacceptable loss of privacy to no. 49 Muncaster Gardens contrary to Policies E20 and H19 of the Northampton Local Plan.

Application No: **N/2004/1083 (Listed Building Application)**
 Location: **Great Houghton House, High Street, Great Houghton**
 Proposal: **Demolition of existing extension and erection of garage/games room and orangery**

APPROVAL subject to conditions and for the following reason:

The proposed demolition, alteration and extension works would not adversely affect the historic fabric and character of the listed building in accordance with the objectives of Planning Policy Guidance Note 15 (Planning and the Historic Environment) and Policies E23, E25 and E26 of the Northampton Local Plan.

(1) The works hereby permitted shall be begun before the expiration of five years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

(2) All external walls of the proposed garage/games room extension shall be constructed of natural local stone which shall be laid, coursed and pointed in the traditional manner of the area. Representative sample of the stone shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site.

Reason: To ensure that the material is appropriate to the appearance of the listed building.

(3) All external walls of the proposed orangery shall be constructed in sandstone/ironstone ashlar. Representative sample of the stone shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site.

Reason: To ensure that the material is appropriate to the appearance of the listed building.

(4) Sample panels of the proposed stonework shall be constructed on site and their appearance approved in writing by the Local Planning Authority prior to the commencement of construction work on site and the panel shall remain on site during the works hereby approved.

Reason: To ensure that the material is appropriate to the appearance of the listed building.

(5) The roof materials for the garage/games room extension shall be natural slate. A sample of the slate shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site.

Reason: To ensure that the material is appropriate to the appearance of the listed building.

(6) Notwithstanding the details as submitted, full details of all proposed windows, dormer windows, roof lights and doors at a scale of not less than 1:20 shall be first submitted to and approved in writing by the Local Planning Authority and thereafter implemented concurrently with the development.

Reason: In the interests of visual amenity and to enhance the character of the listed building.

(7) Notwithstanding the details as submitted, no works shall take place until full details of all proposed soil and vent pipes, extraction flues and rainwater goods including their positioning and fixing shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented concurrently with the development.

Reason: To enhance the character of the listed building.

(8) The existing stone pillars with copings within the front garden shall be retained in-situ and full details of the proposed retaining wall for the driveway including the height and materials to be used shall be first submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details.

Reason: To enhance the setting of the listed building.

(9) Full details of the proposed surface treatment of the front garden and driveway shall be first submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details.

Reason: To enhance the setting of the listed building.

(10) All external timberwork shall be painted white unless otherwise first agreed in writing by the Local Planning Authority and shall be permanently so maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enhance the character of the listed building.

(11) Prior to the commencement of construction works on site, a full schedule of works shall be submitted to and approved in writing by the Local Planning Authority and all development works shall be carried out in accordance with the approved schedule of works.

Reason: To preserve the character of the listed building.

Application No: **N/2004/1084**
 Location: **Great Houghton House, High Street, Great Houghton**
 Proposal: **Demolition of existing extension and erection of garage/games room and orangery**

APPROVAL subject to conditions and for the following reason:

The siting, size and design of the extensions and its impact on residential amenity are considered acceptable and in accordance with Policies E20, E23, E25 and E26 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Details and samples of all proposed external facing materials shall be first submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site. The development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

(3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no additional windows shall be installed in the side elevation of the proposed garage/games room extension without the prior written consent of the Local Planning Authority.

Reason: To safeguard the privacy of the adjacent property.

Application No: **N/2004/1125**
 Location: **Northern portion of former St Edmunds Hospital site, Wellingborough Road**
 Proposal: **Erection of new four / five storey block of apartments and conversion of existing buildings to residential units**

APPROVAL IN PRINCIPLE subject to conditions and for the following reason:

The proposed development would result in the sympathetic re-use and redevelopment of vacant listed buildings in accordance with national government guidance, the site's Planning Brief and the Development Plan without harm to the historic and architectural character of those listed buildings and other interests of acknowledged importance.

(1) The works hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(2) Prior to the commencement of any work on-site, including demolition, a detailed timetable for the redevelopment of the site, including all demolition and conversion works, shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, the permitted works shall be carried out in full compliance with the approved timetable.

Reason: To ensure that the improvement works to the listed buildings are implemented in the interests of preserving and enhancing the special character of these buildings.

(3) No development or works, including demolition or conversion works, shall take place until the completion of a programme of building recording that is to be submitted to and approved in writing by the Local Planning Authority in accordance with a written brief to be provided by Northamptonshire County Council.

Reason: To ensure the comprehensive recording of the site and buildings of historical and architectural interest.

(4) Further details of the method of installation of Damp Proof Course / radon membrane, and method of finishing, both internally and externally shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing.

Reason: To protect the historic integrity of the historic building and secure a satisfactory standard of development

(5) Further details of the proposed method of extracting radon, including external runs of pipework shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing.

Reason: To protect the historic integrity of the historic building and secure a satisfactory standard of development

(6) All new or replacement rainwater goods shall be cast-iron or cast aluminium.

Reason: To protect the historic integrity of the historic building and secure a satisfactory standard of development

(7) Following approved demolition works, the method of treatment of scarred areas of external walls shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing.

Reason: To protect the historic integrity of the historic building and secure a satisfactory standard of development

(8) Further details of the location, dimensions and materials for any vents, flues or extract grilles shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

Reason: To protect the historic integrity of the historic building and secure a satisfactory standard of development

(9) Further details of the design, dimensions and means of fixing of proposed external railings shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the historic integrity of the historic building and secure a satisfactory standard of development.

(10) The external elevations shall not be cleaned without the prior written approval of the Local Planning Authority.

Reason: To protect the historic integrity of the historic building and secure a satisfactory standard of development

(11) Further details of the proposed method of repair of damaged stonework/brickwork shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing.

Reason: To protect the historic integrity of the historic building and secure a satisfactory standard of development

(12) Further details of any new external pipework including soil pipes, rainwater goods, and service pipes, shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing.

Reason: To protect the historic integrity of the historic building and secure a satisfactory standard of development

(13) No double glazing or secondary glazing shall be installed without the prior written consent of the Local Planning Authority.

Reason: To safeguard the integrity of the listed building and to ensure a satisfactory standard of development.

(14) Further details of any proposed venting tiles to the roof shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

Reason: To safeguard the integrity of the listed building and to ensure a satisfactory standard of development.

(15) Notwithstanding the details submitted, further details of all new and replacement doors, and any self-closers, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

Reason: To safeguard the integrity of the listed building and to ensure a satisfactory standard of development.

(16) Notwithstanding the details submitted, further details, including profiles, of all new and replacement windows and doors, including roof lights and any internal or external stained glass shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

Reason: To safeguard the integrity of the listed building and to ensure a satisfactory standard of development.

(17) Notwithstanding the details submitted, details of the proposed method of sound insulation and fire protection measures shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

Reason: To safeguard the integrity of the listed building and to ensure a satisfactory standard of development.

(18) All existing door and window architraves, lintols and cills shall be retained situ unless removal is first approved in writing by the Local Planning Authority.

Reason: To safeguard the integrity of the listed building and to ensure a satisfactory standard of development.

(19) No stripping or recovering of any roofs shall take place without the prior written approval of the Local Planning Authority.

Reason: To safeguard the integrity of the listed building and to ensure a satisfactory standard of development.

Application No: **N/2004/1151**
 Location: **9 Sheep Street**
 Proposal: **Change of use of ground floor to restaurant/takeaway (Class A3)**

APPROVAL subject to conditions and for the following reason:

The application site is located within the town centre and does not represent an unacceptable concentration of similar uses and would not result in any undue loss of amenity nor adversely affect the character of the area and would comply with Policies R5, E21 and H20 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) The use hereby approved is for a restaurant and any sale of hot-food for consumption off the premises shall at all times remain ancillary to the main use of the premises.

Reason: In the interests of the surrounding locality and in the interests of highway safety.

(3) The use hereby permitted shall not be open to customers outside the following times: 0800 – 2300 from Monday to Saturday and 0800-2230 on Sundays and Bank Holidays.

Reason: In the interests of the amenities of the occupiers of nearby properties.

(4) Details of the siting of any machinery, equipment or external openings (including mechanical fume extraction units, ducting, chimneys, and refrigeration, air conditioning or ventilation units) with appropriate measures to attenuate noise and odours from the proposed use to the adjacent residential uses shall be submitted to and approved in writing by the Local Planning Authority. Such machinery and equipment and attenuation measures shall be installed in accordance with the approved details before first commencement of the use hereby permitted and shall thereafter be retained.

Reason: In the interests of residential amenity and to secure a satisfactory standard of development.

(5) Details of the provision for the storage of refuse shall be submitted to and approved in writing by the Local Planning Authority, shall be implemented before first commencement of the use hereby permitted, and shall thereafter be retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(6) Notwithstanding the provision of the Town and Country Planning (Use Classes) Order 1987 (or any provisions in any statutory instrument revoking and re-enacting that Order), the premises shall not be used as a public house or wine bar.

Reason: In the interests of the amenity of the surrounding locality.

Application No: **N/2004/1154**
 Location: **Land off Cottagewell Court, Standens Barn**
 Proposal: **16no. 2 storey 2-bedroomed apartments with associated parking**

APPROVAL subject to conditions and for the following reason:

The site lies within a primarily residential area. The development of the site for residential purposes is in accordance with policies E20 and H6 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) The details and or/samples of all proposed external facing materials shall be submitted to and be approved in writing by the Local Planning Authority prior to the commencement of construction work on site.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

(3) The cycle parking area as shown on the approved layout plan shall be fully provided in accordance with the approved details prior to the development hereby permitted being first brought into use and thereafter maintained.

Reason: To ensure the provision of adequate facilities.

(4) Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development 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.

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

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(6) A minimum of 10% of the total number of dwellings shall be constructed to the Local Planning Authority's mobility standards in accordance with further details to be submitted to and approved in writing by the Local Planning Authority and implemented concurrently with the development and thereafter retained.

Reason: To ensure the provision and retention of dwellings suitable for use by people with disabilities in accordance with Local Plan Policy.

(7) The bin storage area as shown on the approved layout plan shall be provided fully in accordance with the approved details prior to the first occupation of the buildings hereby permitted and thereafter maintained.

Reason: To ensure the provision of adequate facilities.

(8) Full details of the method of the treatment of the external boundaries of the site together with individual plot boundaries shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the buildings hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development.

Application No: **N/2004/1199**
 Location: **Vue Cinema, Sol Central, Horsemarket**
 Proposal: **Variation of condition No 23 of 98/0066 to allow cinema to open 9am to 3 am Monday to Sunday**

APPROVAL subject to conditions and for the following reason:

The extension of the hours of use is considered acceptable for a cinema in a town centre location, in accordance with Policy L14 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) This permission relates to condition 23 of planning approval 98/0066 and does not relate to other outstanding conditions relating to that planning approval.

Reason: For avoidance of doubt.

(3) The opening hours of the permitted uses shall be restricted to the following:-

	<u>Open</u>	<u>Close</u>
A1 Unit		
Mon	08:00	20:00
Tues	08:00	20:00
Wed	08:00	20:00
Thurs	08:00	20:00
Fri	08:00	20:00
Sat	08:00	20:00
Sun	09:00	18:00
BH	09:00	18:00

A3 Unit		
Mon	08:00	02:00
Tues	08:00	02:00
Wed	08:00	02:00
Thurs	08:00	02:00
Fri	08:00	02:00
Sat	08:00	02:00
Sun	08:00	00:00
BH	08:00	02:00

Cinema		
Mon	09:00	03:00
Tues	09:00	03:00
Wed	09:00	03:00
Thurs	09:00	03:00
Fri	09:00	03:00
Sat	09:00	03:00
Sun	09:00	03:00
BH	09:00	03:00

Bowling		
Mon	10:00	00:00
Tues	10:00	00:00
Wed	10:00	00:00
Thurs	10:00	00:00
Fri	10:00	01:00
Sat	10:00	01:00
Sun	10:00	01:00
BH	10:00	00:00

Nightclub		
Mon	19:00	02:00
Tues	19:00	02:00
Wed	19:00	02:00
Thurs	19:00	02:00
Fri	19:00	03:00
Sat	19:00	03:00
Sun	19:00	00:00

BH 19:00 478
02:00

Casino

Mon 12:00 06:00
Tues 12:00 06:00
Wed 12:00 06:00
Thurs 12:00 06:00
Fri 12:00 06:00
Sat 12:00 06:00
Sun 12:00 06:00
BH 12:00 06:00

Health & Fitness Club

Mon 06:00 00:00
Tues 06:00 00:00
Wed 06:00 00:00
Thurs 06:00 00:00
Fri 06:00 00:00
Sat 06:00 00:00
Sun 06:00 00:00
BH 06:00 00:00

Reason: In the interests of the amenity of nearby residential occupiers.

Application No: **N/2004/1201**
Location: **54-56 Kingsley Road**
Proposal: **Change of use from care home (Class C2) to dental surgery (Class D1)**

APPROVAL subject to conditions and for the following reason:

Subject to conditions the proposed change of use would introduce a valuable community facility without harm to residential amenity, highway safety/the free flow of traffic or other interests of acknowledge importance in line with Policies of the Development Plan and the aims and objectives of government guidance.

(1) The development hereby permitted shall be begun before the expiration of five 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 used for a dentists and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: In the interests of amenity and to ensure that effective planning control is retained by the Local Planning Authority.

(3) The development hereby permitted shall not remain open to customers between the hours of 1800 and 0800.

Reason: In the interests of general amenity.

(4) The rear of the development hereby permitted shall not be used/made available for customer car parking.

Reason: In the interests of highway safety and the free flow of traffic.

Application No: **N/2004/1204**
Location: **Clarke Motors site, Clarke Road**
Proposal: **Erection of 8 no. flats**

APPROVAL subject to conditions and for the following reason:

The proposal represents the removal of a non-conforming use within an existing residential area and the design, layout and external appearance of the development are considered acceptable in accordance with Policies E20, H6, H12, H15 and H17 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

(3) Full details of the proposed surface treatment of all roads, access and parking areas, footpaths and private drives including their gradients shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site.

Reason: To secure a satisfactory standard of development.

(4) The parking and turning, loading and unloading space shown on the submitted plan shall be laid and marked out prior to the development hereby permitted being first occupied and retained thereafter.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety.

(5) All existing vehicle crossovers shall be reinstated to footway and full details of which shall be submitted to and approved in writing by the Local Planning Authority and the works shall be carried out prior to the development hereby permitted being first occupied.

Reason: In the interests of highway safety.

(6) 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.

(7) The first floor windows on the east elevation shall be glazed with obscured glass prior to the development hereby permitted being first occupied and retained thereafter.

Reason: To safeguard the privacy of the adjoining property(ies).

(8) Before the development hereby permitted commences, a scheme to address any noise from the adjacent substation shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of noise level and a character of the noise and make provision for mitigating any adverse effects. The approved scheme shall be implemented prior to the development hereby permitted being first occupied and maintained thereafter.

Reason: In the interests of the amenity of future occupiers.

(9) The gate at the entrance to the car park shall be electronically controlled.

Reason: To minimise the opportunity for access by non residents in the interests of community safety.

(10) No development hereby permitted shall take place until a detailed scheme to show internal arrangement of the bin/bicycle stores has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the development hereby permitted being first occupied and maintained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

Application No: **N/2004/1211**
 Location: **University College Northampton, Park Campus, Boughton Green Road**
 Proposal: **Two storey extension to existing front elevation and alterations to existing building. New link to adjoining building**

APPROVAL subject to conditions and for the following reason:

The siting, size and design of the proposed extension and alterations are considered acceptable and in accordance with Policies E20 and L14 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the commencement of construction work on site.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

(3) The development shall be constructed to allow access to and circulation in all public areas by people with disabilities, details of which shall be submitted to and approved in writing by the Local Planning Authority, implemented concurrently with the development, completed prior to the development being first brought into use and be retained thereafter.

Reason: To ensure that the premises are easily accessible to people with disabilities.

Application No: **N/2004/1234**
 Location: **52-56 Hazelwood Road**
 Proposal: **Demolition of existing offices and erection of 14no. residential units**

APPROVAL subject to conditions and for the following reason:

The siting and design of the development and its impact on visual amenities are considered acceptable and in accordance with Policies B14, E20, H12, H17 and H20 of the Northampton Local Plan. This outweighs the loss of business use and conflict with Policy B14 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the commencement of construction work on site.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

(3) No development shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(4) 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 any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(5) A scheme shall be submitted giving details of the arrangements for access to the building and security within the building.

Reason: In interests of community safety.

Application No: **N/2004/1241**
 Location: **The Wheatsheaf, 126 Dallington Road**
 Proposal: **Alterations and change of use of private garden to public drinking area and formation of new door opening between pub and drinking area. Erection of 1.8m high larch lap fencing**

REFUSAL for the following reason:

The proposed change of use and alterations to provide a public drinking area would be detrimental to the amenities of local residents by reason of noise and disturbance, particularly during late evenings and weekends, contrary to Policy H19 of the Northampton Local Plan.

Application No: **N/2004/1242 (Listed Building Application)**
Location: **The Wheatsheaf, 126 Dallington Road**
Proposal: **Alterations to form door opening between pub and proposed external drinking area**

APPROVAL subject to condition and for the following reason:

The proposed alterations will not be detrimental to the character and appearance of this Grade II listed building in accordance with Policies E23 and E25 of the Northampton Local Plan and Policy AR6 of the Northamptonshire County Structure Plan.

(1) The works hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

Application No: **N/2004/1246**
Location: **Land adjoining former Cannon Cinema, Lower Mounts**
Proposal: **Proposed parking/loading area**

APPROVAL subject to conditions and for the following reason:

The proposed development would provide improved disabled parking spaces to serve the Jesus Centre and would not adversely affect the visual amenity of the area in accordance with Policy T11 of the Northamptonshire County Structure Plan and Policy E20 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) The parking and turning area shall be laid and marked out in accordance with the submitted drawing.

Reason: To secure a satisfactory standard of development.

(3) Full details of the proposed surface treatment of the access, parking, turning area and footpath including their gradients shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site. The development shall be carried out in accordance with the approved details.

Reason: To secure a satisfactory standard of development.

(4) Unless otherwise agreed in writing by the Local Planning Authority, the existing trees adjacent to the development site shall be protected for the duration of the development by a stout fence to be erected and maintained on an alignment to be approved in writing by the Local Planning Authority before any development works shall take place. Within the fenced area no development works shall take place on, over or under the ground, no vehicles shall be driven, nor plant sited, no materials nor waste shall be deposited, no bonfires shall be lit nor the ground level altered during the periods of development.

Reason: In order to ensure adequate protection of existing trees.

(5) Notwithstanding the submitted details full details of the boundary fence shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of visual amenity.

Application No: **N/2004/1259**
 Location: **Dental Surgery, 65 The Avenue, Cliftonville**
 Proposal: **Variation of condition to allow three surgeries**

APPROVAL subject to conditions and for the following reason:

The introduction of an additional dental surgery within these premises is not considered to be an over-intensive use of the site and the number of on-site parking spaces is in line with the Local Planning Authority's parking standards in accordance with Policies H20 and T17 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five 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 used for a dentists surgery and for no other purpose (including any other purpose within Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order).

Reason: As the on site car parking facilities are adequate for a dental surgery but other uses may generate a need for greater parking provision.

(3) The development hereby permitted shall provide a maximum of three consulting rooms only.

Reason: As the on site car parking facilities are inadequate for any intensification of the proposed use.

(4) The proposed parking spaces shall be provided in accordance with the submitted plan prior to the use of the development hereby permitted commencing and retained thereafter.

Reason: To ensure that adequate parking spaces are provided.

(5) Unless otherwise agreed in writing by the Local Planning Authority, the proposed widening of the access to the car park shall be carried out prior to the use of the development hereby permitted commencing and retained thereafter.

Reason: In the interests of highway safety.

Application No: **N/2004/1261**
 Location: **Land at Camelot Way, Duston**
 Proposal: **Erection of 2 dwellings (Outline application)**

APPROVAL subject to conditions and for the following reason:

The site falls within an residential area in the Northampton Local Plan and the principle of residential development is acceptable in accordance with Policies E9, E11, E12, E18, E20, H6, H12 and H15 of the Northampton Local Plan.

(1) Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site ("the reserved matters") shall be obtained in writing from the Local Planning Authority before any development is commenced.

Reason: This permission is in outline only granted under Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

(2) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

(3) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or, if later, before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

(4) Details and/or samples of all proposed external facing materials 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 and to ensure that the development will harmonise with its surroundings.

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

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(6) Full details of the method of the treatment of the external boundaries of the site together with individual plot boundaries shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the buildings hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development.

(7) Vehicular access shall be from Camelot Way only.

Reason: In the interests of highway safety.

(8) Details of the finished floor levels of the houses in relation to adjacent buildings and the carriageway of Camelot Way shall be submitted to and approved in writing by the Local Planning Authority. The dwellings shall be built in accordance with the approved details.

Reason: In the interests of visual and residential amenity.

(9) Details of a scheme to ensure the protection of the trees on the southern boundary of the site shall be submitted to and approved in writing by the Local Planning Authority prior to any work commencing on the site.

Reason: In the interests of visual amenity.

Application No: **N/2004/1262**
 Location: **1 Woodley Chase (Village Greens), Duston**
 Proposal: **Change of use from greengrocers to tanning studio**

APPROVAL subject to the following condition and reason:

The proposed use is appropriate within the local town centre due to the existing predominance of Class A1 uses and is not likely to result in loss of amenities through undue noise and disturbance in accordance with policies R9 and H20 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

Application No: **N/2004/1275**
 Location: **Ground and First Floor, 2 Clare Street**
 Proposal: **Change of Use of part of ground floor from office to café and telephone centre**

REFUSAL for the following reasons:

(1) The proposal represents a piecemeal conversion of the building and will result in the loss of business premises in a sustainable location without the provision of substantial replacement employment opportunities and without significant benefit to the local community, contrary to Policy B14 of the Northampton Local Plan.

(2) The proposed uses are likely to result in noise and disturbance at a scale detrimental to the amenity of residents and occupants of nearby premises contrary to Policies H20 and E21 of the Northampton Local Plan.

(3) The failure to provide suitable access to and movement within the building for people with disabilities is contrary to Policy T22 of the Northampton Local Plan.

Application No: **N/2004/1344**
 Location: **353 Wellingborough Road**
 Proposal: **Change of use from travel agency (Class A1) with ancillary storage and first/second floor offices to ground floor letting/estate agency (Class A2) with ancillary storage and first/second floor offices**

APPROVAL subject to conditions and for the following reason:

The change of use is considered acceptable following consideration of Policy R9 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) A display shall be maintained at all times in the window in the front elevation of the property.

Reason: To safeguard the character and function of the frontage in which the premises are located.

PLANNING COMMITTEE

13 OCTOBER 2004

LIST OF DEFERRED APPLICATIONS DETAILED BELOW:

APPROVED IN PRINCIPLE

- 98/0682 Extension to foodstore and revised layout of car park at J Sainsbury, Weedon Road
- 98/0973 Construction of two bus lay-bys at Pavilion Drive
- 990074 Demolition and erection of 36No. flats (outline) at Kingsthorpe Road and Balmoral Road
- N/2000/90 Residential development at land off Balmoral Road
- N/2001/788 Demolish existing buildings and erection of 13no. duplex flats/apartments at 27-35 Craven Street
- N/2001/1283 Infill two storey extension between the happy gathering Chinese restaurant and eternity nightclub to create three restaurants at 137-151 Bridge Street
- N/2002/296 Two storey extn to existing offices at Travis Perkins Trading Co Ltd, Ryehill Close
- N/2002/733 Proposed extension of car park and removal of bank at Northampton General Hospital, Cliftonville
- N/2002/1041 C/U to hot food takeaway with ancillary seating area at 89 Kettering Road
- N/2002/1058 Warehouse Class B8 (Plot 300) at Swan Valley
- N/2002/1059 Office Class B1 (Plot 310) at Swan Valley
- N/2002/1060 3 units for business, general industry or warehouse uses Classes B1C/B2/B8 (Plot 400) at Swan Valley
- N/2002/1061 1 unit for business, general industry or warehouse uses Classes B1C/B2/B8 (Plot 420) at Swan Valley
- N/2002/1062 Warehouse Class B8 (510) at Swan Valley
- N/2002/1063 1 unit for business, general industry or warehouse uses Classes B1C/B2/B8 (Plot 530) at Swan Valley
- N/2002/1294 Proposed drive-thru restaurant at land adjacent to B&Q Retail Warehouse, Towcester Road
- N/2002/1540 Erection of 39 apartments above existing buildings at The Ridings Arcade, St Giles Street
- N/2002/1641 Conversion and change of use from general industrial (Class B2) to 8 flats, Sunlight Works, Grafton Street
- N/2003/195 Change of use of rear ground floor to cafe/restaurant use Class A3, 137 Kettering Road
- N/2003/374 Conversion and change of use to 19 flats at 25-29 Robert Street
- N/2003/524 Conversion to residential development at Connaught House, 32 Connaught Street
- N/2003/533 Erection of residential development (48 units) at St James Road
- N/2003/573 Demolition of garage and erection of 12 flats at 1A Derby Road
- N/2003/727 Demolition of existing factory and construction of new residential block of 31no. flats and 8no. affordable housing units at 35-37 Talbot Road
- N/2003/1022 Demolition of front and rear elevations of existing building and conversion and extension of building to form 9 flats at 52-56 Hazelwood Road
- N/2003/1188 Residential redevelopment – Outline Application Land and buildings at Stimpson Avenue/Lea Road/Adnitt Road
- N/2003/1220 Erection of a day nursery at site adjacent to Safeway Store, Kettering Road
- N/2003/1286 Residential development (flats and houses) - outline application at former Water Works rear of 73-89 Friars Avenue, Delapre
- N/2003/1308 Earthworks/landscaping to existing golf course at Delapre Golf Course, Eagle Drive, Delapre
- N/2003/1500 Erection of 145no. 1, 2, 3 and 4 bedroom houses and flats together with access roads, footpaths, parking areas and landscaping at land off Lyttleton Road/Countess Road
- N/2003/1531 C/U to residential care home (Class C2) for a maximum of eight residents at 8 Kingsthorpe Grove
- N/2003/1588 Renewal of outline planning permission for residential development ref: N/2003/323 at 544-548 Wellingborough Road
- N/2003/1659 Residential Development comprising 93 no. houses and apartments and associated works at Turners Merry Go Round Site, Newport Pagnell Road
- N/2004/171 New training building, car park store etc at Police Headquarters, Wootton Hall Park
- N/2004/173 Demolition of existing stores and building new stores etc at Police Headquarters, Wootton Hall Park
- N/2004/200 Comprehensive redevelopment to provide employment (B1 Use and B2 Use), housing, sports facilities and public open space – outline application at former British Timken site, Duston

N/2004/354	Repairs and Alterations at St John's Church, Bridge Street
N/2004/495	Mixed use development comprising residential, recreation and employment uses, civic amenity site, bus depots, car parking, link road & associated development (outline application) at land west of Harvey Reeves Road
N/2004/496	Southern development link road (SDLR) linking Upton Way and Harvey Reeves Road, Ross Road spur link (RRSL) and associated landscaping & infrastructure (detailed application) at land north of River Nene and Storton's Pits
N/2004/510	Residential, community facilities and associated development, access improvements and retention of operational railway line (outline application) at land off Ransome Road
N/2004/571	Variation of condition no 3 of planning permission 90/0981 for use of Bingo Club as a Casino at Beacon Bingo Club, Weedon Road
N/2004/606	Hydraulic containment system incorporating plant building, sub-surface drainage ducting, abstraction wells and landscaping at former British Timken site, Duston
N/2004/717	Sub-division of existing approved duplex on basement and ground floor into two separate flats at Former YWCA, 17 Castilian Street
N/2004/918	C/U to restaurant (Class A3) with erection of rear extension and new front entrance at Vernon Hall, 156 Wellingborough Road (Mencap)
N/2004/930	Provision of car, coach & disabled parking, construction of new service road and provision of associated development including foot/cycle ways, foot/cycle bridges & landscaping at land west of Harvey Reeves Road, south of Ross Road and east of Storton's Pits (detailed application)
N/2004/1104	C/U from an optician's (Class A1) to a champagne bar (Class A3) at Unit 2, former Manfield Shoe Factory, Wellingborough Road

PENDING AND DEFERRED

98/0957	Link road and alterations to cul-de-sac at Cob Drive, Swan Valley
N/2000/14	C/U to residential-phase one at 36-38 Milton Street, Kingsley
N/2000/15	C/U to residential-phase two at 36-38 Milton Street, Kingsley
N/2000/286	Business/industrial/storage at Pineham, South West District
N/2000/630	Business (class B1) and industrial (class B1/B2) development and wind tunnel together with associated access, parking, infrastructure and landscaping at land at Pineham
N/2000/1192	Redevelopment of existing buildings to form hotel, leisure and conference facilities, restaurant, bar together with ancillary retail areas at former St Crispins Hospital off Berrywood Road, Upton
N/2000/1193	Part demolition of main hospital at former St Crispin Hospital off Berrywood Road, Upton
N/2001/246	C/U from working mill to residential at Upton Mill, Upton
N/2001/247	C/U from working mill to residential at Upton Mill, Upton
N/2001/1112	Renewal of Outline Planning Approval 98/0680 - variation of conditions 2 and 3 of planning permission 95/0502 to allow an extension of time limit for approval of Reserved Matters development of B1, B2 and B8 use Classes land at Lilliput Road/Bedford Road
N/2002/171	Variation of condition 2 of Planning Permission 98/0393 to allow submission of Reserved Matters by 11/6/05 at Land off Wellingborough Road
N/2002/332	Variation of condition 2 and 3 of 98/0679 at land at Billing Park Great Billing
N/2002/638	Variation of cond no.4 of planning permission N/2000/516 to 163-165 Kettering Road
N/2002/1238	Renewal of outline planning permission for the erection of light industrial units (Class B1(C) at 174 St Andrews Road
N/2002/1676	Mixed employment uses at land at Pineham North
N/2003/275	Residential development of 149no. dwellings at land off Talavera Way
N/2003/1076	Residential development at former St Crispin Hospital site, Duston
N/2003/1209	Illuminated advertisements located on 19no. bus shelters at various site in Northampton
N/2003/1288	Demolition of factory and erection of 80no. apartments at Pearce Leather Works, Wellingborough Road
N/2003/1289	Demolition of factory and erection of new offices and residential apartments at Pearce Leather Works, Wellingborough Road
N/2003/1290	Forming of new access drive. Erection of garages, refurbishment of cottages and extn of the caretakers cottage at Caretakers & Engineers cottages, Pearce Leather Works, Wellingborough Road, Great Billing
N/2003/1291	Forming of new access drive, erection of garages, refurbishment of cottages and extn at Caretaker & Engineers cottages, Pearce Leather Works, Wellingborough Road, Great Billing
N/2004/265	Mixed use development, incorporating residential, community facilities, local leisure and retail centre, plus access arrangements at Bedford Road and Southbridge Road. - outline application at land at Nunn Mills and Avon Cosmetics
N/2004/322	Erection of 2no. industrial units at 62-64 St James Mill Road
N/2004/415	Construction of 8no. flats with car parking at land off Cattle Market Road
N/2004/530	Residential, retail and commercial leisure development, community facilities, open space, car parking, link road and associated development and access improvements - outline application at land at Sixfields, east of Upton Way south of Weedon Road and west of Storton's Pit
N/2004/786	Construction of new care home building at rear of Westwood Nursing Home, 116 Harlestone Road

- N/2004/873 Demolition of existing house and erection of 3no. two storey houses at 26 Penfold Drive, Great Billing
- N/2004/943 Remove summerhouse at 66 & 68 Main Road, Duston
- N/2004/956 C/U to delivery office at unit 45-47 St James Mill Road
- N/2004/997 C/U to café/takeaway at 2 Park Square, Kings Heath
- N/2004/1006 Conv of existing business premises into 4no. apartments at 35 Holly Road
- N/2004/1014 5m extn to existing 20m tower to accommodate 3no. additional antennae at Encore Ltd, Unit 2 Edgemoad Close, Round Spinney Ind Est
- N/2004/1044 C/U to car wash at 19 London Road
- N/2004/1057 Erection of 14no. flats and 2no. houses at 88-90 High Street, Kingsthorpe
- N/2004/1071 Refurbishment of listed building including additional floors with new building adjacent providing 132no. residential flats and associated parking at 27/29 Guildhall Road
- N/2004/1072 Demolition of roof, internal walls and secondary stair/lift core, internal alterations, making good existing windows and extension of two additional floors to provide flats as part of a new residential development at 27 Guildhall Road
- N/2004/1088 C/U to general industrial estate use (Class B2) at Industrial Unit, Kingsfield Close, Kings Heath Industrial Estate
- N/2004/1090 C/U to residential at Semilong Service Station, St Andrews Road
- N/2004/1094 Erection of external spray booths at W Grose Ltd, Queens Park Parade
- N/2004/1112 Erection of 20no. flats at land at Balmoral Road
- N/2004/1115 Extn to existing (vacant) D2 leisure unit at St James Retail Park, Towcester Road
- N/2004/1116 Erection of drive-through restaurant (Class A3) with associated car parking, access and landscaping, with reconfiguration and refurbishment of customer car park serving retail park - Outline Application at St James Retail Park, Towcester Road
- N/2004/1117 Refurbishment of existing retail park including subdivision of unit 2 and extension of unit 5 to create a new unit, with reconfiguration of car parking and landscaping at St. James Retail Park, Towcester Road
- N/2004/1118 Use of land for open vehicle storage de-pollution and crushing (retrospective) – NCC Application at 14A Martins Yard, Spencer Bridge Road
- N/2004/1124 Erection of new four/five storey block of apartments and conversion of existing buildings to residential units at Northern Portion of former St Edmunds Hospital, Wellingborough Road
- N/2004/1125 Erection of new four/five storey block of apartments at Northern Portion of former St Edmunds Hospital, Wellingborough Road
- N/2004/1133 C/U to veterinary surgery (Use Class D1) at Little Chef, Upton Way
- N/2004/1140 Erection of 3no. dwellings and garages – Outline Application at 76 Church Way, Weston Favell
- N/2004/1149 Demolition of existing buildings and erection of new buildings for use within Classes B1(c) light industrial, B2 general industrial and B8 warehousing/distribution totalling 20,810sq meters – outline application at ABP Abattoir, Northampton Road, Blisworth
- N/2004/1153 Conversion to 3no. 2 bedroom apartments at 2 Overstone Road
- N/2004/1174 Single storey rear extension (part retrospective) at 22 Home Farm Close, Little Billing
- N/2004/1175 C/U to car bodywork repairs at 3 Hartburn Close, Crow Lane Ind Est
- N/2004/1200 C/U to care home and single storey side extns at 10 Repton Road
- N/2004/1218 Application under Section 73 to vary condition no.8 of planning permission 95/0277 and condition no.1 (iii) of planning permission 96/0118 relating to safeguarding of land for future possible rail link at Gowerton Road, Brackmills Ind Est
- N/2004/1225 C/U to light industrial and warehousing (use Classes B1 and B8) at 68 Bunting Road
- N/2004/1229 C/U to office accommodation – NCC Application at 52-56 Hazelwood Road
- N/2004/1235 Partial change to dual use as youth club at Victoria Park Changing Rooms, St James
- N/2004/1251 C/U to mixed use of car park and siting of storage containers at land adjoining 2 Ashburnham Road
- N/2004/1258 Removal of existing garage and formation of 21 no. flats at Duston garage, Peveril Road
- N/2004/1271 Construction of six tennis courts with clubhouse, access road and parking at part of former Cherry Orchard Middle School site, Wellingborough Road
- N/2004/1275 C/U to café and telephone centre at ground floor 2 Clare Street

NEW APPLICATIONS

- N/2004/1298 Proposed residential development of 3no. detached houses and garages together with new access road - outline application at land adjacent to Wootton Hill Farm East Hunsbury
- N/2004/1310 Conversion to 5 no. flats incorporating side extension along ST. Edmunds Road AT 2-4 Denmark Road
- N/2004/1315 Change of use from retail to office at 75A Abington Street
- N/2004/1316 Renewal of existing planning permission N/2001/1042 for the retention of a modular building for use as nursery/after School Provision at Headlands Primary School Bushland Road
- N/2004/1330 Erection of single storey units for the repair, service and MOT of vehicles with 24 hour breakdown and recovery service at land off Kettering Road North
- N/2004/1357 Demolition of existing buildings and proposed new retail, leisure and entertainment facilities adjacent To Willow Lake at Billing Aquadrome Crow Lane Little Billing
- N/2004/1359 Alteration and extension to existing building, new warehouse including mezzanine, use for

- Classes B1 (business), B2 (general industrial) and B8 (storage and distribution), together with external works, car parking and new access at Thomas Wilson House Tenter Road Moulton Park industrial estate
- N/2004/1374 Change of use from residential letting to a day nursery at 91- 93 Chalcombe Avenue
- N/2004/1375 Conversion of part ground floor, part basement and first, second and third floors to residential to form 10 no. apartments. Part basement and part ground floor to remain as office use at 32-36 Hazelwood Road
- N/2004/1383 Erection of new residential care home at 25-33 Berrywood Road

NORTHAMPTON BOROUGH COUNCIL
HOUSING OVERVIEW & SCRUTINY COMMITTEE

Thursday, 14 October 2004

PRESENT: Councillor S Beardsworth (Chair); Councillor L Mason (Deputy Chair);
Councillors J Caswell, M Crake, P Evans, M Hodson, M Hunter, I
Markham, J Towl and K Wearmouth

ALSO ATTENDING:

M Hunter Head of Overview and Scrutiny
J Towl Head of Environmental Health and Private Sector Housing
K Wearmouth Head of Strategy and Enabling
M Hodson-Curran Head of Housing Policy and Care
S Pointer Team Leader – Planning, Transportation and Regeneration
Mr N Adams (member of the public)
5 other member of the public

1. APOLOGIES

None.

2. MINUTES

The minutes of the meeting of the 8 July 2004 were signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

Mr Adams requested time to outline an item of concern for the Committee to consider on their future workplan.

The Chair agreed to take the item for consideration at this point rather than keep Mr Adams waiting until the end of the agenda.

Mr Adams, on behalf of Mr Swinn, had 2 concerns relating to the Housing Stock Options Appraisal:-

- (1) the appointment of BCHS and concerns over independence
- (2) the membership and accessibility of the customer panel

Mr Adams referred to an email sent by Mr Swinn to all Members of this Committee, which specified his concerns. He expressed the view that as BCHS is a Housing Association, and the Chair, Mr Bridle, is Deputy Chair of Castle Vale Housing Association, the organisation could not be seen as independent and able to represent tenants.

In relation to the NBC Customer Panel he expressed concern that:

- ❑ The meetings were at 10 am or 2 pm and inaccessible to employed
- ❑ Membership was accessible to unemployed, disabled and elderly
- ❑ Membership was restricted and exclusive
- ❑ Membership was not representative
- ❑ The constitution was not representative
- ❑ The constitution denied human rights

Mr Adams commented that he would like to see open and free participation in the panel; that it secured the views of existing and future tenants (those 7,000 on the waiting list); that the meeting was tenant led, not Member led; meetings open to all; outcomes of meetings freely available to tenants; open membership; not a private club.

Councillor Beardsworth thanked Mr Adams for his address and the Committee discussed its views on the concerns expressed.

RESOVLED: That the whole Committee consider these issues further at a meeting specially convened and resolve the matter at that meeting. Mr Adams, Mr Swinn, Officers, BCHS and the Portfolio Holder to be invited to contribute. The meeting to be held at 7 pm on 4 November 2004.

4. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

None.

5. HOUSING INSPECTION - AUDIT COMMISSION

John Towl, Head of Environment, Health and Private Sector Housing, provided details of the inspection due to commence on 20 October 2004, circulated the timetable and referred to the circulated report.

The CPA and Best Value Review had determined no stars, but was likely to improve. A Best Value re-inspection was due on 20 October 2004. The CPA result caused the Audit Commission to decide on a "WHOLE SERVICE" inspection rather than the planned re-inspection. This would allow key lines of inquiry, with key criteria on each section of the service, taking 7 weeks, for submission by 13 September 2004 (the full document is available on request).

The Housing Service had to examine each service using 11 key lines of inquiry, self assessment and produce detailed evidence. This had been completed and submitted within the tight timescale.

The Commission would check the self assessment, consulting key stakeholders and the public, examine each service and give a rating. The formal response would be in December with an overall rating for the complete service.

All outcomes would be brought to Overview and Scrutiny, showing strengths and weaknesses and proposed improvement programme. Overview and Scrutiny would want to monitor this.

John Towl referred to the Housing Action Plan (part of the Recovery Plan) which would also be tested, and drew attention to the key outcomes which the Committee decided to monitor (against each item):-

- p3 H1: Today's discussion addresses this
H2: Next agenda item refers. Key role for scrutiny
- p4 H3: Scrutiny to ensure consultation is robust (using the new policy, Cabinet guidance, scrutiny Committee 2)
- p5 H4: Next agenda item. Milestone July 04, no target agreed
- p6 H5: Reference to the consultation. Some concerns were:
- Supporting People information was Countywide. The Northampton data for all elderly is needed
 - Scrutiny will want to check outcomes of local analysis and the actions drawn from them
 - a "potted" version of data to be produced for scrutiny and p and other groups
 - addressing deprivation in specific geographic areas appropriately
 - specific details for mental illness, young people displaced from home (The work simply refers to the "old")
 - synopsis to Pensioners and Disabled via Forums
 - using the further work of Supporting People on the wide range of affected groups
 - ensuring the proposed consultation in Nov – March is robust and adheres to NBC corporate policy.
 - ensure "other disaffected groups" maintain equal importance in the developing strategy
- p8 H6: A project board was being set up and scrutiny wants to see the project plan. Some concerns were:
- not using sheltered housing in respect of key workers
 - reviewing our own housing stock (right place?)
 - highlighted priorities to be brought to scrutiny
 - more information about the challenges
- p9 H7: consultation issues. Concerns that the target is 100% and whether the aim is achievable
- p10 H8:) external requirements – being met?
- p11 H9:)
- p12 H11: This had been considered by Scrutiny. Some further concerns were:
- Where the homeless appear – remain with authority?
 - How the first measure will be achieved
 - How prevention of homeless will be achieved
 - Discomfort with wording, for example, "acceptances" which implied we would not accept homeless applications
 - Taking into account Northampton's size affecting numbers of homeless –

- phraseology needs attention
 - The prevalence of increase in debt
- p14 H12: Considered by Scrutiny, with heavy input
- p16 H14: A Working Group had been set up. Concerns were:
 - Need assurance we do not hound tenants awaiting housing benefit
 - That litigation should cease when housing benefit is involved
 - Whether anti-poverty should be broader than just housing and money
 - Use local data, indices, Pis, BUPIs
- p17 H15: Some concerns were:
 - Voids and rent arrears
 - Amount lost in written-off rent
 - Important to gauge as % of rent roll
 - How close to target
- p18 H16: Consultation issues
- P19 H17: Relates to private sector
- P21 H18: Again an anti-poverty issue
- p24 H20) Monitored by scrutiny
- p25 H21)
- p26 H22: Already complete. Scrutiny to monitor for effect. 35 days was p27 H23: still too long. Reduction now
 - Offer to provide targets and figures with minutes
 - Scrutiny to monitor and compare to ensure targets are realistic
- p28 H24 Scrutiny to monitor
- p29 H25 Concerns as to how this will be measured
 - Why 81% and not 100%
 - Ensure close working with Social Services, Health etc and access THEIR training for specific needs

Previous position recognised by the Committee who were pleased to see the item coming back for updating.

John Towl assured the Committee the issue would be back again after the inspection with outcomes, to tie in with current comments on progress it.

The Committee wanted its thanks and satisfaction with this recorded.

6. SUPPLEMENTARY PLANNING GUIDANCE- AFFORDABLE HOUSING

Steve Pointer referred to the circulated report on the consultation draft for affordable housing, and expressed the view for a clear case for around 400 affordable properties, and

the aim to agree a percentage for affordable housing in all schemes.

This draft sought a large increase in the percentage currently negotiated by Planners (35%)

He explained the detailed calculations for increasing the scope and supply. The Executive wished to see that further scope for negotiating for applications below 15 dwellings was reflected in the guidance, for planners to seek financial sums for schemes.

The draft would go to Executive in December and the closing date for comment was 5 November 2004. A clear Council resolution for updated guidance by December 2004 was needed therefore comment from Scrutiny is being gathered at this meeting.

Comments were made and recorded:

- ❑ If targets were too stringent, applicants would withdraw
- ❑ An achievable balance was needed
- ❑ Ensure not only affordable, but appropriate size
- ❑ The commutation of a sum for small developments was very welcome
- ❑ Take care that plots were not split to avoid percentage
- ❑ Speed up process to ensure targets were met
- ❑ 35% seemed reasonable and achievable
- ❑ Architects needed to be innovative – partition walls that could be moved to accommodate family growth
- ❑ Basic starter homes for new households who could “jump up” when they can afford it
- ❑ Discuss options with developers, estate agents, and potential buyers

Steve Pointer commented that the points made were all useful and advised that the government was promoting pre-fabricated units on smaller sites.

The Committee commented on the lack of tradespeople for traditional build and the need for modern construction methods.

The desperate need for affordable housing in Northampton was discussed, community on original housing stock (of houses) at 19,000 and now down to 12,500.

The Committee acknowledged the target to have the planning guidance in place by 1 January 2005 and that a review date would be set, linking with the Recovery Plan.

7. FUTURE WORK PLAN - SETTING UP WORKING GROUPS TO LOOK AT SERVICE STANDARDS AND ASSET MANAGEMENT STRATEGY

- (1) Special meeting re-stock options (all Committee)
- (2) Service standards (Councillors Mason, Beardsworth, Markham and Yates)
- (3) Asset Management strategy (Councillors Caswell, Evans, Acock and Anne Timson)
- (4) Future work (Councillor Beardsworth and Mason)

Working Groups to meet to set scopes.

NORTHAMPTON BOROUGH COUNCIL**PLANNING, TRANSPORTATION & REGENERATION OVERVIEW &
SCRUTINY COMMITTEE****Thursday, 21 October 2004**

PRESENT: Councillor M Boss (Chair); Councillor A Woods (Deputy Chair);
Councillors J Caswell, J Duncan, B Eldred, B Glynane, J Hollis, A
Simpson and T Wire

Chief Solicitor
Public Transport Officer
Peter Haytack
Head of Overview and Scrutiny
Head of Cultural Services & Community Development
General Manager - Facilities Management
Team Leader (Policy)
Head of Housing Strategy & Enabling
Councillor Church Observer
Councillor B.Hoare Observer

1. APOLOGIES

There were none.

2. MINUTES

The minutes of the meeting held on the 14 July 2004 were agreed and signed by the Chair.

3. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

There were none.

4. DEPUTATIONS / PUBLIC ADDRESSES

Carol Thurlow and Mr Durer were invited to address the Committee regarding item 13 – Blackthorn Stakeboard Park, at the appropriate part of the agenda.

5. UN-TAXED CARS (DISCUSSION) - INFORMATION UPDATE

The Chair expressed concern at the apparently unworkable system and gave an example he had witnessed of seven untaxed cars at 1 property.

- He commented on the lack of clarity for responsibility among the Police/Local Authority/wardens
- That tenancy agreements did not allow untaxed cars without a dispensation

- The belief that businesses were conducted from homes.
- That tenants parking bays were being taken by untaxed cars.

L Amas, Chief Solicitor, referred to the circulated information and reported that untaxed cars on the public highway constituted a DVLA issue. There was a recent purge in Northampton – if the owner did not contact the DVLA, the car was taken away and dealt with as appropriate.

The DVLA now ran a tight scheme, by which a car owner needed to sign a SORN declaration if not using the car for any length of time. Members were informed that the DVLA had issued a free phone number on which people could report untaxed vehicles.

Regarding abandoned vehicles, the period of notice given before action could be taken was decreased in 2002. If a car was left in a bad state, the Borough Council need give only 24-hours' notice before dealing with the vehicle.

With regard to untaxed vehicles on Borough Council land, if on tenanted property, this could be seen as an infringement of the Tenancy Agreement.

Peter Haytack explained the Housing Department procedures on reports of untaxed or abandoned cars.

- If untaxed and an owner was found, the Housing Officer would discuss and explain, it could be legitimately reported. If there was a reason it would be recorded and a future check made. It was unlikely the tenancy would be considered.
- If untaxed and being used on the highway the department would liaise with the Police.
- Where there was more than one untaxed vehicle it could mean there was car dealing from home. Where Officers were aware of this they would investigate and enforce tenancy conditions
- If this concerned an owner occupier the Housing Officer action was limited. Injunctions had been taken out with success.

Members were informed that if the Housing Department could not find an owner for an abandoned vehicle the details of that vehicle would be reported using the Council's database. A notice would be put upon the car and photographs taken. Environmental Officers would then pass the details of the vehicle to the private company taken on to take the vehicle away. He added that the situation was vastly improved to 1-2 years ago.

P Haytack advised that, as long as a vehicle had been reported by the owner as being off the road, by the use of a SORN declaration it did not need tax disc. L Amas reported that if a vehicle was in an unacceptable condition, there were provisions on to the Town and Country Planning Act that could be used. She added that unless the vehicle was abandoned, the Council did not have responsibility for it, this lay with the DVLA.

Members commented that responsibility for vehicles abandoned on the highway was not clear and seemed to lie with no one specific.

The Committee expressed concern about:-

- ❑ The meaning of “off road”
- ❑ When DVLA should be involved
- ❑ Where NBC responsibility ended and Police/DVLA begun
- ❑ Evidence of action when three or four cars on one property were untaxed
- ❑ What constitute “highway”
- ❑ When SORN certificates were effective
- ❑ Reporting responsibility for untaxed vehicles to DVLA
- ❑ Whether officers checked and rechecked
- ❑ Whether Owners were charged for removing untaxed cars
- ❑ Whether one or other organisations could formally report to DVLA

G Owen reported that a Government Initiative had involved asking Local Authorities through TOPPS to report untaxed cars to the DVLA. Police Officers and Traffic Wardens were also asked to do this. He understood a fixed penalty charge applied.

Members were informed that the Police also had powers to fine owners and also to remove vehicles if they were on the public highway. Members discussed how this could be made clearer to the public. They discussed the feasibility of discussing this with a representative from the DVLA.

The Chair asked Committee Members to take notes of untaxed cars and provide details to him.

RESOLVED: That a representative from the DVLA be invited to attend the next meeting of the Committee.

6. CULTURAL MILE (OVERVIEW)

T Miles provided an Overview of the Cultural Mile and what could be included. He described the area from Becketts Park to the Racecourse. The original exhibition had been conceptual but it now needed to consider realisable developments.

Many planning briefs now made Cultural Mile stipulations for shops, retail, outlets etc.

In answer to a question regarding the status of the Market Square and Market Hall, T Miles reported that, technically, these areas would be taken in by the Cultural Mile, but the Market Square was subject to a separate competition. He acknowledged that there was a real opportunity for the market hall area. Each of these areas needed to be individualised and then taken forward separately.

The Committee referred to the “FUTURE NORTHAMPTON Group” and its high aspirations for the town.

The Committee queried whether developers and planners would input now, even in relation to pedestrian crossings perhaps – because they were in the Cultural Mile. T Miles confirmed this was now an adopted space.

The Committee raised several queries concerning:-

- ❑ Width of the Cultural Mile and the buildings included
- ❑ Need for branding and marketing
- ❑ Delapre and power station site
- ❑ Investment in the waterfront at Becketts Park
- ❑ Obtaining citizens ownership
- ❑ Meaning of “culture”
- ❑ Maintaining momentum
- ❑ Engaging the support of many parties
- ❑ Achieving a contemporary art space
- ❑ Its place in the local plan
- ❑ How to get developers to comply
- ❑ Need to ensure it in local plan
- ❑ Key element of regeneration of Town Centre

The Committee requested quarterly updates on the progress of this initiative.

7. PORTFOLIO HOLDER'S PRIORITIES

The Committee deferred this item until Councillor C Lill was able to attend a meeting of the Committee, a further request to be made for attendance.

8. RESIDENTS' PARKING SCHEMES

The Chair referred to the briefing of the two successful schemes and the Committee discussed the arrangements when NBC passed control to NCC, especially in relation to the County Ground and why there were insufficient funds.

Councillor Wire commented on the three key areas agreed to be next:-

- St James (with £50k from the Saints development and top up)
- Springboroughs (with developers cash from Sol Central)
- Cricket Ground area (no development so no 106 agreement, dependant solely on TOPPS surplus)

M Hunter reported that Northamptonshire County Council had twice been asked to provide an Officer and the Borough Council had received a briefing note each time.

The Committee discussed the possibility of writing to the NCC Portfolio Holder for a qualified answer, or attendance: also to the Transport and Environment Scrutiny Committee (NCC) via Alan Sharpe/Sue Flack or the Chief Executive. (The letter to be approved by Councillors Boss and Woods)

Mention was made of a “defunct partnership bid” which had one liaison meeting and S Flack’s involvement. The Committee requested that the intentions for this “defunct” Committee be made known, and therefore mentioned in the letter.

- RESOLVED:** (1) That the Committee request that a letter be sent to the Chief Executive and Sue Flack asking for an explanation regarding the three projects listed and

also asking what the County Council's intentions were regarding the Highways and Traffic Partnership Board.

- (2) That a letter to the Transport and Environment Scrutiny Committee on the same subject.

9. UPDATE ON THE HARLESTONE ROAD ALLOTMENT PROJECT

Councillor Caswell reported on the progress of this joint work with the Health and Environment Scrutiny Committee. The work was now complete and the report of the Working Party would be sent to both Overview and Scrutiny Committees and then submitted to the Executive with recommendations.

10. PERFORMANCE INDICATORS

M Hunter reported that Members had expressed the wish to look at planning performance indicators, but unfortunately, due to illness, it had not been possible to have the Planning Officer at the meeting.

S Pointer suggested that the Committee could monitor key performance indicators by including this issue on its agenda on a regular basis, for example, quarterly.

- RESOLVED:**
- (1) That the Committee deferred the issue pending the availability of the Head of Planning, Transportation and Regeneration.
 - (2) That the Committee request the information from the IDeA workshop.

11. REPORT OF THE WORKING PARTY (DISABILITY GUIDANCE)

M Hunter reported that a Working Party made up of Members from this Committee and the Health and Environment Overview Scrutiny Committee had met a number of times and had gone through the 17 good practice points, examining NBC compliance and the report circulated would be taken to the Executive by Councillor Hollis. The Group had identified where Northampton Borough Council did very well and where it could improve.

- RESOLVED:** That the Committee agreed that the report of the Working Party be presented to the Executive for consideration of the recommendations item then to Planning Committee for information.

12. CAR PARK STRATEGY (MONITORING IMPLEMENTATION OF RECOMMENDATIONS)

- RESOLVED:** That Members deferred this item until the Portfolio Holder was able to attend a meeting of the Committee.

13. BLACKTHORN SKATEBOARD PARK (PORTFOLIO HOLDER'S REQUEST)

The Chair referred to Councillor L Tavener request that the Committee consider the process of this Initiative as she had concerns that needed to be addressed before any decision was made.

The Skateboard Working Party had completed its work and had recommended a site. Funding was to come from Blackthorn Caspar Initiative and the Northampton East Regeneration scheme.

The Committee discussed how it could aid the Executive in this decision, and concluded that the process could be reviewed and findings provided to the Executive so it could move forward.

C Thurlow addressed the Committee and offered the view for which she had collected evidence, that the area chosen was not appropriate for the facility. She requested the opportunity to provide these views to the Committee should it consider the issue further.

- RESOLVED:**
- (1) That the Committee agreed to undertake a review of the process followed examining the criteria used to reach the decision on the skateboard park and site.
 - (2) That the Committee agreed to set up a Working Party, comprising of Councillors Boss, Eldred and Woods to scope the work and bring the plan back to the next meeting.

14. AFFORDABLE HOUSING SUPPLEMENTARY PLANNING GUIDANCE

S Pointer reported that a Housing Needs Assessment had been carried out in 2002. This had shown that the Borough Council needed to provide 700 affordable units per year, but the Council was not meeting this target.

Consultants were engaged to view the situation and draft consultation guidance was prepared and issued. The Borough Council was currently on course to approve the guidance by the end of this year. Included on the guidance were proposed targets for 35% of each development of 15 units or over to be affordable units:-

- ❑ Reducing thresholds on sites from 25 to 151
- ❑ Obtaining contributions from developers on sites below 15

K Wearmouth emphasised that changed targets would only be part of the efforts to deliver the target number of affordable units. With a shortage of 736 affordable homes work with other parties would be key.

The Committee discussed:-

- ❑ The inclusion of "at least" in targets
- ❑ The significance of Appendix B comparators
- ❑ Level of affordable homes by developers and other means

- ❑ Whether the targets reflect the level of need
- ❑ Acceptance that the figures were possibly deliverable
- ❑ Advantage of a higher percentage target and lower site size
- ❑ Recognition of the Officers' view on deliverability and evidence of areas with higher percentages but no achievement
- ❑ That 35% was considered quite high
- ❑ Need for review to increase targets when possible and monitor achievement

- RESOLVED:**
- (1) That the Committee, recommends that Officers include the following:
The Committee's aspiration for a higher target of 50% but recognise problems.
 - (2) That the Committee reviews the targets and effects after one year.
 - (3) That Members request that K Wearmouth circulates copies of the ODPM report to Members of this Committee.

15. FUTURE WORK PROGRAMME

The Committee acknowledged the request from the Pensioners' Forum to review the Countywide Bus Scheme which had been dropped.

The issue had been referred from Community Leadership Scrutiny Committee.

They discussed the original plans and reason that the County Council felt it could not continue because of the inability to get all districts agreement.

Local residents felt excluded from a facility enjoyed by people visiting Northampton from other areas.

It was decided that NCC could be approached to place on its own Scrutiny agenda, and a copy of the letter sent to NBC Executive.

Also that NBC Executive be requested to reconsider its decision to withdraw from the County wide scheme and work with NCC to involve all districts.

- RESOLVED:**
- (1) That Members recommend that Northampton Borough Council reconsiders its position on this issue.
 - (2) That Members requested that a letter be written to the other districts in the County to request that they reconsider their position on this issue, with a copy to be sent to the Environment and Transportation Scrutiny Committee at Northamptonshire County Council.

Members agreed that the following be included on the agenda for the next meeting of the Committee:-

- Market Square – request involvement along with Finance Scrutiny
- Untaxed Cars – DVLA
- Cultural Mile – quarterly updates
- Portfolio Holder's Priorities
- Performance Monitoring
- Parking Schemes
- Blackthorn Skateboard Park
- Grosvenor/Greyfriars development

Members agreed that the issue of Strategic Flood Risk Assessment be included on the agenda of a future meeting, by asking Anglian Water to attend.

The Chair announced that this was Linda Amas's last meeting as an Officer of the Borough Council. He, on behalf of the Committee, thanked her for all her hard work and wished her all the best for the future.

The meeting concluded at 8.40 pm.

NORTHAMPTON BOROUGH COUNCIL**EXECUTIVE****Monday, 1 November 2004**

PRESENT: Councillor Larratt (Chair); Councillor Hadland (Deputy Chair); Councillors Hill, C. Lill, J. Lill, Palethorpe and Tavener

The Chair welcomed Mairi McLean to her first meeting of the Executive as Chief Executive and Zena Peatfield as Interim Change Director. He also thanked Jon Warlow for his work as Acting Chief Executive for the preceding seven months.

The Chair presented the Sports Development Section with a certificate awarded by the Association for Public Service Excellence for their reaching the final four in a national competition for community sports projects.

1. APOLOGIES

None.

2. MINUTES

The minutes of the meeting of Executive held on 11 October 2004 were signed by the Chair.

3. DEPUTATIONS/PUBLIC ADDRESSES

- RESOLVED:**
- (1) That Councillor B Hoare be granted leave to address Executive in respect of item 6 "Recovery Plan".
 - (2) That Councillor Pritchard, Mr J Smith and Mr J James be granted leave to address the Executive in respect of item 8 "Northampton Soup Kitchen".
 - (3) That Councillor Perkins be granted leave to address Executive in respect of item 14 "Play Equipment Obelisk Rise".
 - (4) That Councillor Glynane be granted leave to address Executive in respect of item 15A "Referral from Council: (A) Radlands Skateboards Facility".
 - (5) That Councillor Patterson be granted leave to address Executive in respect of item 15C "Referrals from Council: (C) Trees".
 - (6) That Messrs Mawson & Cooper be granted leave to address Executive in respect of item 19 "Grosvenor Centre update".

4. DECLARATIONS OF INTEREST

Councillor Hadland declared an interest in item 8 "Northampton Soup Kitchen", as a Trustee of NAASH which he deemed to be non-prejudicial and spoke and voted thereon.

5. ISSUES ARISING FROM OVERVIEW AND SCRUTINY COMMITTEES

ODPM Planning and Access for Disabled People of Good Practice Guide Councillor

Hollis submitted a report of a Working Party made up of members of the Planning Regeneration and Transportation and Health and Environment Overview and Scrutiny Committees in respect of the implementation of the ODPM's Good Practice Guide for Planning and Access for Disabled People. The report addressed each good practice point set out in the Guide and set out 20 recommendations that built upon work already being undertaken.

Councillor Lill as Portfolio Holder for Planning Regeneration and Transportation expressed his support for the findings of the Working Party and Councillor Hadland commented that the report was very thorough.

RESOLVED: That the report of the Working Party and the recommendations contained therein be adopted.

6. RECOVERY PLAN (LC)

Councillor B Hoare commented on the report submitted under this item in respect of a ten year vision for Northampton. He asked that the Executive defer a decision in respect of the vision and to consider further the process by which it might be agreed. A vision for Northampton was critical and had been commented on in the CPA report. He expressed concern that the proposed vision had not been through a robust process; it had arisen from one of the Sedgebrook meetings at which only a limited number of members had been present and it had been looked at by the Change Champions who were employees of the Council and by the People's Panel. There had been no overview and scrutiny involvement and no general public consultation. Councillor B Hoare was thanked for his address.

The Interim Change Director submitted a report setting out a proposed ten year vision for Northampton for consultation with Stakeholders. He commented that the Sedgebrook meetings had comprised a representative group of Councillors and agreed with Councillor B Hoare that the proposed vision did require proper consultation with the Council's partners and others. He also agreed that the proposed vision to date had only received a small amount of validation from the People's Panel and the Change Champions. It was noted that the draft vision needed to be endorsed by the Executive and Council for consultation. The report suggested that consultation on the proposed vision takes place in parallel with the consultation on the next version of the corporate plan early in 2005.

The Interim Change Director commented that ODPM funding had now been secured for the Members Development programme, the Management Review and Management of the Recovery Process. Furthermore, a joint bid was being made with Northamptonshire County Council for a Management Development Support programme. Monitoring Board approval to the Recovery Plan annex was still awaited and a meeting had been arranged to clarify with the Monitoring Board what the outstanding issues were.

RECOMMENDATION: That Council approve the draft ten year vision for Northampton (attached as Appendix A to the report) as a working document for consultation with Stakeholders alongside the next Corporate Plan.

RESOLVED: That the update on the Recovery Process be noted.

7. FORMATION OF WASTE PARTNERSHIP FOR NORTHAMPTONSHIRE (HE)

The Director of Community Services submitted a report that set out the challenges facing Waste Management and commented that where partnership and joint working could be demonstrated then external funding bids were likely to be successful.

- RESOLVED:**
- (1) That approval be given to the Council's membership of the Northamptonshire Waste Partnership via a Memorandum of Understanding.
 - (2) That authority be delegated in respect of waste issues representing the Council's interest to the appropriate Director in consultation with the Portfolio Holder and that this member and one other member of the Executive be the authority's representatives on the Management Board of the NWP.
 - (3) That approval be given to expenditure in 2005-2006 to:
 - (a) support an independent administration including an executive officer to administer the NWP (£15,000 pa) and
 - (b) continued support of the waste education bus (£7,000 pa).

8. NORTHAMPTON SOUP KITCHEN (H)

Councillor Pritchard as a former Chair of Trustees of Northampton Soup Kitchen clarified the information set out in the report and elaborated upon the facilities that the Soup Kitchen provided and the network of support that it received from churches, schools and commercial organisations. Councillor Pritchard was thanked for her address.

Mr J Smith the current Chair of Trustees of Northampton Soup Kitchen commented that the Trustees had always been open with the Borough and County Councils. The total annual budget of the Soup Kitchen was around £150,000 of which it was anticipated to fund-raise £70,000 leaving £80,000 to be funded by the Borough and County Councils. Since July 2004 NAASH and CAN had produced a report as to how the three organisations could work more closely together and a revised Business Plan was being devised as a consequence. The Trustees were keen that the Soup Kitchen did not overspend in 2004-2005 and the budget requirement had now been reduced to £120,000 and fund-raising activities were now expected to raise a total of £90,000 leaving a gap of £30,000 which remained to be funded. Mr Smith was thanked for his address.

Mr J James, as a professional fundraiser on behalf of the Soup Kitchen, commented that people were usually very generous in their donations where the issue was of a high profile such as a hospice or well-known charity. However, it was more difficult to raise funds for lower profile issues. There were six pillars fund raising, ie, individual giving, corporate giving, local authority funding, trusts and fund-raising activities, all of which took time to put in place. Although individual giving, local authority funding and trusts were the quickest of these to set up. The request now put forward by the Soup Kitchen was for a further £10,000 grant immediately with a £10,000 loan to be repaid in full in 2005-2006 which as far as could be predicted would put the Soup Kitchen on a firm footing as far as funding was concerned. Mr James was thanked for his address.

The Chief Executive submitted a report commenting that the caveats that the Community Enabling Fund Advisory Panel had expressed were that the County Council should agree to their share of the funding requirement and that the Soup Kitchen worked jointly with the Council's Housing Division. Councillor Hill suggested that given the new and more positive situation described to the Executive that consideration of the application be deferred until the next meeting to allow an opportunity for a workable solution to be formulated.

- RESOLVED:** That consideration of the request from Northampton Soup Kitchen for additional funding be deferred to enable discussions with the County Council and other

organisations to take place to examine the best and most cost effective way of providing the service and to report to the next meeting of the Executive.

9. RACECOURSE- CHANGING ROOMS (HE)

The Director of Community Services submitted a report and commented that the Football Foundation would not determine the application for funding until June 2005 and accordingly the funding from the Capital Programme should be deferred by a year but that design work continue in the meantime. Councillor Larratt commented that the future use of the ground floor of the pavilion should also be considered concurrently with the development of the changing rooms so that there would be no delay in its development once the current changing rooms were vacated.

RESOLVED: That the report be received.

10. LOCAL DEVELOPMENT SCHEME (PRT)

The Chief Executive reported that since the last meeting of Executive the ODPM Regional Office had not given approval to the Local Development Schemes submitted by Daventry and South Northants District Councils and that in respect of the Milton Keynes South Midlands study the Secretary of State had commented that closer integration of Local Development Schemes by local planning authorities was now expected. A meeting of members and lead offices affected by the West Northamptonshire UDC area had been arranged for mid-November at which the further integration of Local Development Schemes would be discussed. Accordingly it was now proposed to report further on this matter to the Executive at the meeting scheduled for 6 December 2004.

RESOLVED: That the report be received.

11. SMOKE FREE NORTHAMPTON (HE)

Councillor J Lill in referring to the report submitted with the agenda commented that she supported the working towards a smoke free Northampton. The Director of Community Services submitted a report that set out an approach from the Northampton Primary Care Trust for support for an aspiration in their Public Health Strategy to achieve smoke free town status for Northampton. This was in the context of smoke free environments for people to work in.

RESOLVED: That continued support be given to the smoke free Northampton Working Group in order to allow the implications of a report from the Northampton Primary Care Trust to be fully assessed.

12. TREES CONTRACT- UPDATE (HE)

The Director of Community Services submitted a report that set out the current position on the management of tree work through out the Borough. It was noted that currently two of the three employees within the Tree Unit had resigned and that as a consequence it had been agreed that the tree operatives would be placed within the Grounds Maintenance Gangs and that private tree works would be undertaken by private contractors. There were issues with the Highways Authority and the processes for getting works to trees on highways land agreed. There was also an issue of incompatibility of the two Councils' computer systems. It was also noted that a tree policy would be devised and that Councillors would have an input into it. It was also noted that housing funding for environmental improvements had now been confirmed.

The Interim Change Director commented that discussions were taking place with the County Council in respect of a number of Highway issues of which tree works were one and it was hoped to agree funding arrangements and rationalisation of processes.

RESOLVED: That the report be noted.

13. CONSULTATION AND PARTICIPATION- PROPOSED FUTURE ARRANGEMENTS (CL)

The Interim Change Director commented that the original People's Panel had been recruited in 2000 and need to be refreshed. The County Council had offered an opportunity to join in a tendering process for a Countywide Panel of which 600 members would be from Northampton and agreement was sought to proceed jointly with the County Council. The report on Future Arrangements for Consultation and Participation was withdrawn.

RESOLVED: That approval be given to the participation with the County Council tendering exercise for a Countywide People's Panel as described by the Interim Change Director.

14. PLAY EQUIPMENT, OBELISK RISE (HE)

Councillor Perkins on behalf of the Obelisk Rise Residents Association commended the report and scheme to the Executive. The Director of Community Services submitted a report that set out an approach that had been made by the Obelisk Rise Residents Association for the Council to administer the purchase and installation of new play equipment on an area of Obelisk Rise open space. The Director of Strategic Resources noted that the Council would account for and reclaim VAT in the normal way.

RESOLVED: That the Corporate Capital Programme be amended by the inclusion of a fully funded scheme to purchase and install new play equipment at Obelisk Rise open space subject to the Council being assured that all funding was in place before the commencement of the scheme.

15. REFERRALS FROM COUNCIL ON 8 OCTOBER 2004

(A) Radlands Skakeboard facility

Councillor Glynane commented upon the Council's public support for the Radlands facility and also upon a meeting with Enterprise Solutions, Northampton who had indicated that the business was probably sound, but the pricing strategy had been wrong. Councillors had been helping skaters to meet the right people so as to allow the project to move forward. A group of skaters had now formed a steering group and were developing a business plan. He also noted that two individuals were considering taking the business on.

Councillor Tavener commented that she had chaired two meetings between County Council and Borough Council members, officers and the former operators of Radlands to sign-post a way forward. There had been continuous contact with users.

RESOLVED: That progress to date be noted.

(B) Shortfall of Travellers sites

The Interim Change Director commented that he had written to Kevin McNamara MP and to the Town's two MPs as requested at the Council meeting on 8 October 2004.

Councillor Larratt reported that he and Councillor J Lill had attended a County Traveller Unit Board meeting with amendments to the Service Plan to get as a priority for 2005 the identification of new sites within the constituent local authority areas. This amendment along with a number of others had been accepted by the CTU Board.

RESOLVED: That the position be noted.

(C) Trees

Councillor Patterson commented that he hoped that the motion agreed by Council on 8 October 2004 would form part of the Tree Policy that had been referred to in the discussion in respect of the Tree Contract. The Director of Community Services commented that it was historically the the former development corporation areas that gave the most difficulties Six trees had been planted in expectation that five would be lost. Furthermore, some of the species planted were inappropriate for close proximity to housing. There was no legal right to light although trees were cleared and undergrowth cut back for community safety reasons; thinning of tree canopies could be counter-productive as often this lead to a rejuvenation of growth and therefore ultimately only the removal of a tree would deal with the light issue. He further commented that a holistic approach to landscape issues needed to be undertaken in liaison with housing colleagues.

RESOLVED: That consideration of the issues raised form part of the consideration of a Tree Policy.

16. EXCLUSION OF PUBLIC AND PRESS

The Chair moved that the public and Press be excluded from the remainder of the meeting on the grounds that there was likely to be disclosure to them of such categories of exempt information as defined by Section 100(1) of the Local Government Act 1972 as listed against such items of business by reference to the appropriate paragraph of Schedule 12A to such Act.

The Motion was Carried.

17. A FRAMEWORK FOR FUTURE CONSULTATION; RESOURCE IMPLICATIONS (CL)

Item withdrawn.

18. COMMUNITY ENABLING FUND: REVENUE PROGRAMME (CL)

Item withdrawn.

19. GROSVENOR CENTRE UPDATE

The Director of Strategic Resources introduced Messrs Mawson & Cooper from Donaldsons Consultants. Mr P Mawson commented on the delicate situation in respect of recent discussions with the advisors of Legal & General. A detailed report would be made to the next meeting of the Executive. There remained a very significant financial gap between the Council and they and Legal & General were now seeking a further land donation to the scheme by the Council. Mr Mawson elaborated upon possible options in relation to the future.

RESOLVED: That the position be noted.

The meeting concluded at 20.15 hours

M4007

NORTHAMPTON BOROUGH COUNCIL

**HEALTH & ENVIRONMENT AND PUBLIC PROTECTION OVERVIEW &
SCRUTINY COMMITTEE**

Tuesday, 2 November 2004

Call in of Executive decision of 11 October 2004 on

LOWER ECTON LANE TRAVELLERS' SITE

PRESENT: **Councillor B Markham (Chair);**
 Councillor A McCutcheon (Deputy Chair);
 Councillors Allen, Lane, Malpas, Pritchard and Glynane (Substituting
 for Councillor Hollis)

REQUIRED TO ATTEND

Councillor Palethorpe	Portfolio Holder (substituting for Councillor J Lill)
S Eley	Environmental Health Manager

ALSO ATTENDING

J Towl	Head of Environmental Health & Private Sector Housing
A Ball	Westgate Technical Services
K Pitt	Westgate Technical Services
M Hunter	Head of Overview and Scrutiny
T Feltham	Scrutiny Officer
Cllr T Wire	Call-in author
Cllr A Roy	Call-in author

1. APOLOGIES

Apologies for absence were received from Councillors Hollis and Eldred (committee) Councillors P Larratt (Leader), J Lill (Health and Environment Portfolio Holder) and T Hadland (Financial Strategy and Performance Portfolio Holder).

2. DEPUTATIONS / PUBLIC ADDRESSES

A Ball and K Pitt, (Westgate Technical Services), addressed the Committee at the appropriate point at the invitation of the committee.

3. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

There were none.

4. EXCLUSION OF PUBLIC AND PRESS

The Chair moved that the Public and Press be excluded from the remainder of the meeting on the grounds that there was likely to be disclosure to them of such categories of exempt

information as defined by Section 100(1) of the Local Government Act 1972 as listed against such items of business by reference to the appropriate paragraph of Schedule 12a to such Act.

The Motion was Carried.

5. LOWER ECTON LANE TRAVELLERS' SITE

(Executive decision called in by Councillors Roy and Wire for scrutiny)

Councillor Markham introduced the Committee and explained the purpose of call-in and the process, emphasising that the committee would not scrutinise the history and management of the site, but would examine the decision in relation to the reasons for call-in.

He explained that the call-in authors would be asked to expand on their concerns, the committee would ask questions for clarity, the Executive would have the right to speak and the Committee would then ask questions of the Executive members and any witnesses about the call-in issues.

The Chair then referred to the Executive decision of 11 October 2004:

- RESOLVED:** *That the report be received and the recommendations contained therein be approved as follows: -*
- (1) *That a bid for ODPM grant funding of 75% of the total capital costs be made.*
 - (2) *That a bid for Capital funding for up to £125,000 from the 2005/06 Capital Programme (the 25% to support the grant) be approved.*
 - (3) *That the Contract Procedure Rules be waived to enable Westgate Technical Services to manage the bid/funding and subsequent refurbishment of the Travellers' site for the reasons stated in paragraph 2.4 of the report and the current contract with the Company be extended until 31 March 2006 to enable the works to be carried out.*
 - (4) *That consideration be given during 2005 to leasing the site on a longer-term basis to a suitable management company as outlined in paragraph 3.4 of the report on a no cost basis to the Council from April 2006."*

He then reminded the Committee of the three reasons for Call-in: -

1 Insufficient clarity on the grounds on which Westgate Technical Services have been deemed to have the expertise to manage the project for the diversity of the citizens of Northampton.

2 Insufficient clarity on the consultation with Site users on the proposals.

3 Insufficient clarity on the consultation with partner agencies with responsibilities for the welfare of Gypsies and Travellers.

The Chair invited the Call-in authors to expand on their reasons for concern.

Councillor Roy referred to call-in reason 1, commenting on the management of the site, the impact of poor maintenance and the effects of unused plots on the tenants and the local community, as well as discouraging further take up at the site.

With reference to reason 2 Councillor Roy stressed that it needed to be ascertained that the Council was receiving the best provision of the service. Services appeared to have deteriorated since Westgate Technical Services took over the site and extending the contract without consultation could have a detrimental effect on the site. Any consultation should be undertaken with the site users and partner agencies.

With reference to reason 3 Councillor Roy commented on the arrangement with the County Travellers Unit and the need for clarity about their role in this respect.

Councillor Wire concurred with Councillor Roy's comments.

The Committee had no further questions for the call-in authors.

Councillor Palethorpe, Portfolio Holder, (representing Councillor J Lill) was invited to explain the reasons for the Executive decision.

He referred to the motion passed at Full Council on 8 October 2004: -

'That this Council requests the Executive to work with the other Councils in the County Traveller Unit in order to provide and facilitate suitable Traveller sites in the County to which unauthorised Traveller encampments can be directed.'

And commented that the decision about the Ecton Lane site tied in with the motion. He commented that many of the tenants had lived on the Ecton Lane site for many years. NBC had invested money into the site, for example, provision for a disabled tenant, and emphasised that this site represented people's homes. It was a difficult site due to its location in a triangle of the civic amenity tip, sewage works and the dual carriageway. After such a long time of existence the facilities on the site needed upgrading, and there is now an opportunity to bid for Government funding.

It was not known whether the government would continue the plan to provide a large proportion of funding so there was a need to grasp the current opportunity. Should this be missed, there would be a major problem for the future of the site as the council could not find the half a million needed for refurbishment.

He confirmed that The Executive believed Westgate have the expertise to refurbish the site and successfully access the funding to do so. The decision of 11 October authorised Officers to put a bid together to access Government funding. Consultation with stakeholders would come out as part of the bid.

The Chair suggested hearing from S Elsey, Environmental Health Manager, on the call-in reasons and the information provided to the Executive in making their decision, before opening to questions from the committee.

S Elsey distributed a plan of the site and sample photographs of the plots. Northamptonshire County Council (NCC) who had given it to NBC ten years later had built the majority of the site approximately 25 years ago. Environmental Health had traditionally had responsibility for travellers so had taken over the management of the site. This had proved difficult when the three permanent wardens left and were found impossible to replace.

Just three Companies had expressed an interest in managing the site when it went out to tender. An appraisal of the competencies of these organisations had been undertaken, including a visit to sites they managed. Westgate Technical Services was judged the best and were awarded the five-year contract (to be reviewed after two and a half years)

When Westgate took over, there were considerable problems such as derelict plots, rubbish dumping on the bunded area, damage to the office and the road leading to the office, etc. Westgate were tasked with turning the site round with this forming the evaluation at 21/2 years. This worked well, the site being fully occupied and with a waiting list for the first time. Photographs of the state of the site before and after Westgate took over were circulated.

The extension to the contract would only be for one year to enable an application for funding from the Office of the Deputy Prime Minister (ODPM) for refurbishment, which must be submitted by January 2005. Prior to refurbishment the ODPM requires a considerable consultation process, which will include every tenant on the site, agencies, the County Traveller Unit (CTU) and any other interested party.

Over the past year, Westgate had encountered problems with some of the tenants, the bunding area in the middle of the site had become a 'dumping ground,' and the two plots adjoining the area, which had become vacant, had proved difficult to let and had been vandalised. One of the blocks had been completely pulled down by temporary tenants in one night. Once the insurance claim was settled, the future of the 5 plots will be determined as well as the options for refurbishment and reletting.

The site was worn out after 25 years usage and the extended contract would enable the council to obtain the grant and begin refurbishment to give the site a long-term future, and give the tenants continuity.

In the middle of refurbishment, the council's estates department will undertake an evaluation and contractual work for leasing the site under NBC normal procedures. The length of the lease will be determined then.

Discussions with the CTU Manager over site provision issues, such as, the size of the site, numbers of plots, possibilities for double plots to accommodate some of the tenants needs etc.

The Chair invited the Committee to question the Portfolio Holder and Environmental Health Manager on the call-in reasons.

Had there been an evaluation of the current contract and operation?

NBC's engineers and surveyors together with building partners had put together a bid for ODPM grant funding in 2001, which had been successful. It had been impossible to find contractors to refurbish the site and the project did not go ahead. It was emphasised that not only NBC found it difficult to get works done on Traveller Sites, other Authorities experienced similar problems. Westgate Technical Services had a good track record of making grants to the ODPM for refurbishment projects. Examples of sites that Westgate had refurbished were circulated.

Who clears away the rubbish from the bunding area?

Westgate Technical Services kept the site generally clear; however, in the case of large scale tipping NBC clears it. This was an example of the lack of clarity in the 5-year-old contract, giving problems to Westgate and NBC.

The site should not get into such a state

As a plot became vacant it tended to become a 'dumping ground'. The most cost effective way of clearing it was to wait until it was full before it was removed.

Who is responsible for maintenance perimeters of the site?

There was a problem over where Westgate's responsibility began and NBC's ended, due to lack of clarity with the current contract. Lessons had been learnt. NBC worked hand in hand with Westgate and costs had been shared.

A Ball, Westgate Technical Services, commented that when Westgate began managing the Ecton Lane site it had been on its knees and an almost 'no go area'. Westgate was a commercial organisation but had experience of Local Authority needs. Westgate had taken account of risks, such as vandalism and fly tipping

Westgate had tried, over 5 years, to maintain the site as a viable park but things were not always good and some of the difficulties were due to travellers themselves.

The ambiguities in the contract would be cleared when the new contract came up for renewal. If the partnership had not existed over the last 5 years there would have been no site by now.

When the previous funding bid fell, Westgate had to carry on without any funding and carried out jobs that would have been undertaken as part of the bid. The circulated document shows sites managed not managed by Westgate, and then the changes after being taken over. Westgate had never had a bid refused, and has never gone over budget.

The weekly water charges that tenants were charged were perceived to be very high

Westgate carried hidden costs, such as, water charges. Although tenants considered water charges to be high, and Westgate have some sympathy with this, the difficulty is that there is only 1 meter and the bill is apportioned. Whilst most tenants are responsible, some are wasteful causing high costs. Westgate actually subsidises this, but the system is expensive and not ideal. A successful bid and refurbishment will aim for individual meters and a fairer system.

Did NBC consider Westgate Technical Services' record before extending the contract?

Westgate's record was considered and evidence can be shown for their successes.

The Committee conveyed concern about the time that tenants had to wait for routine maintenance repairs and rat infestation on the site

S Eley advised that the site was difficult to run due to its size and diversity. The best run sites were small and managed by Travellers. He added that he would be keen to hear from the tenants of any problems that they had encountered with Westgate and lack of maintenance. He emphasised that the tenants had his contact details and he had visited the site twice in the last six months. All complaints were recorded. Four had been received this year and only two the year before, and all had been resolved.

There had been a dilemma about what should be repaired pending the anticipated refurbishment project. Water supply was a problem on the site and some tenants had complained about the cost. There was only one water meter for the whole site and the tenants were all charged equally. Some tenants were economical but some tended to waste water and left hose pipes running 24 hours, 7 days a week. All tenants had to share that cost.

A Ball added that the water charges were the same now as they were when Westgate first took over the site. As long as the pipes were of a satisfactory standard and subject to consultation with the tenants, it was envisaged that as part of the refurbishment, individual water meters would be put in so each tenant would be a customer of the water authority.

S Eley acknowledged that it was difficult to carry out rodent control due to dogs and children on the site. There had been two complaints this year. Rats were not coming from the civic tip, but from all around the site. Pest control was always provided on request.

There is a need for a supply of smaller transit sites. Could the ODPM funding be used for such additional sites?

Also, the location of this particular site is not ideal for tenants so can it be re located?

The ODPM funding must be used for refurbishment or transit sites. It could not be used for new permanent sites. Transit sites were 100% funded.

NBC took proposals to the CTU Board last year as a priority to seek out alternative traveller sites, permanent, transit and mixed, across the county. Work is being done to map the flow of travellers for where sites were needed, and then the CTU will pursue funding.

What consultation does the ODPM require and would there be consultation with Agencies and groups, such as, Focus Groups?

The ODPM's consultation requirements were explicit. Residents had to be completely involved. Consultation would usually be face to face with residents in their own homes, giving them every opportunity to have their say and comment on what was important to them. Agencies would also be consulted on the long-term future of the site. NBC has a consultation strategy and officers had investigated best practice on consultation. The London Borough of Barking and Dagenham had been used, as it was the lead on tenant participation.

The Chair requested that a report on the consultation process be submitted to a future meeting of this Committee.

A concern was conveyed about the short-term maintenance requirements of the site and if it could be ensured that the site would not be vandalised whilst being refurbished if a representative from the management company was not present on site

S Eley accepted that the site was difficult to maintain as there were inherent defects (in the shower block for instance). The build and design did not match with the way people used them. However, the blocks had been made good and essential maintenance was the responsibility of Westgate.

A Ball advised that the size of the site had to be consulted upon. To fill all 35 plots with 35 families who would all get on, and respect the site, was virtually impossible. Travellers were directed to the site from by other agencies without reference to Westgate or NBC and Westgate had the difficulty of dealing with transferees. Regard for the needs of the people living on the site, and the problems of being terrorised by temporary tenants, was essential. Security is needed. Even with a sentry some people are strong, have backup and want to cause problems.

A Ball advised that essential maintenance would be done, but much was worn out and needed replacement – which was best done altogether and not piecemeal.

Cllr Markham commented that it had been difficult to stick to the 3 call-in reasons as so much was involved and inextricably linked. He repeated these and commented that the issue was not called-in relating to the extension of the contract, but on the grounds on which Westgate were deemed to have expertise, and consultation requirements.

He asked the committee to consider the call I-in reasons in turn.

FINDINGS AND CONCLUSIONS

Concern 1

Insufficient clarity on the grounds that Westgate Technical Services had been deemed to have the expertise to manage the project for the diversity of citizens of Northampton.

The committee felt that it had been clearly outlined why Westgate was given the extended contract and the Executive had been clear about Westgate's expertise when making their decision. The committee agreed that Westgate's expertise was apparent.

Concerns were expressed that the report had been not been circulated with the Executive agenda. The committee were reminded that the Executive had accepted the recommendation from the Leader of the Council Scrutiny Committee, that if reports were not circulated with the agenda they should be deferred until the next Executive meeting. It was suggested that the Executive be reminded and asked to re-enforce this direction.

Concern 2

Insufficient clarity on the consultation with Site users on the proposals.

The Chair commented that at the time the Executive discussed the report, it was unclear of the consultation that would take place with Site users. He felt that the Executive had not had the information regarding the ODPM's consultation guidance. The Portfolio Holder confirmed that what the Executive had actually considered on 11 October was to give Officers authority to go ahead and make a bid to the ODPM for funding. As part of that bid, consultation would be undertaken.

The committee were satisfied that as there is clear demand and expectation by the ODPM, and understanding and commitment by NBC and Westgate to adhere to this, that full consultation would be undertaken at the appropriate time. This should be according to guidelines already recommended by Scrutiny and accepted by the Executive.

Concern 3

Insufficient clarity on the consultation with partner agencies with responsibilities for the welfare of Gypsies and Travellers.

The committee acknowledged that the Portfolio Holder was aware of the consultation that would be undertaken for the bid, for completing the refurbishment and for the longer contract. However, the committee felt that there was a need for clarity on any future arrangements for the site. Concern was expressed that essential health and safety works do not get left longer than for all other NBC tenants just because the refurbishment is imminent.

Discussion has shown that the original contract had failing that caused difficulty and the new arrangement must be clear, detailed and specific.

CALL-IN CONCERNS

- (1) The Committee was satisfied that the Executive provided clarity of the grounds on which Westgate Technical Services were deemed to have the expertise to manage the project for the diversity of citizens of Northampton.**
- (2) The Committee was satisfied that the Executive provided clarity on the need for, and intention to conduct, comprehensive consultation with site users,**

partner agencies and other stakeholders, on the proposals and long term future of the site.

RECOMMENDATIONS

- (3) That the Executive ensure the immediate implementation of the Leader of the Council Scrutiny Committee's accepted recommendation that when reports are not circulated with the Executive agenda they should be deferred until the next Executive meeting.**
- (4) That the Executive instructs that the ODPM's consultation guidance document is adhered to alongside the council's consultation strategy when the consultation is undertaken.**
- (5) That the Executive ensure there is clarity in the contract specifications for any further arrangements for the site, in particular, the responsibility for carrying out and resourcing day-to-day maintenance.**
- (6) That essential works will be carried out under the council's arrangements for all council tenants, avoiding delay whilst awaiting impending refurbishment.**
- (7) That support is given to ensure the County Travellers Unit seeks out, as a priority, alternative traveller sites, permanent, transit and mixed, across the county.**
- (8) That consideration is given to the development of a protocol with other agencies for directing travellers to the Ecton Lane site, and that Community Safety and e-gov Scrutiny, as well as Community Leadership Scrutiny are involved in this.**

The meeting concluded at 7.50pm

NORTHAMPTON BOROUGH COUNCIL**LEADER OF THE COUNCIL AND GENERAL PURPOSES OVERVIEW &
SCRUTINY COMMITTEE****Wednesday, 3 November 2004**

PRESENT: Councillor M Allen (Chair); Councillor C Malpas (Deputy Chair);
Councillors M Boss, J Caswell, R Church, B Glynane (In place of B
Hoare) and A Roy

Head of Outdoor Environment
Head of Human Resources
Scrutiny Officer
Chief Accountant
Head of Overview and Scrutiny
Employee Relations Manager

1. APOLOGIES

Apologies for absence were received from Councillors B Hoare and Flavell.

At this point the Chair referred to the 'Handling Complaints' Leaflet. The Committee requested that it be ascertained that the all Members had been sent a copy of the leaflet.

2. MINUTES

The Chair signed the minutes of the meeting of 21 September 2004.

3. DEPUTATIONS / PUBLIC ADDRESSES

There were none.

4. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

There were none.

5. NEIGHBOURHOOD RENEWAL STRATEGY

The Head of Overview and Scrutiny advised that the draft strategy had been submitted to the Chairs and Deputies asking for member involvement on a working party. They had suggested that the political groups nominate members to the working party and that this committee might want to monitor the progress of the draft strategy.

The Committee commented that the Neighbourhood Renewal Strategy could only be achieved on a partnership basis.

Members suggested that once the strategy was completed, the Leader be asked to address this Committee on how NBC could carry out its role and how it could be ensured that NBC complied with the Strategy. It was agreed that it would be beneficial for the Working Party to give a progress report to this Committee early next year.

- RESOLVED:**
- (1) That the Leader be asked to address this Committee at a future meeting on how NBC would carry out its role and how it could be ensured that NBC complied with the strategy across all departments.
 - (2) That the Working Party present a progress report to this Committee at a meeting early in the New Year.

6. SICKNESS ABSENCE

Jennifer Jackson, Corporate Personnel Manager and Sue Croughan, Head of Human Resources addressed the Committee on the Council's Attendance Management Framework and Attendance Management Policy. It detailed NBC's position on sickness absence levels, what the Authority was doing to address absence levels and gave a clear indication of the roles and responsibilities of line managing sickness absence.

NBC's sickness absence levels were higher than average. There had been a steady rise in sickness absence over the past four years to 13 average days (5%) per full time employee for the period ending 31 March 2004. Councils in the upper quartile had sickness absence of eight days (3%) per full time employee. We consistently failed to achieve our own targets with an average 17,000 days lost across the organisation.

Improving sickness absence was a key priority in the Recovery Plan. The target was to be in the upper quartile by 2006/07. The target for 2004/05 was 11.5 days per full time employee. Details of data for the first quartile would be analysed by January 2005.

The impact of absence equated to £1.8 million. If overtime and replacement cover figures were included this figure would increase to £2 million. (Further work on meaningful data was needed.)

Measures that would be introduced as the most effective to reduce sickness absence included: -

- Return to work interviews
- Early Occupational Health referral
- Robust trigger points for management action
- Steps to guide managers through short/long term absences
- Emphasis on monitoring and evaluating data to identify causes of absence
- Training on absence monitoring

The impact of sickness absence included: -

- Impact on Managers' time trying to find replacement cover
- Return to work interviews
- Continuity of service delivery

- Morale and performance of employees left to cover the work

The Committee discussed the following concerns:

- Whether there was a policy of departments only permitting a set percentage of staff to be on leave at any one time
- The proportion of sickness absence due to stress
- Whether employees with stress could self-refer to Occupational Health
- The statutory requirement for time off for ante-natal care
- Whether occupational injury sick leave was monitored separately
- Whether assaults on employees were recorded
- Whether Investors in People (IIP) status was being aimed for
- Whether any employees had been dismissed for absence reasons
- The need to monitor occupational injury to identify the profile of NBC
- Ensuring managers managed this effectively
- How to promote a positive attendance culture, people wanting to work for NBC
- Drilling down beyond 'average' figures (some off 30 days, some none) to get a real picture.
- Absence breaking the contract of employment - sanctions
- Cutting some slack to avoid sickness absence when 'leeway' is needed

Members were informed that: -

- A Council Policy was not in place for percentage staffing levels, other than for health and safety
- Antenatal care and disability treatment was not dealt with under sickness absence but was monitored in its own right.
- Occupational Health Providers would shortly be hosting an Awareness Day on how to best manage stress. Employees with stress could not self-refer under the current system. There would be the opportunity to review the range of services offered by Occupational Health.
- Occupational injury was recorded as part of sickness absence
- Violent instances against employees were reported as part of Health and Safety requirements.
- The target date for achieving IIP was December 2006.
- Details of how many employees had been dismissed due to absenteeism could be given to a future meeting.

The committee thanked J Jackson for her clear and informative presentation on the new system and the data that had informed it. The framework and policy were judged to be very fair.

- RESOLVED:**
- (1) That the analysis of the first quartile of data be presented to this Committee at its 29 March 2005 meeting.
 - (2) That the Committee requested that all Members be advised of the pending awareness day on managing

- stress.
- (3) That the Committee asked that officers consider monitoring absence due to occupational injury to enable comparison with other authorities and to identify our profile.

7. RECOVERY PLAN

Members heard that the Recovery Board would be updating the Annexe to the Recovery Plan at its meeting on 4 November and it was suggested that once this document was updated it be debated at a future meeting of this Committee.

The Chair referred to the Development of Overview and Scrutiny Seminar that had been postponed to accommodate the Call in Hearing on 2 November. It was suggested that the Political Parties discuss a series of convenient dates for re-scheduling the Seminar and forward details to the Head of Overview and Scrutiny as to how effective monitoring could be achieved.

RESOLVED: That the updated Annexe to the Recovery Plan be debated at a future meeting in conjunction with the Leader of the Council.

8. GREEN BURIALS

The Chair had placed this item on the agenda, in order that Members could decide if they should carry out a review of green burials, or maybe refer the item to Health and Environment Scrutiny Committee as cemeteries were running out of space and this was a possible solution.

The Chair referred to the privately run green burial site at Olney, commenting that the initiative retained the natural land as a park. Each burial had an oak tree planted and it was envisaged that the site would eventually become a mini forest.

Alan Adkinson, Head of Outdoor Environment, explained that NBC had introduced green burials in 1996, allocating 300 single spaces, 34 of which had been taken and 55 pre-purchased. Green burials were promoted in NBC's cemeteries booklet, which was available at local undertakers. When applying for a grave, individuals were given details of green burials. Monuments were not permitted, but trees, shrubs or wild flowers could be planted and a small embossed plaque that eventually biodegraded was allowed. Trees could not be planted on every grave, as they were only one foot apart. Coffins were made of biodegradable materials.

Graves were currently being electronically tagged to ensure a record of individual sites. Individuals could carry out a green burial without the assistance of an undertaker but would have to notify the Department of Births, Deaths & Marriages of the location of a grave.

The committee discussed issues concerning: -

- Charges for green burials compared to standard ones

- The amount of space being used and the possibility for vertical burial Costs ad regulations for scattering ashes
- The need for a standard coffin
- Whether more burials can be accommodated than in a regular site

The Committee was informed that: -

- The charge for traditional and green burials was the same. For a green burial there would be no monument fee, trees, shrubs or wild flowers were included in the price.
- NBC's green burial site would continue for a number of years. Investigations would take place to expand green burials to other cemeteries within the Borough. There were different burial practices over the country, but burying coffins upright could be contrary to some religious beliefs. If there was a request for a vertical burial it could be accommodated.
- Approximately 2/3 of all disposals were by cremation. Two caskets could be buried in 2' by 2' of land. Ashes could be scattered almost anywhere with the landowner's permission. It was forbidden to scatter ashes on sports grounds. The cost of interring ashes into a plot in a crematorium was £280, £65 for green ashes.
- Bodies did not have to be buried in a coffin but must be covered by a shroud. If the body had a contagious disease it must be placed in body bag.

The Chair was pleased that NBC offered a green burial service but was disappointed that the present service would not help the shortage of land problem; in fact our green burials used more space than the conventional ones. She suggested it might be worth NBC considering alternative options.

The Head of Outdoor Environment advised that alternative ways of running cemeteries was being investigated. Bletchley & Fenny Stratford Town Council had put a ban on any further burials. As part of the South Midlands Study, a large area of land had been asked to be identified that could be jointly run by the Local Authorities. A green burials site would be a pre-requisite.

- RESOLVED:**
- (1) That the Committee make the observation to the Executive that the 20 year problem of lack of burial space be addressed by consideration of dual – use burial sites.
 - (2) That the current system of green burials within Northampton and the proposals as part of the South Midlands Study are noted.

9. FUTURE WORK PROGRAMME

- RESOLVED:** That the following items be discussed at the next meeting of this Committee:
- The Role of the General Purposes Committee – P Newham, Borough Solicitor
 - The role of Full Council
 - How Policies are developed and disseminated throughout the Authority

- Budget Preparation – B Hill, Chief Accountant Forward Plan

The meeting concluded at 8:06 pm.

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NORTHAMPTON BOROUGH COUNCIL

COMMUNITY LEADERSHIP OVERVIEW & SCRUTINY COMMITTEE

Thursday, 4 November 2004

PRESENT: Councillor B Glynane (Chair); Councillor Y Miah (Deputy Chair); Councillors D Acock, P Concannon, J Lane, C Malpas, A Roy (substituting for Councillor Barron), Allen (substituting for Councillor J Yates), and M Crake (substituting for Councillor M Hoare), D McKintosh (co-optee) and L Costello (co-optee)

ALSO PRESENT

T Feltham	Scrutiny Officer
Councillor Hill	Community Leadership Portfolio Holder
S Silver	Community Leadership Manager (For item 5)
R Chadwick	Public Participation Officer, NCC (For item 6)
S Williams	Public Relations and Marketing Manager (For item 6)
M Hunter	Head of Overview and Scrutiny (until 6.45 pm)

1. APOLOGIES

Apologies for absence were received from Councillors Barron, M Hoare and Yates.

2. MINUTES

The minutes of the meeting held on 23 September 2004 were signed by the Chair.

The Chair advised that Andre Gonzalez de Savage of Wootton Parish Council had stepped down as a co-optee and proposed that Liam Costello, Wootton Parish Clerk be co-opted onto the Committee.

RECOMMENDATION: That the resignation of Andre Gonzalez de Savage, Wootton Parish Council, as non-voting co-opted Member on the Committee, be noted and that approval be given to the co-option of Liam Costello, Wootton Parish Council.

3. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

There were none.

4. DEPUTATIONS / PUBLIC ADDRESSES

There were none.

5. EQUALITY STANDARDS

S Silver, Community Leadership Manager, informed Members that the Equalities Policy had been circulated to all the Forums and GARDS Teams for comment. S Silver had met with the groups and received a lot of helpful feedback. The event that had been scheduled to take place on 25 October to update Members and Forum Co-chairs on the consultation had not taken place. He suggested re-convening the event to look at the process, the consultation that had taken place and feedback received.

The Committee was reminded of the joint elements of this being a Policy but as important was the acknowledgement of the Equalities Standards for Local Authorities and it was the mainstreaming of this in performance management and service plans that would demonstrate the Authority delivering on Policy.

Members heard that that the Commission for Racial Equality (CRE) had stated that as part of the statutory duty to promote race equality that Local Authorities must assess all new policies for their impact on race equality and carry out a Race Equality Impact Assessment.

The Committee asked questions and made comment: -

- Concerns were raised that until the consultation process was completed the Authority was not achieving level one of the Equalities Standard for Local Authorities. The Policy was now an essential building block of meeting level one.
- Whether it would be disseminated through the Authority

Members were informed that: -

- Performance management was key to the implementation of Equality Standards. Service plans linking to the Corporate Plan would be produced that would demonstrate that the Standard had been mainstreamed.
- The objective was to achieve level one this year and level two in 2005/06.
- Equality Impacts needed to be included in all reports, either in the body of the report or within the 'Social Impact Section'.
- There would be training and support for Officers on how to carry out impact assessments.

RESOLVED: That the Equalities Standards be taken to a meeting hosted by this Committee, together with Chairs and Deputies of Scrutiny Committees & Forums and all other interested Members and individuals, prior to the report being submitted to the Executive.

6. CONSULTATION UPDATE

Members were advised that the report 'A Framework for Future Consultation' had been withdrawn from the Executive on 1 November so that the document could be updated. The updated report would be submitted to the next Executive on 22 November 2004.

R Chadwick, Public Participation Officer, NCC, and S Williams, Public Relations and Marketing Manager, advised that NBC and NCC were jointly looking at a framework for consultation to: -

- Develop best practice
- Develop a co-ordinated approach, whereby learning could be shared amongst NBC practitioners and its partners
- Develop partnership working between NBC and NCC to provide an organisation to undertake an opinion survey and recruit and manage a Citizen's Panel.

Consultation was a component element of project C13 "Engagement Strategy" from the Recovery Plan, which would include internal & external communication, consultation and

community involvement. The better informed the Authority was of citizens' needs and aspirations, it could improve its services. Consortium Audit had offered to undertake an audit of what consultation was being carried out within the Authority.

Recruitment for the organisation to engage and manage the Citizens' Panel would start shortly. The Panel would comprise 1,800 residents across the county, of which 600 would be from Northampton. The results from the Opinion Survey about NBC and NCC's services were needed by February 2005. NBC and NCC would share procurement, administration and maintaining the Panel costs. At the Executive on 22 November NBC's contribution would be determined.

Members made comment and asked questions: -

- Whether 600 from Northampton would be fairly represented on the Panel
- How questions would be formulated to the Panel
- Whether Panel members might be residents who liked to regularly contribute to consultation exercises
- Councillors often had to spend a lot of time explaining the different services provided by NBC and NCC.
- The occasions when it would be more appropriate to consult particular organisation(s) on a specific issue(s) rather than by the Citizens Panel
- Ensuring consultation was rolled out to the wider community?
- The need for reference to the Government's guidance 'Code of Practice on Consultation' in the report.

The Committee was informed that: -

- 600 residents would be from Northampton as it was the largest district and would ensure a fair representation. 200 residents would represent each of the other seven districts. There would be an additional minority ethnic booster sample of 200 representatives.
- Questions to the Citizens Panel might be specific and in addition to those posed by Service Areas. NBC might also want to carry out separate consultation within the Framework.
- Membership of the Citizens' Panel would be procured by external agencies. The provider would be expected to demonstrate that the membership met the criteria of the Panel. The Panel would be refreshed at intervals by a third.
- There was no intention that the proposed consultation framework would replace focused consultation. The Panel would be established to acquire the views of the general public for general issues.
- The Framework would ensure that all general consultation was carried out in the same way.
- A copy of the Government's guidance 'Code of Practice on Consultation' would be forwarded to S Wade, Head of Organisational Development (report author).

In response to the Committee's comment that it might be beneficial for Area Partnership minutes to be included in the Council book, the Portfolio Holder advised that any proposals from Area Partnerships were forwarded to the relevant Portfolio Holder or Scrutiny Committee.

- RESOLVED:**
- (1) That the consultation information be noted.
 - (2) That consultation be an item on the agenda at the next meeting.

7. FORUM MINUTES

Youth Forum

Members heard that the Youth Forum had not held a formal meeting in this meeting cycle but had taken part in Democracy Week. Connexions Services was looking for an access point, which would be an advice centre for young people, within the town. 'Who Wants to be a Millionaire' technology voting system had been used to consult with young people. It was anticipated that Connexions would purchase a similar voting system. Connexions was very open to partnership working and worked co-operatively with NBC.

Disabled Peoples Forum

The Disabled Peoples Forum had met on 26 October and had discussed: -

- Buses
- Disabled parking at Weston Favell
- Contractors, in particular, tiled pavements and 'bubbled' paving on pedestrian crossings, which the Forum felt did not meet an acceptable standard for wheelchair users.

Pensioners' Forum

D McKintosh highlighted the discussion held at the Pensioners' Forum regarding suggestions made by the Health Minister in a national newspaper that lone occupancy older people should offer rent-free rooms to unemployed young people. The Forum had expressed concern at this. It was suggested that offering the rent-free rooms to Key Workers might work well.

Women's Forum

The last meeting had been cancelled due to lack of attendance.

Members suggested that it be recommended to the Chairs and Deputies of Overview and Scrutiny that it be recommended to the Executive that Forum minutes be included in the Council Book.

A discussion then ensued regarding poor attendance at some Forum meetings and it was noted that new posts had been established to support Forums.

RESOLVED: That it be recommended to the Chairs and Deputies that it be recommended to the Executive that Forum minutes be included in the Council Book.

8. FUTURE WORK

The Chair reminded Members that a structured work programme for the rest of the year would be set at this meeting. The Chair and Deputy Chair had met and had suggested items for inclusion on the work programme.

A copy of Councillor Miah's report – 'Northampton Borough Council Awards' was circulated. It proposed an annual event that would seek to involve the Council, its employees, the various Agencies and partners that NBC worked with closely and the residents of the town. It was suggested that this item – 'Celebrations' be included on the Committee's work programme.

Members suggested that the following issues also be included on its work programme: -

- Youth Issues
- Travellers
- Consultation

The following Members would scope how the issues would be looked at and report back to the next meeting:-

Celebrations

Councillors Miah, Acock and Lane

Youth Issues

Councillors Glynane, Concannon, Yates and L Costello

Travellers

Councillors M Hoare, Malpas and D McKintosh

Consultation

Councillors Glynane and Roy

- RESOLVED:**
- (1) That Consultation, Youth Issues, Travellers and Celebrations be the Committees main Work Programme for the remainder of the year.
 - (2) That Members as detailed above scope how the issues would be looked at and report back to the next meeting. M Hunter to convene the meetings.
 - (3) That Consultation be an item on the agenda at the next meeting.

The meeting concluded at 8.10pm

NORTHAMPTON BOROUGH COUNCIL

HOUSING OVERVIEW & SCRUTINY COMMITTEE

**SPECIAL MEETING TO CONSIDER RESIDENTS' CONCERNS
ABOUT STOCK OPTION ISSUES**

Thursday, 4 November 2004

PRESENT: Councillor S Beardsworth (Chair); Councillors T Crake, D Acock, J Caswell, M Crake, P Evans, B O'Mara and D Palethorpe

ALSO ATTENDING:

Cllr D Palethorpe	(Portfolio Holder)
B O'Mara	Head of Housing Management Services
Mr Stevens	(Director BCHS)
Mr Wardle	(Project co-ordinator)
M Hunter	Head of Overview and Scrutiny
Mr C Swinn	Member of the Public
Mr N Adams	Member of the Public
Mr S Winder	(Residents Association, Chair)
Councillor R Church	Observer
Councillor T Woods	Observer

Approximately 20 members of the public

1. APOLOGIES

Apologies for absence were received from Councillors Yates, Mason and Robinson.

2. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

None.

3. HOUSING OPTIONS APPRAISAL

Councillor Beardsworth opened the meeting and explained the purpose. Mr Swinn had attended Finance Scrutiny Committee to raise issues of concern. As that was not appropriate he was referred to Housing Scrutiny Committee. Mr Adams had raised the two concerns on his behalf and the Committee had agreed to hear more and would decide whether it felt it could do some work and resolve issues.

Councillor Beardsworth invited Mr Swinn to provide further detail about his concerns to allow the Committee to consider them.

Mr Swinn advised the Committee of his long tenancy with NBC and that his concerns were simply about process in the matter of the stock option appraisal.

His experience of the Customer Panel since June had been difficult. He felt the Panel was

not quality focused, or customer focused, but focussed on itself. His request for information on the Customer Panel, and for minutes, and on other technical issues had been refused. Mr Swinn approached the Tenant Chair and repeated his request and was again refused.

Consequently, all Mr Swinn's information had been gained from the Web.

Mr Swinn raised many concerns about the status of the Customer Panel, the makeup of members, the exclusion of others, the bureaucratic roles, the lack of representation and the influence of offices and councillors, the inaccessibility of meetings (times am and pm).

Mr Swinn's second concern was about BCHS (Birmingham Cooperative Housing Services) and was about its role as tenant advisors. As it was involved in Housing, Mr Swinn could not see how it could be termed an independent adviser.

He raised issues about:

- How the appointment was made.
- The criteria involved.
- Who drew up the list?
- Whether all organisations were used.
- Value for money.
- Range of advice offered.
- Whether questions were answered.
- Lack of answers to his questions.
- One member of BCHS had definite views and Mr Swinn believed this meant a lack of independence.
- Value of advice given to tenants.

The Committee asked questions of Mr Swinn for clarity.

The Chair asked David Wardle (Project Manager) to explain the parameters and constraints of the options for NBC:-

1. Arms length Management Organisation.
2. Private Finance Initiative.
3. Staying with the Council.
4. Transferring housing stock.

Mr Wardle explained there were no other options and the Government had made this clear in a letter circulated in November.

For Northampton all the four options were available:

- Could retain stock and meet the Decent Homes Standard by 2010 but there would be major problems in 15 years.
- Some consultations so far indicated a desire for a higher decent home standard.
- The stock condition survey also drew out the desire for a higher standard, a Northampton Standard, as a standard to be consulted on.

The Customer Panel and the Housing Investment Action Group were sounding boards comprising around 50 people. They did not purport to be representative but did comprise tenants with a tenant's view.

All tenants would be consulted on all the options and would get a newsletter explaining the Decent Homes Standard and the Northampton Standard, and how this affected the options available. There would also be meetings, drop in sessions, sheltered housing meetings, etc. When all the views were collected, the information would go to the Council for a decision.

The Customer Panel did not have the power to make or recommend a decision. The Group existed to ask questions, challenge and ensure every tenant received the information they needed.

The Independent Tenant Adviser was a function the Government had insisted on. It must remain neutral and not put forward a particular view. It provided neutral, independent support and advice to tenants. A newsletter "Options News" was circulated by them, with one in November to gauge opinions (but not a ballot).

The Independent Tenant Advisers were appointed by tenants, and was a not-for-profit organisation, having worked with tenants and residents groups for over 25 years. It was a Friendly Society and a Registered Social Landlord with an Independent Board. It was committed to the principle of tenants and residents deciding their housing future for themselves.

Mr Wardle was questioned as to whether BCHS could be independent if it had an interest in being a registered social landlord, and confirmed his satisfaction with its independence, and its similarity in this respect to other Independent Tenant Advisers.

Mr Stevens, director of BCHS, was invited to speak, and explained that BCHS made it clear in its tender what its interests were, as it did on its literature. The Committee asked for further details as to Individual Board Members.

The Committee queried the role of an "Independent" Adviser, who could be expected to be independent of NBC, but bound to be involved in Housing in some way.

Mr Stevens explained BCHS 's role to assist in the process to help tenants understand the options and the process, but not in the business of promoting any option. Its job was to report back to NBC and validate with evidence. It would be for the Council to make any decision.

The Chair confirmed that BCHS's name was on the list of appropriate Independent Tenant Advisers supplied by the Government.

The Committee was assured that the Customer Panel Believed BCHS did what was asked of them and were perfectly happy with the information they received.

Councillor Palethorpe explained that in his employment, when sent to another part of the organisation to investigate, he was classed as independent.

The Committee considered the meaning of the Northampton Standard and acknowledged that although it was higher than the Decent Homes Standard (which was very basic) it was still not a gold standard by any means. The Committee asked for further details of the differences.

The Committee discussed the levels of consultation and confirmed consultation of Decent Homes Standard or Northampton Standard. The Council would consult on financial issues, stock condition, current standard of improvement, BCHS consultation, project consultation, etc. Although the Government had allowed 10%-15% to be acceptable, Northampton would aim for higher level so response.

The Chair invited Mr Swinn to add further comment and he called on the Council to ensure tenants were enabled to make their own choice. He was assured that every tenant would get a survey form for opinion on the options available.

Mr Swinn referred to the difficulties caused by misquotes over the Spring Boroughs programme and Councillor Palethorpe repeated the information given at the time. He asked that it be recorded that the media article was grossly misleading and was incorrect to be brought up again.

Mr S Winder, Chair of Castle Residents Association, was invited to comment and he raised two areas of concern:

- An old newsletter, sent by M Bridle in 1945 quoted her as being opposed to selling properties and Mr Winder needed reassurance of her independence.
- Tenant management organisations had not been explained or offered, and his view was that they should be mainstream.

Councillor Palethorpe explained that in tenant management organisations, tenants had more say in how houses were managed. However, these were not options on their own, but related to structures already in existence. Newly set up, they must have sustainable funding. Such a structure could be employed within one of the options chosen. An option within an option – but not generating resources and must be sustainable. BCHS would be happy to explain this to anyone needing information.

Mr Winder thanked Mr Stevens of BCHS for his clarification and commented that he would like to hear more about the different ranges of Tenant Management Organisations.

With no further questions the meeting closed.

The Committee then deliberated on the information received as to whether to take Mr Swinn's concerns further. It was agreed that the Committee would:

- Examine the impartiality of the BCHS Board Member in the role of Independent Tenant Adviser.
- Acceptance that largely, the concerns raised had been addressed to the Committee's satisfaction.
- Obtain a list of all tenderers.

- Consider recommendations for the membership of meeting times of the Customer Panel.
- Appraise Messrs Swinn, Adams and Winder of Committee's final findings and decision.

NORTHAMPTON BOROUGH COUNCIL**RECOVERY BOARD****Thursday, 4 November 2004**

PRESENT: Councillor Larratt (Chair); Councillor Hadland (Deputy Chair); Councillors Church, Marriott and Woods

K. Sugden- Trades Union Side Secretary
M. McLean- Chief Executive
T du Sautoy- Interim Change Director
J. Warlow- Interim Change Director
V. Shayler- Head of Change Team
G. Stevens- Change Champion
J. Delahunty- Change Champion
R. Bowmer- Acting Section 151 Officer and Head of Financial Strategy
S. Croughan- Head of Human Resources
J. Armstrong- Head of Customer Relations
B.O'Mara- Head of Housing Management Services
K. Wearmouth- Head of Housing Strategy and Enabling
N. Wood- Change Team
G. Sandhu- Change Team

ACTION**1. APOLOGIES**

An apology was received from Councillor Barron.

2. NOTES OF WORKSHOP HELD ON 28 OCTOBER 2004

The notes of the informal meeting held on 28 October 2004 were noted.

3. OUTCOME OF MEMBER WORKSHOP HELD ON 3 NOVEMBER 2004

In referring to the Member Workshop held on 3 November 2004 John Delahunty commented that it had been positive and had identified a number of issues concerning risk management and concerning the position of individual projects within the overall programme. Councillor Hadland noted that smaller groups appeared to get more work finished.

T du Sautoy commented that the Recovery Board needed to have a full business meeting prior to Monitoring Board meetings but there was an opportunity for those meetings in between time to be smaller and to focus on particular issues.

It was agreed that this needed further explanation and development.

4. REPORT ON RISK ASSESSMENT OF RECOVERY PLAN

N Wood commented that with the help of M Cumbleton, The Risk

Manager, 14 possible risks had been identified to the recovery process. Further work was needed to be undertaken to identify ways of minimising these risks and in identifying what needed to be done and how. There was also a need for the input of the members' perception of risks. It was noted that risk was quantified by an assessment of likelihood and its impact and it was also noted that the pressures on the recovery programme were both bottom-up and top-down. M McLean commented that there was a need to build into the assessment the day-to-day operations of the Council.

5. PRIORITY FOCUS AREA- CITIZEN FOCUSED SERVICES

Re-scoping of Corporate Priority 3 –

T du Sautoy commented that the Monitoring Board had been advised that there was a need to take a step back on this project to reassess how outcomes could be delivered. He referred to the notes that had been circulated with the Agenda commenting that some of the projects (that had a reference number by them) currently existed whereas there were also a number which either did not or did exist but outside of the Recovery Plan process. It was noted that the engagement strategy lay better with Customer Focus Services than in its current alignment and that the IEG 4 statement needed to be brought within the ambit of the Recovery Plan. It was also noted that the Access Strategy currently did not exist but was critical to this part of the Plan.

V Shayler commented that it was hoped an Access Strategy would be worked on with the IDEA and some further funding was being sought for this project.

Councillor Marriott commented on the need to look outside of the Authority for best practice and Councillor Woods noted that whilst continuous service improvement had been identified in terms of individual services there did not appear to be an over-arching aim in the same way for the Authority as a whole.

(b) Housing – B O'Mara referred to the proposed presentation to the Monitoring Board on 18 November which would pick up on a number of areas within the Recovery Plan, viz: Diversity, SLA, and the lack of a corporate policy and staff morale. It was anticipated that the presentation would last between 10-15 minutes. It was noted that this provided an opportunity for member involvement and it was agreed that Councillor Palethorpe as portfolio holder give the presentation and Councillor Beardsworth as Chair of the Housing Overview and Scrutiny Committee be invited to attend. It was also agreed that Councillors on the Recovery Board would see the presentation material before the meeting on the 18 November.

6. INTEGRATION OF RECOVERY PLAN PROCESS WITH DAY TO DAY SERVICE DELIVERY

M McLean commented on the need to give the Monitoring Board reassurance on the recovery process and to get proper credit for the work that had been undertaken. She commented on the need to begin to drop the word "recovery" in favour of "improvement". She noted that employees generally felt dislocated from the recovery process. Critically, the Council

needed to agree a Corporate Plan from which Service Plans could be drawn up and a management performance tool was needed to manage performance against the service plans and in turn the corporate plan. She circulated for discussion a diagrammatic representation of how political involvement the operational management of the Authority and the improvement planning processes might relate to each other and also the stages at which key elements of the improvement process would need to be put in place. She also identified some pieces of work that needed to be undertaken.

M McLean commented that there was a need to integrate the improvement process with the day-to-day activity of the Council and therefore there was an urgent need for a new corporate plan and corporate priorities to be considered as soon as possible. The recovery projects needed to relate to service delivery.

A brief discussion then ensued as to how long a Recovery Board (or Corporate Plan Board as it might become known) would need to be in place and also how long the Monitoring Board might be necessary. It was commented that the Monitoring Board would probably wish to be in place until they felt confident that the processes that the Council had established were working effectively and therefore this might be until April 2006.

The concept of changing the title of the Board from Recovery to Corporate Plan Board was supported, as it would help to make improvement part of every day activity. The effort involved in bringing improvement and service delivery together should not be underestimated. It was also queried as to whether the Monitoring Board might be persuaded to adopt a more positive role whilst recognising their right to comment on any issue where a that they felt the wrong or an ineffective approach was being adopted. This might be negotiated with Pat Coleman.

Councillor Marriott asked for an opportunity for discussion with those who had contributed to this proposal in order to understand it fully. This request was acknowledged. In principle the overall approach was welcomed. It was agreed that a meeting for members on the approach be convened on 9 November 2004 at 6.00 pm.

7. NEW REVISED ANNEX

G Stevens commented on the work that had been done to make the outcomes stated in the Recovery Plan Annex acceptable to the Monitoring Board. She had had a meeting with Pat Coleman earlier in the day and agreement had now been reached for the Cultural and Organisational Transformation element of the Annex to be presented for acceptance to the Monitoring Board at its next meeting. She commented on the difficulty with devising project outcomes and higher level outcomes as part of the Recovery Plan and in devising performance measures. Comment was made that it seemed unfortunate that this had to be negotiated directly with Pat Coleman on behalf of the Monitoring Board rather than coming through the Recovery Board. It was agreed to explore the possibility of putting this information on to a CD rom or video.

8. UPDATE OF RESTRUCTURE/ CAPACITY BID 1

T duSautoy commented that the £100,000 funding for the Management Performance Review had been confirmed by the ODPM and £10,000 of that had been allocated for clients' side consultancy which had now been tendered for and discussions were continuing with the preferred tenderer, Veredus. (At this juncture Service Heads left the meeting)

It was hoped that negotiations would be concluded with them on 5 November 2004 and that they would commence work on the 8 November. The basic timescale was for a draft structure to be presented to members by the end of November 2004 to discuss options and to be presented to Council on 13 December 2004 with a final decision being made by Council on 1 February 2005. Veredus would be asked to look at the structure for the Heads of Service and in loose terms substructure in respect of teams and functions reporting to an individual Head of Service.

A discussion ensued as to the judgements Veredus would make in assessing the suitability of individuals.

It was noted that the Chief Executive would act as a Project Director for this and would have a supporting group comprising of group leaders and one or two others that would work with Veredus. It was noted that it was intended that the structure would be agreed before Christmas 2004 and that consideration of individuals would take place by February 2005. K Sugden commented that her MPO members were very confused about what was going on and Tony duSautoy commented that once the appointment of Veredus have been confirmed the Chief Executive would make a statement on the situation.

(Service Heads rejoined the meeting)

9. MONTHLY MONITORING REPORT- KPI'S

T du Sautoy referred to the report circulated with the Agenda and commented that more amber lights were prevalent which was a reflection on the reassessment of the Council's true performance on particular KPIs. This would be submitted to the Monitoring Board although a workshop had taken place to develop a new KPI and BVPI structure that would in future reflect current corporate priorities. The IDeA were assisting with this and building on the work done at a separate hall session.

10. BEST VALUE REVIEW OF 24 HOUR SERVICES AND OUT OF HOUR SERVICES

Item withdrawn.

11. CHANGE REQUESTS

G Sandhu referred to the report circulated with the Agenda and sought an approval to the merger of projects L6 and L8 with L5; a new target date of 30 April 2005 for project L3(1); and to extend the final milestone roll out of attendance management training from October 2004 to April 2005 for project C20(1). Approval was given to the requested changes.

12. COUNCIL'S MEDIUM TERM FINANCIAL STRATEGY

R Bowmer commented that the projected budget shortfall at 1 April 2005 had been confirmed at £3M and assumed an increase in Government funding of 2%. However as a result of the Gershon review there was a real prospect of a reduction in funding which would make the deficit likely to be £3.5M. If all the savings identified were delivered and a number of further funding opportunities realised there would still remain a £.5 million gap to be bridged.

R Bowmer referred to previous discussions on creating a budget reference group and a subsequent suggestion that the Recovery Board members form this group. Comment was made that this would perhaps send the wrong message to other Councillors. After discussion it was agreed that a separate group be convened as originally suggested. It being noted that the Executive will meet on 22 November to agree draft budget proposals and therefore this group will need to meet well in advance of this date.

In respect of the presentation to the Monitoring Board it was agreed that R Bowmer present the factual material and that members would present the results of the first meeting of the Reference Group. It was also agreed that Group Leaders be informed of progress Service Heads were making in delivering service reductions identified at Sedgebrook 3.

13. ANY OTHER BUSINESS

Capacity Bid – V Shayler reported that a capacity bid for the Member Development and Programme Management had now been confirmed as approved by the ODPM.

J Warlow - Members expressed their thanks to Jon Warlow during his period as acting Chief Executive and for establishing the Recovery Board and steering it through the early stages of the recovery/improvement process.

14. DATE OF NEXT MEETING

The next meeting of the Board was confirmed as being 25 November 2004 at 5.00 pm in the Council Chamber.

BO

The meeting concluded at Time Not Specified

M4384

Northampton Borough Council

Licensing Committee

Tuesday, 9 November 2004

Present: Councillor S Stewart (Chair); Councillor M Taylor (Deputy Chair); Councillors S Beardsworth, J Caswell, P Concannon, J Duncan, I Markham, Y Miah and T Wire

1. Apologies

Apologies for absence were received from Councillors Acock, Evans and Woods.

2. Minutes

The minutes of the meeting held on 28 September 2004 were agreed and signed by the Chair.

3. Deputations / Public Addresses

Resolved: (1) That Mr P Scarbrow be granted leave to address the Committee in respect of Item 6 – “Application for the Grant of a Public Entertainment Licence, The Deco, Abington Square”.

(2) That Mr B Bradshaw and Mr M Winter be granted leave to address the Committee in respect of Item 8 – “Application for the Variation of the Public Entertainment Licence, Chicago Rock Café, The Parade”.

4. Matters Of Urgency Which By Reason Of Special Circumstances The Chair Is Of The Opinion Should Be Considered

There were none.

5. Application For The Grant Of A Public Entertainment Licence, The Spread Eagle, 147 Wellingborough Road

Item deferred.

6. APPLICATION FOR THE GRANT OF A PUBLIC ENTERTAINMENT LICENCE, THE DECO, ABINGTON SQUARE

Mr Scarbrow addressed the Committee and spoke in support of the application. He advised that The Deco theatre had a 900-persons capacity and the request for the PEL was to provide entertainment similar to that of the Derngate theatre, such as music, comedy, opera and so forth. The late hours had been requested in order to hold corporate events. However, Mr Scarbrow had held discussions with the police regarding the request for the late hours and had agreed that until the premises were fully operational, standard hours would suffice.

Resolved: That the application for the grant of a Public Entertainment Licence for The Deco be granted for standard permitted hours.

7. Application For The Variation Of The Public Entertainment Licence, The Cock Hotel, 2 Harborough Road

Item deferred.

8. Application For The Variation Of The Public Entertainment Licence, Chicago Rock Cafe, The Parade

Mr Winter, Area Manager for Luminaire Leisure and Mr Mr Bradshaw, General Manager for Chicago Rock Café, addressed the Committee and spoke in support of the application.

The Committee heard that Chicago Rock Café was a 1600-capacity late night venue with a restaurant, dance floor and five bars. The licence had been requested in order to be competitive with other similar venues in the area. In response to a query, Mr Bradshaw advised that admission to the premises after 1am would not be permitted.

Resolved: That the Application for the Variation of the Public Entertainment licence for Chicago Rock Café to vary the terminal hours of the licence on Friday and Saturday from 1am to 2am be granted.

9. Statement Of Licensing Policy

The Borough Solicitor outlined the background to the Licensing Policy Statement for the Borough of Northampton. The statutory consultation had taken place in the summer. Responses had been encouraging and the report summarised these, as well as the consequential changes to the Statement. The Fire Authority Protocol had also been revised following the consultation.

A revised version of the Statement and a Joint Administration, Information Sharing and Enforcement Protocol were circulated to Members. Regarding the Protocol, Members were advised that this had been agreed in principle by all the participating organisations earlier in the day. It was noted that the Council had not signed up to the joint administration element as it was considered questionable as to what this could practically achieve, given the emphasis in the Act and the supporting Guidance on individual Licensing Authorities and their areas. It was noted that the Chief Executives of each of the participating organisations would be signatories to the Protocol.

The Statement had been revised to take the Protocol into account. As a result, paragraphs 3.1 – Age Restricted Goods and 4.3 - Inter-relationship with Other Local Authority Policies and Strategies, had been amended to refer to the Protocol. As a consequence, Appendices C and F had been deleted as their contents were now included in the Protocol.

A brief discussion followed in respect of the training scheduled for Members, the transitional arrangements and potential long-term workloads for Members.

Recommendation: **That the Licensing Policy Statement for the Borough of Northampton be adopted by Council.**

NORTHAMPTON BOROUGH COUNCIL**PLANNING COMMITTEE****Wednesday, 10 November 2004**

PRESENT: Councillor J Robinson (Chair); Councillor P Flavell (Deputy Chair);
Councillors
Crake, Edwards, Malpas, B. Markham, Marriott, Mason, Mc. Cutcheon and
Yates

1. APOLOGIES

Apologies for absence were received from Councillor B Hoare.

2. MINUTES

Subject to the addition of Councillor Malpas' declaration of interest regarding application N/2004/1164, the Minutes of the meeting held on 13 October 2004 were agreed and signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

- RESOLVED**
- 1 That Philip Longhurst be permitted to address the Committee regarding application N/2004/1006 – 35 Holly Road.
 - 2 That Donna Munday and David Hill be permitted to address the Committee regarding applications N/2004/1071 and N/2004/1072 – 27/29 Guildhall Road.
 - 3 Mr Dobrasczyk be permitted to address the Committee regarding application N/2004/1112 – Land at Balmoral Road.
 - 4 That Craig Blatchford be permitted to address the Committee regarding applications N/2004/1117 and N/2004/1115 – St James Retail Park, Towcester Road.
 - 5 That Mr Murphy, Mrs Weston, Councillor Tavener and John Wilcox be permitted to address the Committee regarding application N/2004/1258 – Duston Garage, Peveril Road and part of rear gardens of 1, 46 and 47 Kerrfield Estate, Duston.
 - 7 That Mr Atkinson, Councillor Stewart and Mr Hillary be permitted to address the Committee regarding application N/2004/0682 – 22 Macon Close.
 - 8 That Mr G Poole and Rod Kilsby be permitted to address the Committee regarding application N/2004/0835 – 144 Boughton Green Road.

- 9 That Rod Kilsby be permitted to address the Committee regarding application N/2004/1298 – Land adjacent to Wootton Hill Farm, East Hunsbury.
- 10 That Mr Tarrekh and Mrs Harvey be permitted to address the Committee regarding application N/2004/1374 – 91-93 Chalcombe Avenue.
- 11 That Shirley Strickland be permitted to address the Committee regarding application N/2004/1404 – Land adjacent to 54 Queens Road.
- 12 That Councillor Glynane be permitted to address the Committee regarding application N/2003/0271 and N/2004/0458 – Tunnel Hill Farm.

4. MATTERS OF URGENCY WHICH BY REASON OF SPECIAL CIRCUMSTANCES THE CHAIR IS OF THE OPINION SHOULD BE CONSIDERED

There were none.

5. LIST OF CURRENT APPEALS AND INQUIRIES

The Head of Planning, Transportation and Regeneration submitted a List of Current Appeals and Inquiries and elaborated thereon.

Members were informed that the appeal regarding application N/2003/1059 – Land/Garages at Elizabeth Street had been dismissed by an Inspector appointed by the Secretary of State. The Head of Planning, Transportation and Regeneration also reported that the appeals regarding applications N/2004/0203 and E/2002/0172 – Unit B, Nene Valley Retail Park had been allowed by an Inspector appointed by the Secretary of State.

- RESOLVED**
- 1 That the report and positions be noted.
 - 2 That the appeal regarding applications N/2004/0203 and E/2002/0172 be discussed in the private part of the meeting.

6. FRINGE AREA APPLICATIONS

There were none.

7. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

There were none.

8. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

(A) N/2004/1235 - CHANGE OF USE FROM CHANGING ROOM TO MIXED USE CHANGING ROOMS AND YOUTH CLUB AT VICTORIA PARK CHANGING ROOMS, ST JAMES

The Head of Planning, Transportation and Regeneration submitted a report to mixed use changing rooms and youth club at Victoria Park changing rooms, St James, and

elaborated thereon.

RESOLVED That application be approved as shown in Decision List attached.

9. PRINCIPAL ITEMS

(A) N/2003/1076 - RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ROADS, SEWERS AND ALL ASSOCIATED WORKS AT SITE 1C FORMER ST CRISPINS HOSPITAL SITE, DUSTON (RESERVED MATTERS)

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for a residential development with associated roads, sewers and all associated works at Site 1c, former St Crispin Hospital site, Duston, and elaborated thereon.

RESOLVED That the application be approved as shown in the Decision List attached.

(B) N/2003/1082 PROPOSED DEMOLITION OF THE OLD LAUNDRY BUILDING AT FORMER ST CRISPIN HOSPITAL, DUSTON

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the proposed demolition of the Old Laundry building at the former St Crispin Hospital site, Duston, and elaborated thereon.

RESOLVED That the application be approved as shown in the Decision List attached.

(C) N/2004/975 - ERECTION OF 22 NO. APARTMENTS WITH ASSOCIATED LANDSCAPING AND CAR PARKING LAND AT MAIN ROAD, FAR COTTON

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the erection of 22 apartments with associated landscaping and car parking at land at Main Road, Far Cotton, and elaborated thereon.

RESOLVED That the Head of Planning, Transportation and Regeneration be given delegated authority to approve the application on appropriate conditions subject to the submission of an amended flood risk assessment which is acceptable to the Environment Agency.

(D) N/2004/1006 - CONVERSION OF EXISTING BUSINESS PREMISES TO 3 APARTMENTS AT 35 HOLLY ROAD

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the conversion of existing business premises to 3 apartments at 35 Holly Road, and referred to the addendum circulated at the meeting, while elaborating

thereon.

Philip Longhurst addressed the Committee, expressing concern that several Northampton Borough Council policies would be overlooked if this application was approved. He maintains that the proposals would result in development that was too dense, with poor access via an unlit and unmaintained road.

RESOLVED That the application be deferred pending a Members' site visit.

(E) N/2004/1057 - DEMOLITION OF PLANT HIRE DEPOT AND ERECTION OF 12 NO. FLATS AND 2 NO. HOUSES AT 88-90 HIGH STREET, KINGSTHORPE

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the demolition of a plant hire depot and erection of 12 flats and 2 houses at 88-90 High Street, Kingsthorpe, and elaborated thereon.

RESOLVED That the application be approved as shown in the Decision List attached.

(F) N/2004/1071 & N/2004/1072 - REFURBISHMENT OF LISTED BUILDING INCLUDING ADDITIONAL FLOORS WITH NEW BUILDING ADJACENT PROVIDING 130NO. RESIDENTIAL FLATS AND ASSOCIATED PARKING AT AND DEMOLITION OF ROOF, INTERNAL WALLS AND SECONDARY STAIR/LIFT CORE, INTERNAL ALTERATIONS, MAKING GOOD EXISTING WINDOWS AND EXTENSION OF TWO ADDITIONAL FLOORS TO PROVIDE FLATS AS PART OF A NEW RESIDENTIAL DEVELOPMENT AT 27/29 GUILDHALL ROAD

The Head of Planning, Transportation and Regeneration submitted a report outlining the applications for the refurbishment of the listed building including additional floors with new building adjacent providing 13 residential flats and 2 flexible units, exhibition space and associated parking, the demolition of the roof, internal walls and secondary stair/lift core, internal alterations, making good existing windows and extension of 2 additional floors to provide flats as part of a new residential development at 27–29 Guildhall Road, and referred to the addendum circulated at the meeting while elaborating thereon.

Donna Munday (Chief Executive of the Royal and Derngate Theatres) addressed the Committee commenting that she was not against these applications per se but wished to voice her concerns and request certain conditions if Members were minded to approve the application. She commented that there had been no consultation with the theatres or their architects, which would have been expected as this site is in close proximity to the theatres. She requested the addition of a condition to require the developer to liaise with the theatres on major issues. She also requested a Section 106 Agreement to require the developers to make a financial contribution towards the theatres project and a contribution to the work that needed to be done in Swan Street.

David Hill, from the Metropolitan Housing Trust, addressed the Committee, informing Members that the Metropolitan Housing Trust was a charitable organisation that aimed

to create new affordable housing which was pepper-potted in places where people wanted to live. This organisation was not run for profit and everything carried out was accountable and open to audit by the Government. He maintained that the housing trust had done everything possible to ensure that this scheme fitted in with the needs of Northampton. He added that he wished to make sure that both developments worked and wished that the two organisations could work hand in hand.

RESOLVED That the application be deferred pending a site visit and a special meeting.

(Councillor Marriott declared a personal interest which he felt to be not prejudicial and so stayed in the room for the duration of the discussion.)

(Councillor Flavell also declared a personal interest which he felt to be non-prejudicial and so stayed for the duration of the item.)

(G) N/2004/1112 - ERECTION OF 20 NO. FLATS AT LAND AT BALMORAL ROAD

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the erection of 20 flats at land at Balmoral Road, and elaborated thereon.

Mr Dobrasczyk addressed the Committee, commenting that there seemed to be a suggestion that his client was trying to avoid providing social housing. He maintained that the site's viability had already been proven and commented that he was happy to answer Members' questions if there were any.

RESOLVED That the application be approved as shown in the Decision List attached.

(H) N/2004/1117 - REFURBISHMENT OF EXISTING RETAIL PARK INCLUDING SUBDIVISION OF UNIT 3 (COURTS) AND EXTENSION OF UNIT 5 (ALLDERS) TO CREATE A NEW UNIT WITH RECONFIGURATION OF CAR PARKING AND LANDSCAPING AT ST JAMES RETAIL PARK, TOWCESTER ROAD

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the refurbishment of the existing retail park including subdivision of Unit 3 (Courts) and extension of Unit 5 (Allders) to create a new unit with reconfiguration of car parking and landscaping at St James Retail Park, Towcester Road, and elaborated thereon.

Craig Blatchford addressed the Committee, commenting that the proposal did not increase the amount of retail space in the park. The changes would improve the facilities and security on the site. He added that both applications were separate but formed a package of development.

- RESOLVED** That the application be approved in principle subject to:-
- i The Environment Agency raising no objection the application.
 - ii The prior finalisation of a Section 106 legal Agreement to secure a planning obligation by the application to fund the provision of one CCTV camera to cover the proposed new unit/configuration and the conditions as shown in the Decision List attached.

(I) N/2004/1124 & N/2004/1125 - ERECTION OF NEW FOUR/FIVE STOREY BLOCK OF APARTMENTS AND CONVERSION OF EXISTING BUILDINGS TO RESIDENTIAL UNITS AT NORTHERN PORTION OF FORMER ST EDMUNDS HOSPITAL SITE, WELLINGBOROUGH ROAD

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the erection of 4/5 storey apartment blocks and the conversion of existing buildings to residential units at the northern portion of the former St Edmunds Hospital Site, Wellingborough Road, and elaborated thereon.

- RESOLVED**
- 1 That application N/2004/1124 be approved in principle subject to:-
 - i The prior finalisation of a legal agreement to secure on-site affordable housing.
 - ii Conditions as shown in the Decision List attached.
 - 2 That application N/2004/1125 be approved in principle subject to:-
 - i The notification of the application to the Secretary of State under the provisions of Section 13 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
 - ii Conditions as shown in the Decision List attached.

(J) N/2004/1258 - REMOVAL OF EXISTING GARAGE AND FORMATION OF 21 NO. NEW FLATS WITH ASSOCIATED PARKING (OUTLINE APPLICATION) AT DUSTON GARAGE, PEVERIL ROAD, AND PART OF REAR GARDENS OF 1, 46 AND 47, KERRFIELD ESTATE, DUSTON

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the removal of the existing garage and formation of 21 new flats with associated parking (outline application) at Duston Garage, Peveril Road and part of the rear gardens of 1, 46 and 47 Kerrfield Estate, Duston, and elaborated thereon.

Mr Murphy addressed the Committee, expressing concern that this was overdevelopment. He asserted that the local area was already overcrowded and that the proposed parking allocation seemed to be in line with Government guidelines, which were unrealistic. He had no opposition to development per se but commented that there was a feeling in the area that this development erred on the side of profiteering. Parking in the area was already problematic and feelings were running

high.

Mrs Weston addressed the Committee, commenting that she felt that she would be swamped by the new flats, which combined would result in a total of 28 bedrooms. She maintained that cars stopping and gates opening and closing would add to the noise. She commented that so many extra people living in a relatively small space, would cause an increase in the amount of coming and going, which would probably go on into the night. She added that she was aware that the developer had bought an adjoining piece of land to make the site bigger, which would actually make things worse.

Councillor Tavener addressed the Committee, as ward Councillor, and requested that Members took on board the concerns of the Planning Committee of Duston Parish Council. Of particular concern were the traffic/parking issues. She added that problems would be more concentrated in the evenings when people were, in the main, at home. She added that the local roads were narrow and not designed for cars to park along. Emergency vehicles already had problems getting through. She requested a Members' site visit to allow the Committee to see the problems first hand.

John Wilcox addressed the Committee, commenting that parking was obviously a sensitive issue. He understood that the main reasons for problems were the dentist on Main Road and the garage itself. He believed that the removal of the garage would ease the parking problems because there would be fewer people working in this particular area.

RESOLVED That the application be approved as shown in the Decision List attached.

(Lindsey Richards, Principal Planning Officer, declared a personal interest, which she felt to be prejudicial and so left the room for the duration of the item.)

(K) N/2004/1357 - DEMOLITION OF EXISTING BUILDINGS AND PROPOSED NEW RETAIL, LEISURE AND ENTERTAINMENTS FACILITIES AT BILLING AQUADROME, CROW LANE, LITTLE BILLING

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the demolition of the existing buildings and proposed new retail, leisure and entertainment facilities at Billing Aquadrome, Crow Lane, Little Billing, and elaborated thereon.

RESOLVED That the application be approved as shown in the Decision List attached.

(Councillor B.Markham declared a personal interest which he considered to be prejudicial and so left the room for the duration of the item.)

10. SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION

Mr Atkinson addressed the Committee regarding application N/2004/0682 – 22 Macon Close, commenting that the main problem with the proposal was that it would block all natural light from the front of his house. He maintained that the property had already been extended and that these proposals constituted overdevelopment.

Councillor Stewart also addressed the Committee regarding application N/2004/0682 – 22 Macon Close, commenting that the applicant had already built a play room which had not required planning permission but now wished to add to this with a first floor extension. He informed Members that the applicant had tried to alleviate residents' concerns but people generally thought that this application was still too much. He requested a deferral pending a Members' site visit.

Mr Hillary addressed the Committee regarding application N/2004/0682 – 22 Macon Close - commenting that he had worked with the Planning Department at every stage of this application and had taken everything mentioned by them on board.

Mr G Poole addressed the Committee regarding application N/2004/0835 – 144 Boughton Green Road. He maintained that the fence would not extend to the length of the extension, and requested clarification regarding the kind of fencing to be used.

Rod Kilsby also addressed the Committee regarding N/2004/0835 – 144 Boughton Green Road, commenting that he had received telephone calls from the people who had orchestrated the petition against the application.

Craig Blatchford addressed the Committee regarding application N/2004/1115 – St James Retail Park, Towcester Road - commenting that the proposal did not increase the amount of retail space in the area and that the proposals would improve the site and the security of the site.

Rod Kilsby addressed the Committee regarding application N/2004/1298 – Land adjacent to Wootton Hill Farm, East Hunsbury, commenting that he found the recommendation bemusing. He read out an internal memo from Steve Pointer which discussed the principle of development on the site.

Mr Tarrekh addressed the Committee regarding application N/2004/1374 – 91-93 Chalcombe Avenue - informing Members that, in the past, he had rented the property to various tenants, who had caused problems with the neighbours. He had subsequently identified a need for a day nursery in the area, an arrangement that would cause fewer problems for the neighbours. He commented that the report submitted listed two road traffic accidents as cause for concern. He informed Members that one accident had involved a drunk driver and the other had involved a driver losing control in icy conditions. He maintained that nearby roads would not be full of cars during the day and that the property was on a main bus route so customers would be able to get there using public transport. He undertook to provide off-street parking for customers.

Mrs Harvey also addressed the Committee regarding application N/2004/1374 – 91-93 Chalcombe Avenue, commenting that she lived round the corner from the property. She commented that this was a much-needed facility and that that local residents supported the application.

Shirley Strickland addressed the Committee regarding application N/2004/1404 – Land adjacent to 52 Queens Road, commenting that the diagram shown in the presentation did not accurately show the reality of the proposals. She maintained that, if the application was approved, she would have a two-storey building three metres from her kitchen window, and so would be left with one metre of space/light. Her house would be shrouded in darkness.

- RESOLVED**
- 1 That applications N/2004/0835, N/2004/1140, N/2004/1164, N/2004/1174, N/2004/1315, N/2004/1316, N/2004/1336 and N/2004/1373 be approved as shown in the Decision List attached.
 - 2 That application N/2004/1115 be approved in principle subject to:-
 - i The Environment Agency raising no objection to the application.
 - ii The prior finalisation of a Section 106 Agreement to secure a planning obligation to fund the provision of 2 CCTV cameras in the vicinity of the site; and the conditions shown in the Decision List attached.
 - iii Conditions as shown in the Decision List attached.
 - 3 That application N/2004/1294 be approved in principle subject to referral to the Government Office for East Midlands (GOEM) and two conditions as shown in the Decision List attached.
 - 4 That application N/2004/1298 be approved contrary to officers' recommendations for the reasons stated in the Decision List attached.
 - 5 That application N/2004/1374 be approved, contrary to officers' recommendations, for the reasons stated in the Decision List attached.
 - 6 That applications N/2004/1404 and N/2004/1419 be refused as shown in the Decision List attached.
 - 7 That application N/2004/0682 be deferred pending a Members' site visit.
 - 8 That the withdrawal of application N/2004/1383 and the deferral of application N/2004/1403 at the applicants request be noted.
(Councillor Malpas declared a personal interest regarding application N/2004/1164, which he did not consider to be prejudicial and so remained in the room for the duration of the item.)

11. ENFORCEMENT MATTERS

(A) N/2003/271 & N/2004/458 - TUNNELL HILL FARM

The Head of Planning, Transportation and Regeneration submitted a report outlining the situation regarding applications N/2003/0271 and N/2004/0458 – Tunnel Hill Farm and elaborated thereon.

Councillor Glynane addressed the Committee, as ward Councillor, reporting that residents had only begun to complain when they realised that the reality of the development bore no resemblance to the plans submitted to the Planning Department. After Monday's site visit, there had been a meeting with planning officers at which residents confirmed that they were happier with the proposals put forward by the developer, and that only the issue of plots 1 and 2 remained outstanding. At the meeting held today, the developer had agreed to replace the flats at plots 1 and 2 with a house. The residents had commented that they were happier as long as there was one metre between their property lines and the site property line.

RESOLVED That the revised plans be approved as an overlay to the approved plans and on the basis of the new plans the discharge of Condition 8 of the planning permission in relation to plots 1, 2, 14, 15, 19, 20, 24 and 25 be agreed.

(Councillor Edwards and Lindsey Richards, Principal Planning Officer, each declared personal interests which they considered to be prejudicial and so left the room for the duration of the item.)

(B) UNAUTHORISED CHANGE OF USE FROM A SINGLE RESIDENTIAL DWELLINGHOUSE TO A HOUSE IN MULTIPLE OCCUPATION AT 312 KETTERING ROAD

The Head of Planning, Transportation and Regeneration submitted a report outlining the unauthorised change of use from a single residential dwelling house to a house in multiple occupation at 312 Kettering Road, and elaborated thereon.

RESOLVED That the Borough Solicitor be authorised to issue an Enforcement Notice requiring the use as a house in multiple occupation to cease within three months of the Notice taking effect.

(C) UNAUTHORISED INSTALLATION OF A UPVC DOOR TO THE FRONT OF THE BASEMENT FLAT, 26 EAST PARK PARADE, NORTHAMPTON

The Head of Planning, Transportation and Regeneration submitted a report outlining the unauthorised installation of a new PVC door at the front of the basement flat at 26 East Park Parade and elaborated thereon.

RESOLVED That the Borough Solicitor be authorised to issue an Enforcement Notice requiring the removal of the door within two months of the Notice taking effect.

(D) UNAUTHORISED ERECTION OF A SINGLE STOREY REAR STRUCTURE AT BONDOR BAZAAR, 17 SPENCER BRIDGE ROAD

The Head of Planning, Transportation and Regeneration submitted a report outlining the unauthorised erection of single storey rear structure at Bondor Bazaar, 17 Spencer Bridge Road, and elaborated thereon.

RESOLVED That the Borough Solicitor be authorised to issue an Enforcement Notice requiring the removal of the unauthorised structure and restoration of the land to its former condition within two months of the Notice taking place.

(E) UNAUTHORISED VEHICULAR ACCESS AND GATES. UNAUTHORISED PARKING AND PEDESTRIAN ACCESS WITH STAIRCASE, TOGETHER WITH NON COMPLIANCE WITH PLANNING CONDITIONS AT EX-SERVICEMENS' CLUB, SHEEP STREET

The Head of Planning, Transportation and Regeneration submitted a report outlining the situation regarding the unauthorised vehicular access and gates, unauthorised parking and pedestrian access with staircase, together with non-compliance with planning conditions at the Ex-Servicemen's' Club, Sheep Street, and elaborated thereon.

RESOLVED That the Borough Solicitor be authorised to issue Enforcement Notices relating to the unauthorised use, the unauthorised operational development and the breach of conditions on the site with a compliance period of two months after such Notices take effect.

(F) UNAUTHORISED CHANGE OF USE OF 98A LOUISE ROAD FROM A SHOP TO COMMUNITY CENTRE WITH ASSOCIATED SLEEPING FACILITIES

The Head of Planning, Transportation and Regeneration submitted a report outlining the situation regarding the unauthorised change of use of 98a Louise Road from a shop to a Community Centre with associated sleeping facilities, and elaborated thereon.

RESOLVED That the Borough Solicitor be authorised to issue an Enforcement Notice requiring the use as a Community Centre with associated sleeping facilities to cease within two months of the Notice taking effect.

12. OTHER REPORTS

There were none.

13. LISTS OF DELEGATED APPLICATIONS

(A) LIST OF DELEGATED APPLICATIONS APPROVED

The Head of Planning, Transportation and Regeneration submitted a List of Delegated Applications Approved during the period 16 September to 13 October 2004 for

Members' information.

RESOLVED That the List be noted.

(B) LIST OF DELEGATED APPLICATIONS REFUSED

The Head of Planning, Transportation and Regeneration submitted a List of Delegated Applications Refused during the period 16 September to 13 October 2004 for Members' information.

RESOLVED That the List be noted.

14. LIST OF DEFERRED APPLICATIONS

The Head of Planning, Transportation and Regeneration submitted a List of Deferred Applications for Members' information.

RESOLVED That the List be noted.

15. EXCLUSION OF PUBLIC AND PRESS

The Chair moved that the Public and Press be excluded from the remainder of the meeting on the grounds that there was likely to be disclosure to them of such categories of exempt information as defined by Section 100(1) of the Local Government Act 1972 as listed against such items of business by reference to the appropriate paragraph of Schedule 12A to such Act.

The Motion was Carried.

16. NON COMPLIANCE WITH NOTICE PURSUANT TO SECTION 215 OF THE TOWN AND COUNTRY PLANNING ACT AT 72 HINTON ROAD (12)

The Head of Planning, Transportation and Regeneration submitted a report outlining the situation regarding the non-compliance with the Notice pursuant to Section 215 Town & Country Planning Act at 72 Hinton Road, and elaborated thereon.

RESOLVED That the Borough Solicitor be authorised to instigate prosecution proceedings in respect of the non-compliance of Notice served on 1 October 2003 requiring the removal of the tyres, domestic appliances and rubbish pursuant to Section 215 of the Town & Country Planning Act 1990 (as amended).

CURRENT LIST OF APPEALS AND ENQUIRIES (12)

Members were referred to Counsel's advice regarding the appeal decisions on applications N/2004/0203 and E/2002/0172 – Unit B, Nene Valley Retail Park, which had been allowed by an inspector appointed by the Secretary of State.

RESOLVED: That the Borough Solicitor be authorised to commence proceedings in the High Court to challenge the Planning Inspector's decisions.

The meeting concluded at 9.35pm

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NORTHAMPTON BOROUGH COUNCIL
PLANNING COMMITTEE
10 NOVEMBER 2004
DECISION LIST

Application No: **N/2003/1076**
Location: **Site 1C former St Crispin Hospital Site, Duston (Approval of Reserved Matters)**
Proposal: **Residential development with associated roads, sewers and all associated works**

APPROVAL subject to condition and for the following reason:

The principle of development of the site has been established by the grant of outline planning permission, the scheme submitted under Reserved Matters is considered acceptable in terms of density, design, massing and external appearance in accordance with Policies H6, H12 and H15 and the Northampton Local Plan and objectives of the Planning Policy Guidance Note 3 (Housing).

(1) This permission shall be in respect of those matters reserved by conditions on the outline planning permission no. 97/0566 dated 12 November 2002 except in respect of the following matters:-

- i) Details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- ii) Full details of the method of the treatment of the external boundaries of the site together with individual plot boundaries shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the buildings hereby permitted and retained thereafter.
- iii) Full details of the proposed surface treatment of all roads, access and parking areas, footpaths and private drives including their gradients shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site.
- iv) No development shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall indicate all existing trees shown to be retained in the approved layout plan
- v) 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 of 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.
- vi) All trees shown to be retained in the approved plans shall be protected for the duration of the development by (a) stout fence(s) to be erected and maintained on (an) alignment(s) to be approved in writing by the Local Planning Authority before any development works shall take place. Within the fenced area no development works shall take place on, over or under the ground, no vehicles shall be driven, nor plant sited, no materials nor waste shall be deposited, no bonfires shall be lit nor the ground level altered during the periods of development.
- vii) A total of 23 dwellings shall be provided to the Council's full mobility standard in accordance with the applicants letter dated 20 July 2003 unless otherwise agreed in writing by the Local Planning Authority. The dwellings shall be constructed to the Local Planning Authority's mobility housing standards and details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the

commencement of construction work on site and thereafter implemented concurrently with the development and thereafter retained as such.

- viii) Full details of street lighting shall be submitted to and be approved by the Local Planning Authority and implemented in accordance with the approved details concurrently with the road construction.
- ix) Prior to the commencement of any development a management scheme and the routing of construction traffic entering and exiting the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented throughout the period of development.

Application No: **N/2003/1082**
 Location: **Former St Crispin Hospital, Duston**
 Proposal: **Proposed demolition of the Old Laundry building**

APPROVAL subject to condition and for the following reason:

The demolition and subsequent redevelopment of the site will provide a residential development which is appropriate in form, scale and massing to the character of the adjacent listed building and will enhance the character of the St Crispin Conservation Area in accordance with Policies E23 and E26 of the Northampton Local Plan.

(1) The development and works hereby permitted shall be begun not later than five years from the date of this consent.

Reason: Required to be imposed by Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(2) The reclamation of the materials in respect of the Old Laundry building shall be carried out and reused in accordance with the details dated 19th November 2002.

Reason: To protect the character of the Conservation Area.

(3) A scheme for the protection of all the trees that stand within 12 metres of the demolition works shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works hereby approved and which shall be implemented fully in accordance with the approved details and thereafter retained for the duration of the demolition works.

Reason: To ensure protection of existing trees during demolish works.

Application No: **N/2004/835**
 Location: **144 Boughton Green Road**
 Proposal: **Relaxation of condition no.3 of planning permission N/2004/99 to erect a 2.5 metre high close boarded fence on the boundary with 146 Boughton Green Road**

APPROVAL subject to condition and for the following reason:

The siting, design and appearance of the proposed fence is acceptable and in accordance with Policy E21 of the Northampton Local Plan.

(1) The proposed fencing on the boundary with nos. 142 and 146 Boughton Green Road shall be carried out strictly in accordance with the submitted details and implemented prior to the extensions being brought into use and thereafter maintained.

Reason: In the interests of residential amenity.

Application No: **N/2004/1057**
Location: **88-90 High Street, Kingsthorpe**
Proposal: **Demolition of plant hire depot and erection of 12 no. flats and 2 no. houses**

APPROVAL subject to condition and for the following reason:

The site is within an area identified as an existing residential area in the Northampton Local Plan and the design, density, massing and external appearance of the scheme are considered appropriate to the character of the area in accordance with Policies E20, E22, H6, H11, H12, H13, H15, H17 and H19 of the Northampton Local Plan and the objectives of Planning Policy Guidance Note 3 (Housing).

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) 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.

(3) Before the commencement of development the developer shall (i) assess the Noise Exposure Categories of the site due to its exposure to transportation noise. This must take into account, where appropriate, roads or railways that may not be immediately adjacent to the site and the likely growth of traffic over the next 15 years. (ii) submit for the approval of the Local Planning Authority, 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 NECs for the site. Where noise protection measures for the site are impractical or do not reduce the NEC for 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 first occupied.

Reason: in the interests of the residential amenities of the occupiers of the proposed dwellings.

(4) Before the commencement of development the developer shall undertake an acoustic assessment of the noise climate surrounding the application site. This assessment shall be compiled with an acoustic control scheme which specifies the measures proposed to control noise at the development site. The scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and implemented concurrently with the development and completed prior to first occupation and thereafter retained.

Reason: In the interests of the residential amenities of the occupiers of the proposed dwellings.

(5) A minimum of 10% of the total number of dwellings shall be constructed to the Local Planning Authority's mobility standards in accordance with further details to be submitted to and approved in writing by the Local Planning Authority and implemented concurrently with the development and thereafter retained as such.

Reason: To ensure the provision and retention of dwellings(s) suitable for use by people with disabilities in accordance with local plan policy.

(6) Before the commencement of development precise details of the cycle storage, including elevations, shall be submitted to, and approved in writing by the Local Planning Authority. The storage shall be implemented concurrently with the development, and shall be brought into use prior to the first occupation of the flats and shall be thereafter maintained.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(7) Notwithstanding the details submitted the exact location of the bin store and recycling facilities shall be submitted to and approved by the Council, be implemented prior to the first occupation of the flats and thereafter maintained.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(8) Details and/or samples of all proposed external facing materials 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 and to ensure that the development will harmonise with its surroundings.

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

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(10) 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 amenity and to secure a satisfactory standard of development.

(11) All trees shown to be retained in the approved plans shall be protected for the duration of the development by (a) stout fence(s) to be erected and maintained on (an) alignment(s) to be approved in writing by the Local Planning Authority before any development works shall take place. Within the fenced area no development works shall take place on, over or under the ground, no vehicles shall be driven, nor plant sited, no materials nor waste shall be deposited, no bonfires shall be lit nor the ground level altered during the periods of development.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality.

(12) Full details of the method of the 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 building (s) hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development.

Application No: **N/2004/1112**
 Location: **Land at Balmoral Road**
 Proposal: **Erection of 20 no. flats**

APPROVAL subject to condition and for the following reason:

Although the site is identified as an existing business area in the Local Plan, the principle of residential development was considered acceptable in previous planning applications. The design, density, massing and external appearance of the scheme are considered acceptable in accordance with Policies E20, E21, H7, H12, H13, H15, H17 and H20 of the Northampton Local Plan and the objectives of the Planning Policy Guidance Note 3 (Housing).

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Notwithstanding the details as submitted, full details of the proposed treatment of the external boundaries of the site shall be submitted to and approved by the Local Planning Authority, implemented prior to the occupation of the buildings hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development.

(3) Details and/or samples of all proposed external facing materials including the proposed windows and doors shall be submitted to and approved by the Local Planning Authority prior to the commencement of construction work on site. The Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

(4) The parking spaces as shown on the submitted plans shall be constructed, laid and marked out prior to the first occupation of the buildings hereby approved and retained thereafter.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of highway safety.

(5) Full details of all external lighting shall be submitted to and approved by the Local Planning Authority prior to the commencement of construction work on site and implemented concurrently with the development and retained thereafter.

Reason: To secure a satisfactory standard of development.

(6) The proposed refuse storage as shown on the submitted plan shall be implemented prior to the occupation of the buildings hereby permitted and retained thereafter.

Reason: In the interests of amenity and to secure satisfactory standard of development.

(7) Full details of facilities for the secure parking of bicycles shall be submitted to and approved by the Local Planning Authority, provided prior to the occupation of the buildings hereby permitted and retained thereafter.

Reason: To ensure the provision of adequate facilities.

(8) Full details of the proposed surface treatment of the access, parking areas and footpaths including their gradients shall be submitted to and approved by the Local Planning Authority prior to the commencement of construction work on site.

Reason: To secure a satisfactory standard of development.

(9) All existing vehicle crossovers shall be reinstated to footway and full details of which shall be submitted to and approved by the Local Planning Authority and the works shall be carried out prior to the occupation of the buildings hereby permitted.

Reason: In the interests of highway safety.

(10) No development shall take place until a landscaping scheme has been submitted to and approved by the Local Planning Authority.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(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 buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(12) Two number of dwellings shall be constructed to the Council's full mobility standards in accordance with further details to be submitted to and approved by the Local Planning Authority and implemented concurrently with the development and thereafter retained as such.

Reason: To ensure the provision and retention of dwellings suitable for use by people with disability.

(13) 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, site investigation report shall be agreed 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 agreed in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the agreed method statement (and phasing programme). Confirmation of the full implementation of the scheme and validation report shall be submitted to the Local Planning Authority with two weeks of completion (or following 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.

(14) Full details of the proposed acoustic attenuation measures to protect the residents of the development from external noise shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be constructed and completed in accordance with the approved details prior to the occupation of the buildings hereby permitted.

Reason: In the interests of residential amenity and to secure a satisfactory standard of development.

(15) Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development shall be submitted to and approved by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interests of residential and visual amenity.

(16) Notwithstanding the details as shown on the submitted plans, full details for the provision of disabled car parking spaces shall be first submitted to and approved by the Local Planning Authority and implemented prior to the occupation of the buildings hereby permitted and thereafter retained.

Reason: To ensure that adequate disabled car parking spaces are provided.

Application No: **N/2004/1115**
 Location: **St. James Retail Park, Towcester Road**
 Proposal: **Extension to existing (vacant) D2 leisure unit**

APPROVAL IN PRINCIPLE subject to condition and for the following reason:

The proposal would facilitate the reuse of a safeguarded leisure site and being of a limited size, it would not therefore undermine the vitality and viability of the Town Centre. The proposal would significantly improve the appearance and security of the site and is in accordance with Policies E20, L1 and L14 of the Northampton Local Plan and the aims and objectives of PPG6.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Details and/or samples of all proposed external facing materials and finishes 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 and to ensure that the development will harmonise with its surroundings.

(3) The development shall be constructed to allow access to and circulation in all public areas by people with disabilities, details of which shall be submitted to and approved in writing by the Local Planning Authority, implemented concurrently with the development, completed prior to the development being first brought into use and be retained thereafter.

Reason: To ensure that the premises are easily accessible to people with disabilities.

(4) 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.

(5) A scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the sources of noise on site whether from fixed plant or equipment or noise generated within the building and the provisions to be made for its control and the approved scheme shall be implemented prior to the development hereby permitted being brought into use and retained thereafter.

Reason: To protect the amenities of nearby occupants from noise and vibration.

Application No: **N/2004/1117**
 Location: **St. James Retail Park, Towcester Road**
 Proposal: **Refurbishment of existing retail park including subdivision of unit 3 (Courts) and extension of unit 5 (Alders) to create a new unit with reconfiguration of car parking and landscaping**

APPROVAL IN PRINCIPLE subject to condition and for the following reason:

The proposal would not create any additional floorspace over and above that already existing or committed and therefore would not undermine the vitality and viability of the Town Centre. The proposal would significantly improve the visual appearance of the retail park and pedestrian/disabled user access to and through the site and is in accordance with Policies TCR2 and T8 of the Northamptonshire County Structure Plan, Policies E20, E29, E40, T22 and R3 of the Northampton Local Plan and the aims and objectives of PPG6.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) The planning permission hereby granted shall not be exercised in addition to or in combination with planning permission No. N/2002/1226 dated 15th October 2003 and shall be treated as an alternative to that permission.

Reason: To prevent a net increase in retail floorspace in line with national and local planning policies which seek to direct new retail development into existing centres.

(3) The maximum floor area to be implemented under this planning permission shall not exceed 929m² floor area.

Reason: To prevent a net increase in retail floorspace in line with national and local planning policies which seek to direct new retail development into existing centres.

(4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional floorspace (including mezzanine floors) shall be created within the premises without the prior written consent of the Local Planning Authority.

Reason: To prevent a net increase in retail floorspace in line with national and local planning policies which seek to direct new retail development into existing centres.

(5) Full details of facilities for the secure and covered parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted, provided prior to the development being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities.

(6) The disabled and parent and child car parking spaces as shown on approved drawing no. 2462/L/02 Rev E shall be implemented prior to the development hereby approved being first brought into use and retained thereafter.

Reason: To ensure adequate and satisfactory dedicated / disabled parking provision.

(7) No development shall take place until further details of the proposed landscaping scheme, as shown on approved drawing no. 2462/L/02 Rev E, have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(8) 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 of 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 amenity and to secure a satisfactory standard of development.

(9) The hard landscaping scheme and pedestrian route improvements shown on approved drawing no. 2462/L/02 Rev E shall be implemented prior to the development hereby approved being first brought into use and retained thereafter.

Reason: To ensure that the proposed works are completed in the interests of visual amenity and to improve safe pedestrian circulation at the site.

(10) The development hereby permitted shall not be brought into use prior to the full implementation of a scheme to amend the barrier at the bottom of the pedestrian ramp leading to / from Towcester Road to enable access by wheelchair users. The scheme shall be submitted to and agreed by the Local Planning Authority before any work is carried out.

Reason: To ensure access to the site for people with disabilities.

(11) No development shall take place until details in respect of the provision of an improved footpath link from Towcester Road into the site have been submitted to and approved by Local Planning Authority and the approved details have been implemented unless otherwise agreed in writing by the Local Planning Authority.

Reason: To improve sustainable safe pedestrian access to the site.

(12) Full details of all external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site, implemented concurrently with the development and retained thereafter.

Reason: To secure a satisfactory standard of development.

(13) Full details of the proposed seating areas as shown on approved drawing no. 2462/L/02 Rev E shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site.

Reason: To ensure a satisfactory standard of development.

(14) The security gate between the proposed new unit and the adjacent leisure unit as shown on approved drawing BNY-NH(08) 0014 A01 shall be implemented prior to the development hereby approved being first brought into use and retained thereafter.

Reason: To ensure a satisfactory standard of development.

(15) Details and/or samples of all proposed external facing materials and finishes 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 and to ensure that the development will harmonise with its surroundings.

(16) 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.

(17) Access shall be provided to the building(s) hereby approved and facilities provided, for people with disabilities in accordance with the details shown on the approved plan(s), implemented concurrently with the development, completed prior to the development being first brought into use and be retained thereafter.

Reason: To ensure satisfactory access for people with disabilities to the development.

Application No: **N/2004/1124**
Location: **Northern portion of former St Edmunds Hospital site,
Wellingborough Road**
Proposal: **Erection of new four / five storey block of apartments and
conversion of existing buildings to residential units**

APPROVAL IN PRINCIPLE subject to condition and for the following reason:

Subject to securing affordable housing in accordance with Council policy and conditions, the proposed development would result in the sympathetic redevelopment of underused previously developed land in accordance with national government guidance, the site's Planning Brief and the Development Plan without harm to interests of acknowledged importance.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Full details of the method of the treatment of the external and internal boundaries of the site shall be submitted to and approved by the Council, implemented prior to the occupation of the buildings hereby permitted and thereafter maintained.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development and in the interests of visual amenity and to protect the special character of the listed buildings.

(3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no additional gates, fences, walls, or any means of enclosure or telegraph poles or similar structures shall be erected, constructed or planted on any part of the site without the written agreement of the Council.

Reason: To ensure that the open character of this residential development is maintained in the interests of visual amenity and to protect the special character of the listed buildings.

(4) Prior to the commencement of construction work on site, details of the existing and proposed ground levels and finished floor levels of the permitted new build development in relation to the buildings to be retained on-site shall be submitted to and approved in writing by the Council. Thereafter the development shall be implemented in accordance with the approved details.

Reason: To secure a satisfactory development and to protect the special character of the listed building.

(5) Full details of all roads and sewers including cross-sections, and longitudinal sections, highway boundaries and proposed ground and floor levels shall be submitted to and approved by the Council prior to the commencement of construction work on site. The approved scheme shall be implemented concurrently with the development to which it relates and fully completed.

Reason: To secure a satisfactory standard of development prior to the first use of the development, to protect trees and to protect the setting of listed buildings.

(6) Full details of the proposed surface treatment of all roads, access ways, parking areas and footpaths including their gradients shall be submitted to and approved by the Council prior to the commencement of construction work on site. The approved scheme shall be implemented concurrently with the development to which it relates and fully completed.

Reason: To secure a satisfactory standard of development prior to the first use of the development and to protect the setting of listed buildings.

(7) At the time of commencement of any part of the development hereby permitted or such longer period as may be approved in writing by the Council, the new junction of the site with Wellingborough Road Road shall be laid out in accordance with details to be submitted to and approved in writing by the Council.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety, and to protect the special character of listed buildings.

(8) Parking facilities for people with disabilities shall be provided concurrently with the development in accordance with details to be first submitted to and approved in writing by the Council and retained thereafter.

Reason: To ensure the satisfactory provision of facilities for people with disabilities.

(9) Prior to the commencement of development a detailed scheme for the prevention of parking / waiting on or adjacent to the proposed roadway between the front elevation of the St Edmunds Suite and Wellingborough Road shall be submitted to and approved in writing by the Council. Unless otherwise agreed in writing by the Council. The approved scheme shall be fully implemented prior to the commencement of any of the uses hereby permitted.

Reason: In the interests of preserving and enhancing the setting and special character of the listing building.

(10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no extensions or other form of enlargement to the residential development hereby permitted, nor erection of porches, outbuildings, hardstanding, storage tanks, gates, fences, walls or other means of enclosure shall take place without the prior written consent of the Council.

Reason: In the interests of residential amenity, to protect the special character of the listed buildings.

(11) Prior to the commencement of development a detailed timetable for the development of the site, including the all demolition and conversion works shall be submitted to and approved in writing by the Council. Unless otherwise agreed in writing by the Council, the permitted works shall be carried out in full compliance with the approved timetable.

Reason: To ensure that the improvement works to the listed buildings are implemented in the interests of preserving and enhancing the special character of these buildings.

(12) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no additional windows shall be installed in any of the dwellings hereby permitted without the prior written consent of the Council.

Reason: To safeguard the privacy of adjoining properties.

(13) Details and/or samples of all proposed external facing materials, including windows, doors, fascias, soffits and rainwater goods shall be submitted to and approved in writing by the Council prior to the commencement of construction work on site.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

(14) Unless otherwise agreed in writing by the Council, the accommodation shall be used solely in accordance with the approved drawings.

Reason: To ensure a satisfactory standard and layout of accommodation is provided in the interests of the amenity of occupants and nearby residents.

(15) Prior to the commencement of development full details of the proposed external stairs adjacent to the northern and southern elevations of the Old School building shall be submitted to and approved in writing by the Council. The approved details shall include the provision of screening to the southern stairway and first floor access terrace to prevent overlooking of nos. 1-5 (inc) Portland Place. The development shall only be implemented in accordance with the approved details, the residential use of this building hereby permitted shall not commence until the details are fully implemented and the approved screening shall be maintained thereafter.

Reason: In the interests of visual amenity, to ensure that the development will harmonise with its surroundings and to protect the privacy of the occupants of nearby residential property.

(16) Before the commencement of the residential development hereby permitted a scheme shall be submitted to and approved in writing by the Council for protecting the dwellings from noise from Wellingborough Road. Unless otherwise agreed in writing by the Council, the noise level within the flats hereby permitted shall not exceed the upper bound of NEC A as defined in PPG 24: September 1994. Unless otherwise agreed by the Council the scheme shall include provision of mechanical ventilation. The approved scheme shall be fully implemented prior to the occupation of any of the dwellings hereby permitted and maintained thereafter.

Reason: To protect the enjoyment of future occupiers of their dwellings.

(17) Unless otherwise agreed in writing by the Council a minimum of 9 flats shall be available for people with disabilities and constructed to the Council's mobility housing standards, details of which shall be submitted to and approved in writing by the Council prior to the commencement of construction work on site and thereafter maintained.

Reason: To ensure adequate provision is made for people with disabilities in accordance with Local Plan Policy.

(18) The storage facilities shown on the approved drawings shall be fully implemented concurrently with the development and retained thereafter.

Reason: To ensure the provision of adequate cycle and general storage facilities.

(19) Details of the provision for the storage of refuse shall be submitted to and approved by the Council, implemented before the premises are used for the permitted purpose and thereafter maintained.

Reason: In the interests of visual amenity and to protect the special character of the listed buildings.

(20) Prior to the first occupation and use of any part of the development hereby permitted the existing vehicle site access adjacent to the car park to the North of no. 11 Market Street shall be permanently closed in accordance with details to be submitted to approved in writing by the Council.

Reason: In the interests of residential / general amenity and highway safety and the free flow of traffic.

(21) When the new site access with Wellingborough Road hereby permitted is brought into use, the existing Wellingborough Road access shall be permanently closed (and highway reinstated) in a manner to be approved in writing by the Council, and no further points of access be created thereafter.

Reason: To confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic or the conditions of highway safety along the neighbouring highway.

(22) Development shall not begin until a scheme of investigation and assessment to identify the extent of contamination and the measures necessary to make the land fit for the proposed use has been submitted to and approved in writing by the Council and implemented. Any remedial works identified in the approved scheme shall be fully implemented concurrently with the development and completed prior to the commencement of any of the uses hereby permitted.

Reason: In the interests of health and safety and the quality of the environment. generally.

Application No: **N/2004/1125 (Listed Building)**
 Location: **Northern portion of former St Edmunds Hospital site, Wellingborough Road**
 Proposal: **Erection of new four / five storey block of apartments and conversion of existing buildings to residential units**

APPROVAL IN PRINCIPLE subject to condition and for the following reason:

The proposed development would result in the sympathetic re-use and redevelopment of vacant listed buildings in accordance with national government guidance, the site's Planning Brief and the Development Plan without harm to the historic and architectural character of those listed buildings and other interests of acknowledged importance.

(1) The works hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(2) Prior to the commencement of any work on-site, including demolition, a detailed timetable for the redevelopment of the site, including the all demolition and conversion works, shall be submitted to and approved in writing by the Council. Unless otherwise agreed in writing by the Council, the permitted works shall be carried out in full compliance with the approved timetable.

Reason: To ensure that the improvement works to the listed buildings are implemented in the interests of preserving and enhancing the special character of these buildings.

(3) No development or works, including demolition or conversion works, shall take place until the completion of a programme of building recording that is to be submitted to and approved in writing by the Council in accordance with a written brief to be provided by Northamptonshire County Council.

Reason: To ensure the comprehensive recording of the site and buildings of historical and architectural interest.

(4) Further details of the method of installation of Damp Proof Course / radon membrane, and method of finishing, both internally and externally shall be submitted to and approved in writing by the Council prior to work commencing.

Reason: To protect the historic integrity of the historic building and secure a satisfactory standard of development.

(5) Further details of the proposed method of extracting radon, including external runs of pipework shall be submitted to and approved in writing by the Council prior to work commencing.

Reason: To protect the historic integrity of the historic building and secure a satisfactory standard of development

(6) All new or replacement rainwater goods shall be cast-iron or cast aluminium.

Reason: To protect the historic integrity of the historic building and secure a satisfactory standard of development

(7) Following approved demolition works, the method of treatment of scarred areas of external walls shall be submitted to and approved in writing by the Council prior to work commencing.

Reason: To protect the historic integrity of the historic building and secure a satisfactory standard of development

(8) Further details of the location, dimensions and materials for any vents, flues or extract grilles shall be submitted to and approved in writing by the Council prior to the commencement of the development.

Reason: To protect the historic integrity of the historic building and secure a satisfactory standard of development

(9) Further details of the design, dimensions and means of fixing of proposed external railings shall be submitted to and approved in writing by the Council.

Reason: To protect the historic integrity of the historic building and secure a satisfactory standard of development.

(10) The external elevations shall not be cleaned without the prior written approval of the Council.

Reason: To protect the historic integrity of the historic building and secure a satisfactory standard of development

(11) Further details of the proposed method of repair of damaged stonework/brickwork shall be submitted to and approved in writing by the Council prior to work commencing.

Reason: To protect the historic integrity of the historic building and secure a satisfactory standard of development

(12) Further details of any new external pipework including soil pipes, rainwater goods, and service pipes, shall be submitted to and approved in writing by the Council prior to work commencing.

Reason: To protect the historic integrity of the historic building and secure a satisfactory standard of development

(13) No double glazing or secondary glazing shall be installed without the prior written consent of the Council.

Reason: To safeguard the integrity of the listed building and to ensure a satisfactory standard of development.

(14) Further details of any proposed venting tiles to the roof shall be submitted to and approved in writing by the Council prior to the commencement of the development.

Reason: To safeguard the integrity of the listed building and to ensure a satisfactory standard of development.

(15) Notwithstanding the details submitted, further details of all new and replacement doors, and any self-closers, shall be submitted to and approved by the Council prior to the commencement of the development.

Reason: To safeguard the integrity of the listed building and to ensure a satisfactory standard of development.

(16) Notwithstanding the details submitted, further details, including profiles, of all new and replacement windows and doors, including roof lights and any internal or external stained glass shall be submitted to and approved in writing by the Council prior to the commencement of the development.

Reason: To safeguard the integrity of the listed building and to ensure a satisfactory standard of development.

(17) Notwithstanding the details submitted, details of the proposed method of sound insulation and fire protection measures shall be submitted to and approved in writing by the Council prior to the commencement of the development.

Reason: To safeguard the integrity of the listed building and to ensure a satisfactory standard of development.

(18) All existing door and window architraves, lintols and cills shall be retained situ unless removal is first approved in writing by the Council.

Reason: To safeguard the integrity of the listed building and to ensure a satisfactory standard of development.

(19) No stripping or recovering of any roofs shall take place without the written approval of the Council.

Reason: To safeguard the integrity of the listed building and to ensure a satisfactory standard of development.

Application No: **N/2004/1140**
Location: **76 Church Way, Weston Favell**
Proposal: **Erection of 3 no dwellings and garages**

APPROVAL subject to condition and for the following reason:

The proposed development by way of its location, siting and design is considered acceptable and in accordance with policies H6, H9, H10 and H12 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Full details of the method of the treatment of the external boundaries of the site together with individual plot boundaries shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the buildings hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development.

(3) Details and/or samples of all proposed external facing materials 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 and to ensure that the development will harmonise with its surroundings.

(4) Full details of the proposed surface treatment of the access and private drives shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site.

Reason: To secure a satisfactory standard of development.

(5) 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 No. 76 Church Way and 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.

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

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(7) 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 of 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 amenity and to secure a satisfactory standard of development.

(8) All trees shown to be retained in the approved landscape plans shall be protected for the duration of the development by (a) stout fence(s) to be erected and maintained on (an) alignment(s) to be approved in writing by the Local Planning Authority before any development works shall take place. Within the fenced area no development works shall take place on, over or under the ground, no vehicles shall be driven, nor plant sited, no materials nor waste shall be deposited, no bonfires shall be lit nor the ground level altered during the periods of development.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality.

(9) Unless otherwise agreed by the Local Planning Authority, the junction of the new access and the existing highway shall be laid out together with the provision of visibility splays in accordance with details to be first submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety.

Application No: **N/2004/1164**
 Location: **22 Swallow Close, East Hunsbury**
 Proposal: **Two storey and single storey rear extensions (As amended by revised plans received 1st October 2004)**

APPROVAL subject to condition and for the following reason:

The siting, size and design of the extensions and their impact on residential amenity are considered acceptable in accordance with Policy H18 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed in the side elevations of the proposed extensions without the prior written consent of the Local Planning Authority.

Reason: To safeguard the privacy of adjoining properties.

(3) The external walls and roof of the extensions shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

Reason: In the interests of visual amenity to ensure that the extension harmonises with the existing building.

Application No: **N/2004/1174**
 Location: **22 Home Farm Close, Little Billing**
 Proposal: **Single storey rear extension (Part Retrospective)**

APPROVAL subject for the following reason:

The impacts on the character of the original building, street scene and residential amenity are considered to be acceptable and in accordance with Policy H18 of the Northampton Local Plan.

Application No: **N/2004/1235**
 Location: **Victoria Park Changing Rooms, St James**
 Proposal: **Change of use from changing room to mixed use changing rooms and youth club**

APPROVAL subject to condition and for the following reason:

The proposed use of the building as a youth club would not result in any undue loss of amenity in accordance with Policies L1 and L14 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) The youth club shall be open between the hours of 7pm and 10pm Mondays to Fridays and at no time on Saturdays and Sundays.

Reason: In the interests of general amenity.

Application No: **N/2004/1258**
 Location: **Duston Garage, Peveril Road, and part of rear gardens of 1, 46 and 47, Kerrfield Estate, Duston**
 Proposal: **Removal of existing garage and formation of 21 no. new flats with associated parking (Outline Application)**

APPROVAL subject to condition and for the following reason:

The site is a brown field site in a sustainable location close to the centre of Duston. The development would facilitate the removal of a commercial use from a residential area.

(1) Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site ("the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: This permission is in outline only granted under Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

(2) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

(3) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or, if later, before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

(4) Prior to the first occupation of the development hereby approved, 1.8 metres high close-boarded fencing shall be erected on the boundaries of the site, and, once erected, such fencing shall be retained thereafter.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality.

(5) All existing vehicle crossovers shall be reinstated to footway and full details of which shall be submitted to and approved in writing by the Local Planning Authority and the works shall be carried out prior to the development being first brought into use.

Reason: In the interests of highway safety.

(6) 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 5 Peveril Road 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.

(7) The parking spaces and/or garages shown on the submitted plan shall be constructed prior to the first occupation of the building hereby approved and retained thereafter.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety.

(8) Details of the provision for the storage of refuse and materials for recycling shall be submitted to and approved by the Local Planning Authority, implemented prior to the occupation or bringing into use of the buildings and thereafter maintained.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(9) Details and/or samples of all proposed external facing materials 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 and to ensure that the development will harmonise with its surroundings.

(10) Full details of facilities for the secure and covered parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby permitted, provided prior to the development being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities.

(11) Full details of the proposed surface treatment of all access and parking areas and including their gradients shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site.

Reason: To secure a satisfactory standard of development.

(12) A minimum of 10% of the total number of dwellings shall be constructed to the Local Planning Authority's mobility standards in accordance with further details to be submitted to and approved in writing by the Local Planning Authority and implemented concurrently with the development and thereafter retained as such.

Reason: To ensure the provision and retention of dwellings suitable for use by people with disabilities in accordance with local plan policy.

(13) 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.

(14) Full details of the security measures for the main doors to the building and the car park entrance shall be submitted for approval to the local planning authority concurrently with the submission of details pursuant to condition No1 of the permission (the reserved matters).

Reason: In the interests of community safety.

(15) Full details of the car park showing parking for a minimum of 27 cars shall be submitted for approval as part of the reserved matters pursuant to Condition No.1 above.

Reason : In the interests of residential amenity.

Application No: **N/2004/1294**
 Location: **Pony Club Stables, Delapre Abbey, London Road**
 Proposal: **Internal and external alterations**

APPROVAL IN PRINCIPLE subject to conditions and referral to Government Office East Midlands (GOEM)

(1) The works hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(2) Details and samples of the proposed roofing materials shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

Reason: To secure a satisfactory standard of development and ensure that the proposal harmonizes with the historic buildings.

(3) Further details of the proposed timber boarded screen shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

Reason: To secure a satisfactory standard of development and to ensure the development harmonizes with the historic buildings.

(4) Notwithstanding the details submitted no Damp Proof Course shall be installed without the further written consent of the Local Planning Authority.

Reason: To safeguard the integrity of the historic building.

(5) Notwithstanding the details submitted no screen shall be applied to any floors without the further written consent of the Local Planning Authority.

Reason: To safeguard the integrity of the historic building.

(6) Further details of the proposed method of upgrading the building for the purposes of heat loss, sound attenuation and spread of fire shall be submitted to and approved in writing by the Council prior to the commencement of the development and if implemented shall be undertaken in strict accordance with the approved details.

Reason: To safeguard the integrity of the historic building.

Application No: **N/2004/1298**
 Location: **Land adjacent to Wootton Hill Farm, East Hunsbury**
 Proposal: **Proposed residential development of 3no. detached houses and garages together with new access road (Outline application)**

APPROVAL subject to condition and for the following reason:

Whilst the proposal would result in some additional disturbance resulting from use of the proposed access, any harm arising would not be such as to warrant refusal and would be outweighed by the benefits arising from the resultant provision of 3 new dwellings within the existing urban fabric on land identified in the Northampton Local Plan as primarily residential. The development would not harm any other interests of acknowledged importance and accords with the policies of the Development Plan and Government policy / guidance.

(1) Approval of the details of the design and external appearance of the buildings and the landscaping of the site ("the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: This permission is in outline only granted under Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

(2) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

(3) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or, if later, before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

(4) Full details of the method of the treatment of the external boundaries of the site together with individual plot boundaries shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the buildings hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development.

(5) 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 the adjacent dwellings 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.

(6) Full details of the proposed surface treatment of the access road, footpaths and private drives including their gradients shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site.

Reason: To secure a satisfactory standard of development.

(7) No development shall take place until the applicant or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of archaeological research.

(8) 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.

(9) Before the commencement of the development hereby permitted a scheme shall be submitted to and approved in writing by the Local Planning Authority for protecting the dwellings from transportation noise. The scheme shall 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 NECs for the site. Where noise protection measures for the site are impractical or do not reduce the NEC for 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 fall into NEC A, a noise insulation scheme, which will require the provision of mechanical ventilation, shall be submitted for approval. The approved scheme shall be implemented concurrently with the development completed before the first occupation or use of the development and thereafter retained.

Reason: To protect the enjoyment of future occupiers of their dwellings.

(10) Before the commencement of the development hereby permitted a scheme shall be submitted to and approved in writing by the Local Planning Authority for protecting the existing dwellings at no.s 10 and 11 Wootton Hill Farm from transportation noise arising from the site access road. The approved scheme shall be implemented concurrently with the development completed before the first occupation or use of the development and thereafter retained.

Reason: To protect the enjoyment of existing occupiers of their dwellings.

(11) Prior to the commencement of any construction work on site (Including demolition), a full ecological survey of the site shall be undertaken, the results of which shall be submitted to and approved in writing by the Local Planning Authority. Should any protected species be identified on the site (as defined under the Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act 1992), a scheme for the Protection of these species shall be submitted to and approved in writing by the Local Planning Authority with the ecological survey, and implemented in accordance with the approved scheme and retained thereafter.

Reason: In the interests of wildlife and nature conservation.

(12) Prior to the first occupation of the development hereby approved the approved access road and surfacing, in accordance with the details approved under condition 6, shall be fully implemented and thereafter maintained.

Reason: To secure a satisfactory standard of development.

Application No: **N/2004/1315**
 Location: **75A Abington Street (former Spinadisc Records)**
 Proposal: **Change of use from retail to office (Class A2)**

APPROVAL subject to condition and for the following reason:

The proposed use will enhance the mix of uses currently found in the town centre, without undue detriment to both the character of the area and the amenities of neighbouring occupiers, in accordance with Policies R5 and R7 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Details of a front window display shall be submitted to and approved in writing by the Local Planning Authority prior to the development hereby approved being brought into use and which shall be implemented and retained thereafter.

Reason: To avoid the appearance of dead frontage in the interests of the amenity and vitality of the locality.

Application No: **N/2004/1316**
Location: **Headlands Primary School, Bushland Road**
Proposal: **Renewal of existing planning permission N/2001/1042 for the retention of a modular building for use as nursery/after school provision**

APPROVAL subject to condition and for the following reason:

The proposed use is considered appropriate in this location without having undue detriment to the residential amenities of neighbouring properties nor existing parking provision. The development provides an important community facility and would be in accordance with Policies E20 and H35 of the Northampton Local Plan.

(1) The building hereby permitted shall be removed and the land restored to its former condition on or before 30 November 2007.

Reason: In the interests of amenity as the Council consider the building is only acceptable as a temporary expedient.

(2) The building hereby permitted shall be used as an extension to the existing Acorn Child Care facility and which together should not exceed a maximum of 60 children in attendance at any one time and at no time shall the modular building form a separate planning unit.

Reason: To ensure that the proposed development does not significantly prejudice the enjoyment of neighbouring occupiers.

(3) The premises shall be open only between the hours of 08.00 and 18.00 from Mondays to Fridays and at no time on Saturdays and Sundays.

Reason: In the interests of the amenities of the occupiers of nearby properties.

Application No: **N/2004/1336**
Location: **Land off Oakwood Road**
Proposal: **Construction of two one-bed flats**

APPROVAL subject to condition and for the following reason:

The proposed conversion would provide an adequate form of residential accommodation and would not be detrimental to the amenities of the occupiers of nearby residential properties and in accordance with Policies H6, H10 and H15 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) The accommodation shall be used solely in accordance with the approved drawings, unless otherwise agreed in writing by the council.

Reason: To ensure that a satisfactory standard and layout of accommodation is provided in the interests of the amenity of occupants and nearby residents.

(3) Notwithstanding the details shown on the approved drawings details and/or samples of the proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be only carried out in accordance with approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

(4) All existing vehicular crossovers shall be reinstated to footway, where appropriate. Full details of which shall be submitted to and approved in writing by the Local Planning Authority and the works shall be carried out prior to the development being first brought into use.

Reason: In the interests of highway safety.

(5) Notwithstanding the details submitted full details of the proposed access gates shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development hereby permitted and thereafter retained.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

Application No: **N/2004/1357**
 Location: **Billing Aquadrome, Crow Lane, Little Billing**
 Proposal: **Demolition of existing buildings and proposed new retail, leisure and entertainment facilities**

APPROVAL subject to condition and for the following reason:

The siting, size and design of the development are considered acceptable and would not adversely affect the amenity of nearby occupiers in accordance with Policies E1, E3, E18, E20, E21, E22, E40, T9, T17, T20, T22, R2, L1, L16, L18, L27 and L28 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country planning Act 1990.

(2) Prior to the commencement of construction works on site, further details of provision of a means of enclosure around childrens' play areas shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details prior to being brought into use.

Reason: In the interests of personal security.

(3) Prior to the commencement of construction works on site, details of the existing and proposed finished ground and floor levels 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 environmental and visual impact.

(4) Details of the provision for the storage of refuse and materials for recycling shall be submitted to and approved by the Local Planning Authority, implemented prior to the occupation of the buildings and thereafter maintained.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(5) Details and/or samples of all proposed external facing materials 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 and to ensure that the development will harmonise with its surroundings.

(6) Full details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior any such lighting being brought into use.

Reason: In the interests of amenity.

(7) Prior to the commencement of any development, a scheme for the provision and implementation of foul and surface water drainage, pollution control and flood risk protection shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and completed fully in accordance with the approved details and the approved implementation programme and maintained thereafter.

Reason: In the interests of the environment.

(8) A scheme for the collection, treatment and dispersal of cooking smells and fumes shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall have been implemented prior to the premises being used for the permitted purpose and retained thereafter.

Reason: In the interests of the amenity of the surrounding locality and to secure a satisfactory standard of development.

(9) The use of the premises shall be restricted solely to the following:-

Retail. (Class A1)

Maximum of 700 sqm of convenience goods

Maximum of 700 sqm of goods relating to the outdoor activities at Billing Aquadrome

Maximum of 700 sqm of camping related goods

Maximum of 500 sqm of general retail goods

Maximum floorspace of all retail goods to be 2000sqm.

No bulky or white goods shall be sold from the premises.

Club/Entertainment Venue (Class D2)

Maximum of 1000sqm.

Food and Drink Venues (Class A3)

Maximum of 4000sqm in a minimum of 3 separate units.

Sporting Equipment Hire (Class A1)

Minimum of 100sqm for hire of sporting equipment.

Climbing Wall / Adventure Play area

Minimum of 300sqm

Amusement Arcade

Maximum of 750 sqm

Ancillary Office (Class B1)

Maximum of 750sqm.

Gym/Fitness/Beauty Therapy

Maximum of 1000sqm

Reason: To ensure that the development remains directly related to the needs and activities of Billing Aquadrome as a leisure / holiday destination and would not result in any detrimental impact to existing retail centres.

(10) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or the Town and Country Planning (General Permitted Development) Order 1995, or any order revoking and or re-enacting either Order, the uses shall remain as specified and within the thresholds in condition 9 above and shall not be used for any other purpose unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of clarity and to ensure that the development remains directly related to the needs and activities of Billing Aquadrome as a leisure / holiday destination and would not result in any detrimental impact to existing retail centres.

(11) The proposed office shall remain ancillary to the management and function of Billing Aquadrome.

Reason: General business useage would be incompatible with the use of the site as a holiday park.

(12) Full details of facilities for the secure and covered parking of cycles shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, provided prior to the development being first brought into use and thereafter maintained.

Reason: To ensure the provision of adequate facilities.

(13) Full details of the proposed surface treatment of all roads, access and parking areas shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(14) A minimum of 33 parking spaces shall be laid out and reserved for use by people with disabilities. Details of these shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to the development hereby approved being first brought into use and retained thereafter.

Reason: To ensure satisfactory parking facilities for people with disabilities.

(15) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of hard and soft landscaping for the site.

Reason: In the interest of visual amenity and to secure a satisfactory standard of development.

(16) 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 any trees 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 amenity and to secure a satisfactory standard of development.

(17) The development shall be carried out in accordance with a phasing programme to be submitted to and agreed in writing by the Local Planning Authority. The phasing programme shall ensure that the children's play area, the climbing/adventure zone, cycle hire and the adventure golf are implemented and available for use at the time of the opening of the premises unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the provision of leisure facilities to meet the needs of the development.

(18) Prior to the occupation of development details of the provision of water sports shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in a timeframe to be agreed with the Local Planning Authority.

Reason: To ensure the provision of leisure facilities to meet the needs of the development.

(19) The hours of opening of the food and drink uses (Class A3) shall be restricted to 8am to 11pm Sunday to Thursday and from 8am to 12 midnight Fridays and Saturdays.

Reason: In the interests of amenity and public order.

(20) The hours of opening of the nightclub shall be restricted to 12am to 2am the following day 7 days a week.

Reason: In the interests of amenity and public order.

(21) Notwithstanding the Town and Country (General Permitted Development) Order 1995 (or any order revoking and/or re-enacting that Order), or any previous consents, there shall be no amplified music on the Billing Aquadrome site as a whole, after 11pm on any night, unless contained within a fully enclosed building, or unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity.

Application No: **N/2004/1373**
 Location: **66 Oliver Street**
 Proposal: **Alteration and extension /division of existing dwelling to form four one-bedroomed apartments**

APPROVAL subject to condition and for the following reason:

The siting and design of the development and its impact on visual amenities are considered acceptable and in accordance with Policies E20, H6, H12, H15, H21, H22, H23, H25 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Details and/or samples of all proposed external facing materials 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 and to ensure that the development will harmonise with its surroundings.

(3) The parking spaces and/or garages shown on the submitted plan shall be constructed prior to the first occupation of the building hereby approved and retained thereafter.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety.

Application No: **N/2004/1374**
Location: **91-93 Chalcombe Avenue**
Proposal: **Change of use from residential letting to a day nursery**

APPROVAL subject to condition and for the following reason:

Although the proposal is contrary to policy H35 of the Northampton Local Plan, it is considered that the impact on highway safety is outweighed by the local need and amenity that this facility will provide for local residents.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) The nursery shall be open only between the hours of 08.00 and 18.00 Mondays to Fridays, and not at any time on Saturdays, Sundays or Bank or Public Holidays.

Reason: In the interests of the amenities of the occupiers of nearby properties.

(3) No more than 45 children shall be cared for in the nursery at any one time, without the prior written permission of the Local Planning Authority.

Reason: In the interests of the amenity of the neighbours, and to limit the amount of vehicular traffic to the site.

Application No: **N/2004/1404**
Location: **Land adjacent to 52 Queens Road**
Proposal: **Demolition of existing building and construction of two new flats**

REFUSAL for the following reasons:

(1) The proposed development will create an adverse impact to the amenity of neighbouring properties in terms of an overbearing relationship, overlooking and loss of light contrary to Policies H12, H15 and H19 of the Northampton Local Plan.

(2) The design, size and scale of the proposed development is unacceptable and will provide cramped accommodation together with an awkward relationship with adjacent properties contrary to Policies H6, H12 and H15 of the Northampton Local Plan.

(3) The development would result in the loss of off road parking contrary to Policy H6 of the Northampton Local Plan.

Application No: **N/2004/1419**
Location: **Land to rear of 159 Adnitt Road**
Proposal: **Erection of two dwellings**

REFUSAL for the following reasons:

- (1)** By reason of the siting of the proposed dwellings, in relation to the existing properties in Adnitt Road, it is considered that the proposed development would constitute an unneighbourly, over dominant form of development resulting in an unacceptable loss of light, amenity, outlook and visual intrusion to the existing occupants contrary to Policies H6, H11, H12, H15 and H19 of the Northampton Local Plan.
- (2)** The proposed development would constitute a cramped over-intensive use of the site, out of character with the pattern of surrounding development and would result in an unacceptable living environment for future occupants, contrary to Policies H6, H12 and H15 of the Northampton Local Plan.
- (3)** The proposal would result in an unacceptable increase in on-street parking in an area which already experiences parking problems. This is likely to result in conditions prejudicial to the free flow of traffic and general highway safety, contrary to Policies H6 and H15 of the Northampton Local Plan.

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

10 NOVEMBER 2004

LIST OF DEFERRED APPLICATIONS DETAILED BELOW:

APPROVED IN PRINCIPLE

98/0682	Extension to foodstore and revised layout of car park at J Sainsbury, Weedon Road
98/0973	Construction of two bus lay-bys at Pavilion Drive
990074	Demolition and erection of 36No. flats (outline) at Kingsthorpe Road and Balmoral Road
N/2000/90	Residential development at land off Balmoral Road
N/2001/788	Demolish existing buildings and erection of 13no. duplex flats/apartments at 27-35 Craven Street
N/2001/1283	Infill two storey extension between the happy gathering Chinese restaurant and eternity nightclub to create three restaurants at 137-151 Bridge Street
N/2002/296	Two storey extn to existing offices at Travis Perkins Trading Co Ltd, Ryehill Close
N/2002/733	Proposed extension of car park and removal of bank at Northampton General Hospital, Cliftonville
N/2002/1041	C/U to hot food takeaway with ancillary seating area at 89 Kettering Road
N/2002/1058	Warehouse Class B8 (Plot 300) at Swan Valley
N/2002/1059	Office Class B1 (Plot 310) at Swan Valley
N/2002/1060	3 units for business, general industry or warehouse uses Classes B1C/B2/B8 (Plot 400) at Swan Valley
N/2002/1061	1 unit for business, general industry or warehouse uses Classes B1C/B2/B8 (Plot 420) at Swan Valley
N/2002/1062	Warehouse Class B8 (510) at Swan Valley
N/2002/1063	1 unit for business, general industry or warehouse uses Classes B1C/B2/B8 (Plot 530) at Swan Valley
N/2002/1294	Proposed drive-thru restaurant at land adjacent to B&Q Retail Warehouse, Towcester Road
N/2002/1540	Erection of 39 apartments above existing buildings at The Ridings Arcade, St Giles Street
N/2002/1641	Conversion and change of use from general industrial (Class B2) to 8 flats, Sunlight Works, Grafton Street
N/2003/195	Change of use of rear ground floor to cafe/restaurant use Class A3, 137 Kettering Road
N/2003/374	Conversion and change of use to 19 flats at 25-29 Robert Street
N/2003/524	Conversion to residential development at Connaught House, 32 Connaught Street
N/2003/533	Erection of residential development (48 units) at St James Road
N/2003/573	Demolition of garage and erection of 12 flats at 1A Derby Road
N/2003/727	Demolition of existing factory and construction of new residential block of 31no. flats and 8no. affordable housing units at 35-37 Talbot Road
N/2003/1022	Demolition of front and rear elevations of existing building and conversion and extension of building to form 9 flats at 52-56 Hazelwood Road
N/2003/1188	Residential redevelopment – Outline Application Land and buildings at Stimpson Avenue/Lea Road/Adnitt Road
N/2003/1220	Erection of a day nursery at site adjacent to Safeway Store, Kettering Road
N/2003/1286	Residential development (flats and houses) - outline application at former Water Works rear of 73-89 Friars Avenue, Delapre
N/2003/1308	Earthworks/landscaping to existing golf course at Delapre Golf Course, Eagle Drive, Delapre
N/2003/1500	Erection of 145no. 1, 2, 3 and 4 bedroom houses and flats together with access roads, footpaths, parking areas and landscaping at land off Lyttleton Road/Countess Road
N/2003/1531	C/U to residential care home (Class C2) for a maximum of eight residents at 8 Kingsthorpe Grove
N/2003/1588	Renewal of outline planning permission for residential development ref: N/2003/323 at 544-548 Wellingborough Road
N/2003/1659	Residential Development comprising 93 no. houses and apartments and associated works at Turners Merry Go Round Site, Newport Pagnell Road
N/2004/171	New training building, car park store etc at Police Headquarters, Wootton Hall Park
N/2004/173	Demolition of existing stores and building new stores etc at Police Headquarters, Wootton Hall Park
N/2004/200	Comprehensive redevelopment to provide employment (B1 Use and B2 Use), housing, sports facilities and public open space – outline application at former British Timken site, Duston
N/2004/354	Repairs and Alterations at St John's Church, Bridge Street

- N/2004/495 Mixed use development comprising residential, recreation and employment uses, civic amenity site, bus depots, car parking, link road & associated development (outline application) at land west of Harvey Reeves Road
- N/2004/496 Southern development link road (SDLR) linking Upton Way and Harvey Reeves Road, Ross Road spur link (RRSL) and associated landscaping & infrastructure (detailed application) at land north of River Nene and Storton's Pits
- N/2004/510 Residential, community facilities and associated development, access improvements and retention of operational railway line (outline application) at land off Ransome Road
- N/2004/571 Variation of condition no 3 of planning permission 90/0981 for use of Bingo Club as a Casino at Beacon Bingo Club, Weedon Road
- N/2004/606 Hydraulic containment system incorporating plant building, sub-surface drainage ducting, abstraction wells and landscaping at former British Timken site, Duston
- N/2004/717 Sub-division of existing approved duplex on basement and ground floor into two separate flats at Former YWCA, 17 Castilian Street
- N/2004/918 C/U to restaurant (Class A3) with erection of rear extension and new front entrance at Vernon Hall, 156 Wellingborough Road (Mencap)
- N/2004/930 Provision of car, coach & disabled parking, construction of new service road and provision of associated development including foot/cycle ways, foot/cycle bridges & landscaping at land west of Harvey Reeves Road, south of Ross Road and east of Storton's Pits (detailed application)
- N/2004/1104 C/U from an optician's (Class A1) to a champagne bar (Class A3) at Unit 2, former Manfield Shoe Factory, Wellingborough Road
- N/2004/1115 Extension to existing (vacant) D2 leisure unit at St James Retail Park, Towcester Road
- N/2004/1117 Refurbishment of existing retail park including subdivision of unit 3 (courts) and extension of unit 5 (Allders) to create a new unit with reconfiguration of car parking and landscaping at St James Retail Park, Towcester Road
- N/2004/1124 Erection of new four/five storey block of apartments and conversion of existing buildings to residential units at Northern portion of former St Edmunds Hospital site, Wellingborough Road
- N/2004/1125 Erection of new four/five storey block of apartments and conversion of existing buildings to residential units at Northern portion of former St Edmunds Hospital site, Wellingborough Road
- N/2004/1294 Internal and external alterations at Pony Club Stables, Delapre Abbey, London Road

PENDING AND DEFERRED

- 98/0957 Link road and alterations to cul-de-sac at Cob Drive, Swan Valley
- N/2000/14 C/U to residential-phase one at 36-38 Milton Street, Kingsley
- N/2000/15 C/U to residential-phase two at 36-38 Milton Street, Kingsley
- N/2000/286 Business/industrial/storage at Pineham, South West District
- N/2000/630 Business (class B1) and industrial (class B1/B2) development and wind tunnel together with associated access, parking, infrastructure and landscaping at land at Pineham
- N/2000/1192 Redevelopment of existing buildings to form hotel, leisure and conference facilities, restaurant, bar together with ancillary retail areas at former St Crispins Hospital off Berrywood Road, Upton
- N/2000/1193 Part demolition of main hospital at former St Crispin Hospital off Berrywood Road, Upton
- N/2001/246 C/U from working mill to residential at Upton Mill, Upton
- N/2001/247 C/U from working mill to residential at Upton Mill, Upton
- N/2001/1112 Renewal of Outline Planning Approval 98/0680 - variation of conditions 2 and 3 of planning permission 95/0502 to allow an extension of time limit for approval of Reserved Matters development of B1, B2 and B8 use Classes land at Lilliput Road/Bedford Road
- N/2002/171 Variation of condition 2 of Planning Permission 98/0393 to allow submission of Reserved Matters by 11/6/05 at Land off Wellingborough Road
- N/2002/332 Variation of condition 2 and 3 of 98/0679 at land at Billing Park Great Billing
- N/2002/638 Variation of cond no.4 of planning permission N/2000/516 to 163-165 Kettering Road
- N/2002/1238 Renewal of outline planning permission for the erection of light industrial units (Class B1(C) at 174 St Andrews Road
- N/2002/1676 Mixed employment uses at land at Pineham North
- N/2003/275 Residential development of 149no. dwellings at land off Talavera Way
- N/2003/1076 Residential development at former St Crispin Hospital site, Duston
- N/2003/1209 Illuminated advertisements located on 19no. bus shelters at various site in Northampton
- N/2003/1288 Demolition of factory and erection of 80no. apartments at Pearce Leather Works, Wellingborough Road
- N/2003/1289 Demolition of factory and erection of new offices and residential apartments at Pearce Leather Works, Wellingborough Road
- N/2003/1290 Forming of new access drive. Erection of garages, refurbishment of cottages and extn of the caretakers cottage at Caretakers & Engineers cottages, Pearce Leather Works, Wellingborough Road, Great Billing
- N/2003/1291 Forming of new access drive, erection of garages, refurbishment of cottages and extn at Caretaker & Engineers cottages, Pearce Leather Works, Wellingborough Road, Great Billing

- N/2004/265 Mixed use development, incorporating residential, community facilities, local leisure and retail centre, plus access arrangements at Bedford Road and Southbridge Road. – outline application at land at Nunn Mills and Avon Cosmetics
- N/2004/322 Erection of 2no. industrial units at 62-64 St James Mill Road
- N/2004/415 Construction of 8no. flats with car parking at land off Cattle Market Road
- N/2004/530 Residential, retail and commercial leisure development, community facilities, open space, car parking, link road and associated development and access improvements - outline application at land at Sixfields, east of Upton Way south of Weedon Road and west of Storton's Pit
- N/2004/682 Erection of first floor side and rear extensions at 22 Macon Close
- N/2004/786 Construction of new care home building at rear of Westwood Nursing Home, 116 Harlestone Road
- N/2004/873 Demolition of existing house and erection of 3no. two storey houses at 26 Penfold Drive, Great Billing
- N/2004/956 C/U to delivery office at unit 45-47 St James Mill Road
- N/2004/997 C/U to café/takeaway at 2 Park Square, Kings Heath
- N/2004/1006 Conversion to existing business premises to 3 apartments at 35 Holly Road
- N/2004/1014 5m extn to existing 20m tower to accommodate 3no. additional antennae at Encore Ltd, Unit 2 Edgemoor Close, Round Spinney Ind Est
- N/2004/1044 C/U to car wash at 19 London Road
- N/2004/1071 Refurbishment of listed building additional floors with new building adjacent providing 130no. residential flats, 2 flexible units, exhibition space and associated parking at 27-29 Guildhall Road
- N/2004/1072 Demolition of roof, internal walls and secondary stair/lift core, internal alterations, making good existing windows and extension of two additional floors to provide flats as part of a new residential development at 27-29 Guildhall Road
- N/2004/1088 C/U to general industrial estate use (Class B2) at Industrial Unit, Kingsfield Close, Kings Heath Industrial Estate
- N/2004/1090 C/U to residential at Semilong Service Station, St Andrews Road
- N/2004/1094 Erection of external spray booths at W Grose Ltd, Queens Park Parade
- N/2004/1116 Erection of drive-through restaurant (Class A3) with associated car parking, access and landscaping, with reconfiguration and refurbishment of customer car park serving retail park - Outline Application at St James Retail Park, Towcester Road
- N/2004/1118 Use of land for open vehicle storage de-pollution and crushing (retrospective) – NCC Application at 14A Martins Yard, Spencer Bridge Road
- N/2004/1133 C/U to veterinary surgery (Use Class D1) at Little Chef, Upton Way
- N/2004/1149 Demolition of existing buildings and erection of new buildings for use within Classes B1(c) light industrial, B2 general industrial and B8 warehousing/distribution totalling 20,810sq meters – outline application at ABP Abattoir, Northampton Road, Blisworth
- N/2004/1153 Conversion to 3no. 2 bedroom apartments at 2 Overstone Road
- N/2004/1175 C/U to car bodywork repairs at 3 Hartburn Close, Crow Lane Ind Est
- N/2004/1200 C/U to care home and single storey side extns at 10 Repton Road
- N/2004/1218 Application under Section 73 to vary condition no.8 of planning permission 95/0277 and condition no.1 (iii) of planning permission 96/0118 relating to safeguarding of land for future possible rail link at Gowerton Road, Brackmills Ind Est
- N/2004/1225 C/U to light industrial and warehousing (use Classes B1 and B8) at 68 Bunting Road
- N/2004/1229 C/U to office accommodation – NCC Application at 52-56 Hazelwood Road
- N/2004/1251 C/U to mixed use of car park and siting of storage containers at land adjoining 2 Ashburnham Road
- N/2004/1271 Construction of six tennis courts with clubhouse, access road and parking at part of former Cherry Orchard Middle School site, Wellingborough Road
- N/2004/1275 C/U to café and telephone centre at ground floor 2 Clare Street
- N/2004/1330 Erection of single storey units for the repair, service and MOT of vehicles with 24 hour breakdown and recovery service at land off Kettering Road North
- N/2004/1359 Alteration and extension to existing building, new warehouse including mezzanine, use for Classes B1 (business), B2 (general industrial) and B8 (storage and distribution), together with external works, car parking and new access at Thomas Wilson House Tenter Road Moulton Park industrial estate
- N/2004/1375 Conversion of part ground floor, part basement and first, second and third floors to residential to form 10 no. apartments. Part basement and part ground floor to remain as office use at 32-36 Hazelwood Road

NEW APPLICATIONS

- N/2004/1400 Erection of train care facility at land at Gladstone Sidings (north of Spencer Bridge Road)
- N/2004/1403 Residential development for 24 flats – outline application at 101-103 Berrywood Road
- N/2004/1408 Erection of a retail development at former NDES site, Gambrel Road
- N/2004/1420 Site reparation works including reprofiling, site clearance and site formation at land at Gladstone Sidings (north of Spencer Bridge Road)
- N/2004/1422 Erection of two new houses at land at 18 Lady Winefrides Walk, Great Billing
- N/2004/1450 New office two storey building g at Plot 1, Phase 2, The Lanes, Bedford Road

- N/2004/1465 Conversion and extension of existing building into 16no. flats at Plaza Social (former Zapatax building), Grove Road
- N/2004/1469 Variation of condition 3 planning permission N/2004/983 to extend opening hours at Abrakebabra, 41 Gold Street
- N/2004/1478 Proposed 4no. flats at 169 Kettering Road
- N/2004/1484 C/U to hot food takeaway at 201 Broadway East
- N/2004/1488 Covered yard area at MISWA Chemicals Ltd. 54 Caswell Road, Brackmills Ind Est
- N/2004/1489 Alts to provide self-contained units at 15 Woodford Street

NORTHAMPTON BOROUGH COUNCIL**HEALTH & ENVIRONMENT AND PUBLIC PROTECTION OVERVIEW &
SCRUTINY COMMITTEE****Thursday, 11 November 2004**

PRESENT: Councillor B Markham (Chair); Councillor A McCutcheon (Deputy Chair); Councillors M Allen, B Eldred, J Lane and C Malpas and B Glynane (substituting for Councillor J Hollis).

ALSO ATTENDING:

Frazer McGown
Maureen Hunter

Principal Meeting Services Manager (Item 4)
Head of Overview & Scrutiny

1. APOLOGIES

Apologies for absence were received from Councillors P Flavell, M Pritchard and J Hollis.

2. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

Councillor Eldred declared a non-prejudicial interest.

3. DEPUTATIONS / PUBLIC ADDRESSES

None.

Councillor Markham referred to the Waste Recycling Scheme and the three Councillors who met to draw up the report. The draft report was circulated for discussion at the next meeting for comments.

Councillor Markham referred to a letter from Northamptonshire County Council's Health & Scrutiny Committee, referring to an issue from Councillor Hugheston-Roberts regarding wind turbines and a request that this Committee take up his concerns. Councillor Markham had responded that as it concerned one application, and on seeing the report, felt it had been appropriately considered. The Committee would not take up the issue at this stage, but would reconsider should any application for a greater amount, or a full size turbine, be made.

4. LICENSING ACT 2003 - STATEMENT OF LICENSING POLICY (REPORT CIRCULATED) F MCGOWN

The Chair referred to the circulated report and previous consideration of this item. He invited F McGown to comment.

F McGown reported that the item had been requested for sight of the consultation results, prior to Executive and Full Council endorsement. He commented that after much discussion the 2000 Act had been amended to show that the Statement of Licensing Policy was not an Executive function, so the item would be taken there as a courtesy following previous reports.

F McGown made reference to the report and the matrix advising that a good response of 40 (to 100+ drafts circulated) in comparison with national response.

Trades, solicitors etc had approved Northampton Borough Council's statement, in contrast to national experience, which must be seen as encouraging.

Several aspects of the report were explained, and all appendices. A copy of the Licensing Committee minute was distributed. That Committee had been concerned about transitional arrangements, training, workloads etc. The recommendations had been adopted for referral to Council.

F McGown had attended the County Forum for Licensing and referred to a document concerning joint working, which the Licensing Committee had been happy to approve provided that Local Councils maintained authority for the local policy/decisions and accountability. Whilst Police and Trading Standards etc could take a County approach, Local Authorities needed to own and account for their areas. Northampton Borough Council would, however, be fully engaged in collaboration and information sharing.

A Protocol had been developed and would be signed by the Chief Executives of all organisations involved, and would necessitate some small amendments to the Northampton Borough Council statement. F McGown referred to the two amended areas and two deleted apprentices.

The Chair invited questions and the Committee raised the following:-

- That the Licensing Committee appeared to have received comments during consultation and incorporated this into the final document.
- Reference to the Health Panel discussion of safer clubbing about discounted drinks, and the difficulty in changing this because of business competition. Although an offence to sell alcohol to someone already drunk, there was little to back up to the duty of care aspect for discounted sales.
- No facility to refuse a licence simply because of the proximity of another establishment, or that young drinkers might be encouraged.
- Comment that perhaps the Police could be requested to enforce the drugs/alcohol issue inside establishments and stop further sales to intoxicated customers. The Christmas/New Year clampdown had been a success and the Police was eager to influence licences.
- Discussion of the countywide partnership and the administration element which Northampton Borough Council would not join as yet. F McGown described the difficulties and the Chair requested that this be reviewed by Licensing Committee after six months.
- F McGown advised on the concern over Richard Caban's idea that personal licences were issued, meaning that the licence holder did not need to be on the premises to

authorise sales.

- Concerns about the licensing fees (as yet not known) and whether they would be sufficient to cover Local Authorities costs.

The Committee requested that the Executive should be recommended to take this matter up with the Local Government Association and the Department of Culture & Sport as Authorities were still in the dark about fees.

- F McGown commented on the DCS publication of fees which were based on a banding system. Consultation on this ends on 23 December 2004. Local authorities and the LGA were unhappy with estimated costs.
- The work already carried out gave best and worse case scenarios.
- The Committee thanked F McGown for his report and further information. He was asked to let the Committee see the response to consultation to ensure it was aware of what was found and how used.

The meeting ended at 7.15pm.

NORTHAMPTON BOROUGH COUNCIL

COMMUNITY SAFETY AND E- GOVERNMENT
OVERVIEW & SCRUTINY COMMITTEE

Tuesday, 16 November 2004

PRESENT: Councillor L Barron (Chair); Councillor J Lane (Deputy Chair); Councillors J Duncan, M Hoare, R Matthews, M Pritchard, S Stewart and A Woods

ALSO ATTENDING

Arun Kotnis	Assistant Head of Planning (Policy) (Item 5)
John Armstrong	Head of Customer Relations (Item 6)
Debbie Ferguson	Community Safety Manager (Item 7)
Andrew Palmer	Web programme (Item 6)
Paul Irvine	Project Leader (Item 6)
Gary Steng	Technical and Operations Manager (Item 6)
Maureen Hunter	Head of Overview and Scrutiny
Tracy Feltham	Scrutiny Officer
Cllr L Tavener	Portfolio Holder (Observer)
Cllr L Marriott	Observer

ACTION**1. APOLOGIES**

None.

2. MINUTES

The minutes of meeting of the 5 October 2004 were agreed and signed by the Chair.

3. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

None.

4. DEPUTATIONS / PUBLIC ADDRESSES

None.

5. INTERIM POLICY STATEMENT ON CLASS A3/D2 USES IN NORTHAMPTON TOWN CENTRE - RESULTS OF CONSULTATION

Arun Kotnis presented the matrix of results of consultation showing 5 responses and no objections to the policy. He referred to Licensing sub-Committee and the possibility of including Wellingborough Road in the policy, as recommended by Overview and Scrutiny. Two possible means of inclusion could be:-

(a) Include Wellingborough Road when considering the local development

framework – to conclude by 2005

(b) Extend the boundary area now and signal an early intention to include Wellingborough Road.

The Committee discussed the options and expressed views that as Wellingborough Road is included in the town's entertainment area, with many licensed establishments and related concerns, it should be included in the Policy now. The Chair reminded the Committee that they had recommended Kettering Road also be included. A Kotnis commented that there was not the same level of problem for Kettering Road so it had not been considered appropriate to include it. The Chair confirmed that Wellingborough Road should be included in the Interim Policy now to ensure it appeared in the substantive policy, and that the Committee would monitor the issue of Kettering Road in due course.

**Confirm
action to
officer MH**

**Diary review
re Kettering
Road MH**

A Kotnis agreed to implement this.

6. NEW VERSION OF THE NBC WEBSITE

John Armstrong, Head of Customer Relations, provided a brief background to the revamped website, which had been revised to make it more customer focused. He explained the link to C13 in the Recovery Plan and emphasised the need to include a website in the drive to improve communication. The ODPM had made this a priority for Local Authorities. Using the benefit of other good LA websites had been beneficial in developing ours. John Armstrong spoke of content and the need to ensure every part of NBC provided current material. He described the LAWS project which provided a central editing facility and basic structure that each authority can develop.

John Armstrong explained that although some customers never went online, they did often depend on the help of an advocate who did. Customers could also come into council premises and use our kiosks if they wished.

Finally, John Armstrong emphasised the need to hear from Customers as to what they would like to see accessible using this means. The Community Portal was mentioned, and the key role it played in providing a platform for community groups.

The key role for the NBC website would be the interactive element allowing transactional facilities, and the document and records management.

John Armstrong asked the Committee to understand that the development of the new website is at an early stage and content is being written daily now – but it was not yet ready to launch.

Andrew Palmer and Paul Irvine were introduced and they provided a short, informative, presentation and demonstrate it on the new website.

The basic generic content provided by the LAWS (Local Authority Web sites) project was explained.

It is possible to alter the titles and categories to suit Northampton, and

across the Council in most departments, Officers were preparing content for their area of work.

The Committee commented on:

- ❑ the attractive appearance of the home page
- ❑ that the site seemed easier to use
- ❑ that we need to consider diverse languages
- ❑ whether reporting issues via the web will mean faster responses
- ❑ whether the scenes of Northampton in the top line will be restored
- ❑ How local groups would get their information included
- ❑ whether a "What's on" area will be available
- ❑ need for clearer signing (eg CZ – nobody would understand)
- ❑ need for clear links in body of content with explanation
- ❑ whether community groups would be able to enter their own information
- ❑ whether the launch would be promoted significantly
- ❑ the need for links to offer websites
- ❑ the need to ensure users could provide feedback on the usefulness of the site and facilities
- ❑ avoidance of bureaucratic phraseology

The Committee was assured that all of the comments were already in progress but that the website was at a very early state, although developing on a daily basis very rapidly.

The Committee suggested that having a user group made up of member of the public to highlight any problem areas would be helpful. It was also seen as important that a simple and effective navigation system was devised.

The Chair commented on the possibility of a cately strapline or address, for example, NBC@yourservice.

Councillor Duncan stressed the importance of ensuring that offices actually responded (and quickly) to online enquiries. Expectation would be high. Councillor Taverner commented on the need to take a little longer to ensure we have a fit for purpose and comprehensive content before launching widely.

Councillor Woods commented on the need to ensure we provide several ways for customers to contact us, such as telephone, visit, online, etc. He referred to the Council handbook which gives only telephone numbers.

The Chair commented on the preparative for web content by Overview and Scrutiny and suggested this be considered for approval/addition in Future Work at the next meeting, along with a further update (at every meeting) on the development of this site.

The officers were complimented on the work already done and councillors were unanimous in their praise for the exciting and impressive improvements.

7. EFFECTIVENESS OF DISPERSAL ORDERS

Members heard that the Working Group comprising Councillors Pritchard, Woods and Debbie Ferguson, Community Safety Manager, had met recently and drawn up the scope for the Working Group that had been circulated with the agenda. A further Working Group meeting was set for Wednesday 1 December 2004 at 2.30 pm, all interested Members were invited to attend. It was suggested that the Working Group report back to the next meeting.

Debbie Ferguson had liaised with the Police, who was also reviewing its Dispersal Orders, Procedures and Protocols. An additional meeting would be held on 17 November. The Police was happy with the draft Inter-Agency Protocol for Dispersal – Dealing with Intimidating Groups but had emphasised that the Youth Service needed to be involved in further discussions.

The Working Group would report back to the next meeting.

8. FUTURE WORK PROGRAMME

Next meeting on 4 January 2005:-

1. Dispersal Orders Report of the Work Group
2. Website update
3. Overview and Scrutiny content for website
4. Agreement of issues for next 3 meetings.

The meeting closed at 7.15 pm

NORTHAMPTON BOROUGH COUNCIL**FINANCIAL STRATEGY AND PERFORMANCE OVERVIEW & SCRUTINY
COMMITTEE****Wednesday, 17 November 2004**

PRESENT: Councillor L Marriott (Chair); Councillor D Perkins (Deputy Chair);
Councillors J Caswell, R Church, B Markham and Y Miah

ALSO PRESENT:

A.Betts	Technical Finance Manager (tem 5)
A.Foster	Head of Procurement (Item 6)
G.Hemley	Construction and Design Manager (item 6)
R.Bowmer	Head of Financial Strategy
M.Hunter	Head of Overview and Scrutiny
T.Feltham	Scrutiny Officer
Councillor Woods	Observer

1. APOLOGIES

Apologies for absence were received from Councillor Robinson, Stewart and Councillor Larratt (Leader).

2. MINUTES

Subject to amendment on the fourth page of the minutes of 7 October 2004 the word "used" be amended to "procured" and the sentence from "such as invitation to tender, determining the tender, the condition of contract specification etc" deleted. The minutes were agreed and signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

None.

4. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

None.

5. REVIEW OF THE CORPORATE CAPITAL STRATEGY

Alison Betts addressed the report circulated with the agenda and reported on the effect of Scrutiny's recommendations. These were detailed in Appendix B. Alison described the intention to report to the Executive on 6 December 2004 and to hold an Officer/Member Workshop on the process. Councillor Marriott commented on Councillor Perkins' major involvement in the recommendations and the take up by Officers.

The Committee queried the apparent inconsistency with the emphasis (accepted) in Appendix B, on social measures (rather than just financial) and the lack of emphasis in the main body of the report.

The apparent discrepancy at (iii) of Appendix B for social factors from 2006/7 onwards, and at (vii) for emphasis from 2005/6.

This was explained that the new schemes for 2006/7 would be submitted in 2005/6 – so there was no discrepancy and the recommendations would be implemented in 2005/6.

The Committee requested access to the same information as the Executive to enable monitoring of decisions to ensure they were based on correct information. If the information flow was regular then the Committee could pick up issues as needed. One or two schemes to be selected for monitoring criteria.

The Chair suggested that he, Councillor Perkins and Councillor Caswell meet with the Portfolio Holder (and any other person the Executive felt appropriate) to discuss and select schemes for monitoring. Alison commented how useful that would be in inspecting schemes for criteria and objectives before being worked up.

The Committee complimented Alison Betts on the report and expressed pleasure at receiving it prior to Executive which avoided extra work and enabled Scrutiny to see how recommendations were taken up, and to monitor future progress and effect.

6. REVIEW OF PARTNERSHIP CONTRACTS

Councillor Marriott explained the reason for the item, stemming from dissatisfaction expressed in several areas with elements of contract work and a letter to Councillor Boss about increased costs. Councillor Marriott had spoken to Officers and decided the issue could benefit from Scrutiny review.

Andrew Foster was invited to provide background information as to how contracts were set and agreed. He referred to a circulated document “Partnering – The Critical Success Factors”, explaining the meaning and approach and the aim to reduce bureaucracy and the costs associated with a multiplicity of small contracts by trying to get larger volume contracts.

The Committee raised some queries during the discussion concerning:-

- “Better price” (the meaning)
- Pre-determined rate of returns
- What was considered a “reasonable return”
- Responsibility for the decision as to whether a contract was high or low
- Whether external advice on capital returns was sought
- Performance indicators and benchmarks
- Property information system
- Difficulties of multiple sub-contractors
- Need for greater detail
- Best Value Review (2001/2)

Andrew Foster referred to the second circulated document “Executive Summary” which referred to the findings of the Best Value Review.

The Committee raised queries concerning:-

- Whether there were savings, or better spending to achieve more
- Whether both could be achieved
- Personnel savings meaning achieving more for same funding
- Reduction in use of smaller firms
- Apprentices, local firms, less for money?

The Chair confirmed that this item was intended to provide the basis for the review and he proposed a visit to the department to see the database, before convening a Working Party to prepare a scope and begin the review.

The Chair requested a more detailed report from Roger Sumner to prepare the Committee for the breadth of a review prior to the next meeting on 6 January 2005.

Both Officers were thanked for their preparation and input to the initial discussion.

7. REPORTS FROM THE EXECUTIVE

The Chair acknowledged Councillor Larratt's apology for being unable to attend, and that Councillor Hadland was not available.

He expressed concern that recent reports to the Executive from the Committee, containing recommendations, had not engendered any responses. He referred to a letter from the Chair to the Leader on this subject which also awaited response. Members of the Committee commented on the lack of responses to the Scrutiny Committees.

Councillor Marriott suggested the matter be referred to the Chairs and Deputies of Overview and Scrutiny to request the Executive to attend to "iron out" a way for this to be addressed. He suggested this Committee trawl through all of the work it has done and monitor:-

- a) response to recommendations
- b) implementation of those accepted
- c) action where there is evidence of inertia

The Committee referred to the response template accepted by the Executive but which had never been used. Members requested a report to the Executive from this Committee about the lack of response.

8. REPORTS OF WORKING PARTIES

The Chair referred to the list of Working Parties prepared by T Feltham, Scrutiny Officer, and the Committee agreed dates for preparatory meetings to be organised by Officers.

9. FUTURE WORK (INCLUDING FORWARD PLAN AND COMMITTEE MEMBERS ISSUES AND REFERRALS)

Ray Bowmer, Head of Financial Strategy, referred to the draft budget going to Executive on 6 December 2004. The Committee decided to meet at 5.00pm, prior to that Executive meeting, to provide initial comment and determine further input:-

- Updates from all working parties
- Visit to Cliftonville then working party for Review of Contracts
- Report to next meeting on Contracts

- Report to next meeting of previous work and awaited responses
- Budget preparation meeting – update.

The Meeting concluded at 7.10pm

NORTHAMPTON BOROUGH COUNCIL**EXECUTIVE****Monday, 22 November 2004**

PRESENT: Councillor Larratt (Chair); Councillor Hadland (Deputy Chair); Councillors Hill, C. Lill, J. Lill, Hill, Palethorpe and Tavener

1. APOLOGIES

None

2. MINUTES

The minutes of the meeting of the Executive held on 1 November 2004 were signed by the Chair.

3. DEPUTATIONS/PUBLIC ADDRESSES

RESOLVED That H Gordon, J Robson, P Mawson and J Cooper be granted leave to address the Executive in respect of Item 21 "Grosvenor Centre Development".

4. DECLARATIONS OF INTEREST

None

5. ISSUES ARISING FROM OVERVIEW AND SCRUTINY COMMITTEES

None

6. RECOVERY PLAN (LC)

The Chief Executive reported that the Monitoring Board had expressed satisfaction with the progress that was being made so far and it was hoped that a more productive relationship could evolve with them. The next meeting of the Board had been cancelled demonstrating their faith in our progress and giving us time to work. She further commented that the Senior Management Team were drafting an action plan that would lead towards the revision of the current Corporate Plan. Thanks were extended to all staff and Councillors for the work to date but the pace would need to be maintained.

RESOLVED That the position be noted.

7. AIR QUALITY IN NORTHAMPTON- DECLARATION OF FURTHER AIR QUALITY MANAGEMENT AREAS (HE)

The Head of Environmental Health Private Sector Housing submitted a report that set out the results of an updating and screening assessment of air quality throughout the Borough as required by DEFRA. The assessment had identified the need for further monitoring of nitrogen dioxide within the areas of the Weedon Road/Harlestone Road/St James Road and Victoria Promenade as likely to exceed the annual air quality objective. He explained the tools used to arrive at this conclusion. There would be two separate action plans, one each for the two Air Quality Management Areas which would include air pollution control, land use planning and policy, transport planning and policy and information. Reference was also made to the Air Quality Management Area that had been declared in 2002 alongside and

parallel with the M1 from Junction 16 down to Junction 15.

- RESOLVED**
- 1 That approval be given to the declaration of the area around St James Road, Weedon Road and Harlestone Road as identified in Appendix 1 of the report as an Air Quality Management Area (Zone 2).
 - 2 That approval be given to the declaration of the area around Victoria Promenade as identified in Appendix 2 of the report as an Air Quality Management Area (Zone 3).

8. UPTON INTERPRETATION CENTRE (LC, PRT)

Item withdrawn as the funding position had not yet been finalised.

9. SERVICE DELIVERY MONITORING REPORT- APRIL TO SEPTEMBER 2004 (FS)

The Head of Organisational Development and Improvement submitted a report that informed Members of the Council's Performance in Key Areas between April and September 2004. She commented that in respect of format, consultation was currently being undertaken on relevant and robust key performance indicators (KPI's) upon which Members had been involved with assistance from the IDeA. The eventual KPI's would be a key monitoring tool for both the Executive and the Monitoring Board and a draft was currently being circulated for comments.

It was noted that a new KPI in respect of the consideration of major planning applications was to be included for 2005/6 with a national performance standard of 57% of applications being determined within thirteen weeks. The Council's current performance was 68% with a projected year outturn of 60%. Some concerns had been expressed that this did not measure the quality of the work undertaken and given that major applications were often very complex, it had been suggested that the Council devise its own Best Value Performance Indicator which better reflected the quality of work undertaken. The Head of Planning, Transportation and Regeneration commented that a measure the Council had used for some years was the cost of the service per head of population in which the Council appeared in the top quartile as being a relatively inexpensive service. The ODPM had accepted that quality and quantity were competing objectives.

Councillor Hill highlighted the indicator for Rent Arrears of Tenants as a Proportion of the Authority's Rent Roll which was shown with a green light despite the fact the Council was in the bottom quartile nationally. It was noted that the Monitoring Board had made a similar observation and further consideration was to be given as to how this might be better presented in future.

The Chief Executive commented that there was a need to tie these issues together as part of the performance management process and Corporate Plan; there was a need to aim higher in respect of some targets, while being realistic about others.

- RESOLVED** That the report be noted and that the Executive monitor and track the remedial action for amber and red performance indicators.

10. LICENSING ACT 2003: STATEMENT OF LICENSING POLICY

The Borough Solicitor submitted a report that set out the Licensing Committee's consideration of the outcome of the statutory consultation exercise on the Statement of Licensing Policy. He further commented that the Health & Environment Overview & Scrutiny Committee had also considered the report.

The Chair thanked those involved with the production of the Statement.

RESOLVED That the decision of the Licensing Committee to recommend the Statement of Licensing Policy to Council for adoption be endorsed.

11. BUSINESS IMPROVEMENT DISTRICTS (PRT)

The Town Centre Manager submitted a report that set out the philosophy behind creating a Business Improvement District (BID) and how it would work. He also referred to a number of pilot areas and particularly drew attention to the experience of Bedford and Coventry which seemed the most likely to move forward as Business Improvement District Areas. Revenue raised from a BID would be ring-fenced to enhancements within the defined area of the district, and as such the costs of the Town Centre Ranger and the Christmas Lights could not be funded from this source.

The Borough Solicitor commented that there were a number of legal uncertainties and the Head of Financial Strategy commented that the Executive could not support the part of the resolution referring to the creation of a post of Administrative Assistant at this meeting.

- RESOLVED**
- 1 That the provisions contained within the Business Improvement Districts (England) Regulations 2004 be noted.
 - 2 That the initial proposal for a Business Improvement District for Northampton Town Centre has a basis for wider stakeholder consultation be accepted.
 - 3 That the role of the Northampton Town Centre Partnership in leading the feasibility and the strategic stages for the introduction of a Business Improvement District and of the Council as the main stakeholder interest be acknowledged.
 - 4 That the creation of a Town Centre Company to replace the Northampton Town Centre Partnership in due course for the prime purpose of servicing the Business Improvement District for Northampton Town Centre be further investigated.

NB Councillor Hadland declared an interest in this matter which he considered to be non-prejudicial and spoke and voted thereon.

12. STATEMENT OF COMMUNITY INVOLVEMENT (PRT)

The Head of Planning, Transportation and Regeneration submitted a report that set out a Statement of Community Involvement as required by the Planning and Compulsory Purchase Act for pre-submission consultation prior to submission to the Secretary of State. Representations would be invited from the Regional Assembly adjoining Councils, Parish Councils, the County Council and the Highways Agency. A copy of the draft document would also be made available on the Council's web site and for public inspection at Council offices and other appropriate locations.

It was noted that the Statement of Community Involvement would fit in with the Recovery Plan.

RESOLVED That the Statement of Community Involvement as attached at Appendix A of the report be approved for the pre-submission consultation process.

13. NORTHAMPTON SOUP KITCHEN (CL)

Item withdrawn as further discussions had not yet been concluded.

14. CATTLE MARKET/ BRIDGE STREET DEVELOPMENT BRIEF (PRT)

Item withdrawn as the design brief had not yet been concluded.

15. GRANGEWOOD PARK- OPEN SPACE (FS)

The Head of Asset Management submitted a report referring to a disputed boundary to the rear of 32 Barn Owl Close, East Hunsbury adjoining Grangewood Public Open Space. Two objections had been received to the advertisement of the Disposal of Public Open Space that were set out in the report.

RESOLVED That after consideration of the objections and taking all the circumstances into account, the proposal for the disposal of the area of public open space as shown on the attached plan be approved subject to the terms set out in the report.

16. DELEPRE ABBEY UPDATE (CL)

The Head of Asset Management submitted a report that sought agreement to working with the Architectural Heritage Fund to explore the feasibility of a Building Preservation Trust as a means of securing the future of Delapre Abbey.

RESOLVED That the report be noted and that agreement be given in principle to working with the Architectural Heritage Fund to explore the feasibility of a Building Preservation Grant as a means for securing the future of the Delapre Abbey.

17. COMMUNITY ENABLING FUND- REVENUE PROGRAMME (CL)

The Head of Community Leadership submitted a report that sought agreement to the continuation of the existing three-yearly agreements under the Community Enabling Fund Advisory Panel's Revenue Programme so as to allow a review of the Fund and the Council's approach to prioritisation of funding support to be undertaken. It was noted that this review

would also reflect the results of the revised Corporate Plan objectives.

- RESOLVED**
- 1 That the arrangements set out in paragraph 3.1 of the report be approved and that the Community Enabling Fund Advisory Panel be informed of this decision.
 - 2 That applicants be informed of the proposal set out in paragraph 3 of the report together with a commitment to involve them in the review process.

18. RESIDENT OFF STREET CAR PARKING IN THE TOWN CENTRE (PRT)

The Head of Planning, Transportation and Regeneration submitted a report that had been prepared jointly with the Head of Facilities Management that proposed off street car parking arrangements in the Town Centre, differentiating between those who had occupied existing or new dwellings prior to 1 January 2005 and those who occupied existing dwellings or new dwellings after 1 January 2005.

- RESOLVED** That consideration of the report be deferred to allow the issues identified in the report to be separated and for consultation to take place with residents associations, through Area Partnerships and with Ward Councillors and the Town Centre Partnership.

19. HERITAGE OPEN DAYS (PRT)

The Head of Planning, Transportation and Regeneration submitted a report that reviewed the event held between the 10 and 13 September 2004 and which sought approval to the Council's participation in next year's event to be held between 8 and 11 September 2005.

Councillor Hadland referred to the improved format of the Heritage Open Day leaflet.

- RESOLVED**
- 1 That the Council participate in the Heritage Open Day event 2005 and that the relevant Council operated buildings be opened from 10.00 am to 4.00 pm on the Saturday and Sunday in support of the event.
 - 2 That £6,200 be provided within the Planning, Transportation and Regeneration division's budget under Heritage Open Days for printing, publicity, etc.
 - 3 That Explore Northamptonshire Limited be requested to offer staff resources to help organise the event in accordance with the Service Level Agreement with the Council.

NB: Councillor Larratt declared an interest in this item that he regarded as being non-prejudicial and spoke and voted thereon.

20. EXCLUSION OF PUBLIC AND PRESS

The Chair moved that the Public and Press be excluded from the remainder of the meeting on the grounds that there was likely to be disclosure to them of such categories of exempt information as defined by Section 100(1) of the Local Government Act 1972 as listed against such items of business by reference to the appropriate paragraph of Schedule 12A to such Act.

The Motion was Carried.

21. GROSVENOR CENTRE DEVELOPMENT (LC, PRT) (9)

H Gordon and J Robson on behalf of Legal and General referred to their visit to Northampton during the summer and the importance of the Grosvenor Centre to Legal and General. At that time the scheme had their Board approval, however, no agreement had been reached in terms of the land acquisition required. Legal and General were aware of the Council's intention for the regeneration of that part of the Town Centre and referred to a letter dated 18 November 2004 sent to the Council. J Robson commented that Legal and General believed that they had a high quality and deliverable solution for Northampton. There were two main issues of concern, the first being the proposal for the layover facility for buses to be provided at Harvey Reeves Road, the cost of which made this not feasible to them. They were also concerned about the availability of shopper car parking and would now wish to take control of the Mayorhold Car Park. There were also issues of valuation.

It was noted that the change in valuation figures put forward by the Council's advisors, Donaldson's, had been a catalyst to bring forward changes to the scheme from Legal and General's stand point, which in fact were already being considered.

A brief discussion ensued as to how Legal and General might support the project given the value of the investment they would be making.

Reference was made to proposals in the Local Transport Plan for a transport interchange at Castle Station and it was suggested that this might provide an opportunity to consider the relocation of the bus layover facility. J Robson commented that they would be happy to investigate this with the Council and the County Council. He also commented that there remained the opportunity to further negotiate in respect of the Mayorhold Car Park.

H Gordon commented that the delay in making progress was regrettable, however the increase in the valuation of the Council's assets to be part of the agreement had changed matters, however they remained committed to delivering the scheme. H Gordon and J Robson were thanked for their address.

P Mawson on behalf of Donaldson's commented that the contention that Legal and General had been in a position in February 2004 to sign an agreement was not realistic and any such agreement would have been heavily conditional. Legal and General had carried out a design review of the scheme during the summer but had not invited the Council or themselves to be part of it. He then commented upon the value of Legal and General's investment and their likely return from it. This explained Legal and General's current negotiating position.

At this juncture the meeting adjourned. Upon reconvening, the meeting:

RESOLVED That further consideration for the situation be deferred pending a comprehensive report including robust recommendations to ensure the early delivery of a scheme to be submitted to the Executive during January 2005.

NB: Councillor Hill declared an interest in this item that he considered to be non- prejudicial and spoke and voted thereon.

22. FRANCIS CRICK MEMORIAL (LC, PRT) (7, 8)

The Head of Planning, Transportation and Regeneration submitted a report that set out progress toward commissioning a memorial to evoke the Town's links with Francis Crick, the Nobel Prize winning scientist and co-discoverer of DNA.

- RESOLVED**
- 1 That International Art Consultants Limited be appointed to provide advice and assistance in implementing the project as set out in paragraphs 1.2 and 2.1 of the report.
 - 2 That the Wilson Foundation be thanked for their financial support for the project and that a supplementary estimate of £6,500 be approved from the revenue contingency for the appointment of the consultant.

23 CLOSURE OF ACCOUNTS

The Chief Executive reported that the Audit Commission had disagreed with the advice given to the Council by its advisors and its subsequent acceptance of that advice in respect of the treatment of premia incurred on the early repayment of debt. A number of other local authorities were also affected by the Audit Commission's position. Discussions were taking place as to the validity of the Council's position viz a viz that of the Audit Commission and alternative accounting treatments were being considered. Councillors would be kept informed.

RESOLVED That the position be noted.

The meeting concluded at 21.31 hours

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