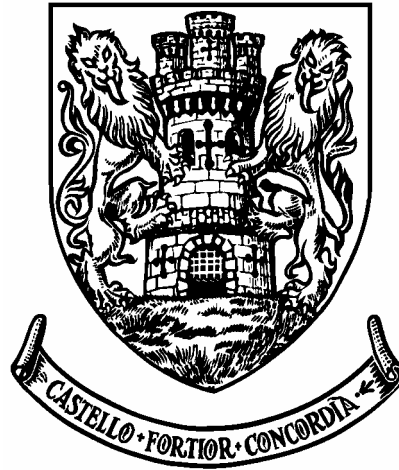


NORTHAMPTON BOROUGH COUNCIL



Executive and Committee Meetings of the Council held during the January cycle

M. McLean
Chief Executive

Index of Committees

	Page No.
Overview & Scrutiny Committee 7	706 - 711
Overview & Scrutiny Committee 3	712 - 716
Planning Committee	717 - 733
Overview & Scrutiny Committee 4	734 - 738
Executive	739 - 746
Overview & Scrutiny Committee 5	747 - 752
Tree Preservation Panel	753
Licensing Committee	754 - 756
Executive	757 - 765
Planning Committee	766 - 789

NORTHAMPTON BOROUGH COUNCIL**PLANNING, TRANSPORTATION & REGENERATION OVERVIEW & SCRUTINY
COMMITTEE****Thursday, 2 December 2004**

PRESENT: Councillor Boss (Chair); Councillor Woods (Deputy Chair); Councillors Caswell, Duncan, Eldred, Glynane, B Hoare, Simpson and Wire

1. APOLOGIES

Councillor J Hollis, Mr G Smith, PC Holmes.

2. MINUTES

The minutes of 21 October were agreed and signed.

3. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

None.

4. DEPUTATIONS / PUBLIC ADDRESSES

Two written submissions were circulated from:

Mr G Smith, Headmaster, St Peter's Independent School

PC Holmes, Community Beat Officer

Carole Thurlow and Doreen McKintosh indicated a wish to speak on item 7

5. BLACKTHORN SKATEBOARD PARK

Councillor Boss explained Councillor Tavener's request that this committee examine the consultation process for this initiative, in the light of the local strength of feeling.

The Chair explained that all those attending had been either invited or required to contribute as witnesses to provide information and receive questions from the committee.

He referred to the written submissions, which were read out:

Mr Gerald Smith, Headmaster, St Peter's Independent School (letter)

PC Holmes, Community Beat Officer (email)

and asked the committee to take account of these.

The Chair invited Councillor M Pritchard, as the longest serving member of the Skateboard Working Party (SWP), to describe its background. The SWP had been set up to evaluate the needs for skateboard parks in the CASPAR areas. A survey of schoolchildren identified need in the Blackthorn CASPAR area but no available site. A town-wide SWP found numerous possible sites including that at Lings. Consultation about the site was conducted via Brookside Residents Council in a survey hand delivered to 1700 homes, and at a public meeting.

As a result of consultation the originally designated area of land close to St Peter's School, was reconsidered and an area further away chosen. (Site B).

Consultation was conducted at Lodge Farm Community Centre, at all six local residents associations, at Northampton East Partnership and at Federation of Residents Association meetings. Views were provided to ward councillors from local youngsters by email. Thorplands School and local shops were petitioned in favour (The Chair received the petition of 379 signatures).

The Chair invited questions for Councillor Pritchard from the committee. These covered the set up of the Skateboard Working Party and how the idea originated.

The committee heard that both CASPAR and the Regeneration Scheme had surveyed young people regarding the needs for a skateboard park. CASPAR had allocated funding for this in Blackthorn and the Regeneration Scheme allocated the remainder of the Scheme's funding.

The question of structured consultation was raised and the committee heard of the various styles and range of consultation by various bodies, but that there had not been a consultation protocol as such. All consultation had been drawn together to produce the volume of support.

Reference was made to the petition of 379 in favour and whether there were any against. The committee was referred to the survey by Carole Thurlow and referred to in Mr Smith's letter.

The committee enquired as to whether the petition submitted had been conducted as a result of the petition against the skateboard park, and was assured that it was, in order to demonstrate the weight of public support.

Councillor Wire gave information about how the issue skateboard parks had arrived on the council agenda and details of the success of the one established at Briar Hill. It had achieved ownership by the children who used it and they policed it themselves. It is well used and has reduced nuisance problems. Police will confirm the good effects.

The community warden from Briar Hill, and the manager of Radlands Skate Park had addressed the public meeting in support of the initiative.

The Chair called Bob Turrell (NBC) who was asked whether the CASPAR had considered other initiatives in the area. Consideration had been given to a multi-use pitch and a play park, but the skateboard park had been the most popular, supported by the residents association survey of 1700 households.

Although Briar Hill Skateboard Park was the first to be built, Blackthorn Skateboard Park was the first to be decided on. The same consultation process had been used in Briar Hill, with no letters of objection.

CASPAR was considering the Blackthorn area for a youth project. It was only when the need for a skateboard park was identified that the area outside Blackthorn was considered, there being no suitable land in Blackthorn.

The Chair invited Carole Thurlow, resident, to speak. C Thurlow challenged the survey supporting the skateboard park. The Chair reminded everyone that the committee would challenge the consultation and simply needed to hear witness comments on the process.

C Thurlow commented on the petition by a child opposing the scheme that contained 100 signatures, and observed that she had never seen any child using a skateboard at Lingswood Park. A survey was set up by C Thurlow and put into three schools offering

space on it for further suggestions. The results were detailed in Mr Smith's letter and indicated preference for other ideas than a skateboard park. It was acknowledged that some children had voted more than once, but still the vote was not for a skateboard park.

C Thurlow commented that the site chosen was not easily visible from the road.

The committee heard that Ms Thurlow's survey had stated that the council had funding to provide children of Lings and Blackthorn a recreation area and listed some possible uses for them to vote on. The survey was conducted in three schools: St Peter's, Northampton Academy and Lings primary.

The Chair referred to the comment that the site was not overlooked and that this was seen as a problem. He queried whether moving the site nearer the school would solve the problem but was advised that would be worse. B Turrell confirmed that both sites conformed to the limits allowed.

The committee questioned the possibility that children surveyed were not necessarily residents of the area concerned, and referred to the survey conducted by a schoolchild, asking the reason for the child's opposition to the skateboard park. Views were expressed to the committee about the expectation of rough and troublesome gangs and the type of person that would use a skateboard park. Reference was made to the assumption of the role of CASPAR with youths in trouble.

The committee heard of the effects of the skateboard park in Briar Hill and the resultant reduction in crime and anti-social behaviour, and of the calibre of persons using Radlands skateboard venue.

C Thurlow commented on concerns for the possibility that skateboarders would skate home and cause damage to elderly persons.

The Chair reminded the meeting that the committee was considering the consultation process and invited Emma Forsyth (NBC) to explain the guidelines governing site suitability. It was explained that certain guidelines must be complied with and these included distance from housing, passing surveillance etc. Surveillance meaning able to be viewed by the community beat officer whilst passing, or by people out walking. The park should not be hidden away, or too far from housing, and must have regard for 'at risk' areas.

The committee referred to the public meeting at Lodge Farm and confirmed that C Thurlow had received several forms of notification of the meeting. C Thurlow had felt the meeting was unsatisfactory as it was not a debate.

The committee heard that the meeting had run from 4pm – 7pm. Between 4pm and 6pm it was well attended by residents who gave mainly supportive views, and many took the trouble to also write offering support. At 6pm Mr Smith arrived along with some 30 people and proceeded to dominate the floor so that nobody else could speak or hear anything.

At this point Councillor Tavener addressed the committee expressing thanks that the committee was examining the issue. The matter of consultation had become uncertain with some residents of the view that the public meeting was not meaningful, and her own concern that the consultation process would not stand up to public scrutiny.

The work to find a suitable site had been undertaken responsibly with the first site being considered too close to St Peter's school sixth form block. An open space nearby was found to be too costly to be made suitable. It was hoped the final site would not cause problems being further from the school. Great effort went into ensuring all avenues were

researched. The concern over surveillance is recognised and technically, the site meets requirements. Councillor Tavener voiced her concerns about trees that would need some attention, and safety for children at Lings Way.

The committee considered whether Councillor Tavener was content with the terms of reference of the Skateboard Working Party, and that the role of chair and portfolio holder may cause difficulty. The situation was not entirely satisfactory although the terms of reference had been considered appropriate. The time constraints for deciding on a site, and the pressures from the County Council to use the funding before April 05 had meant that a decision must be reached on the information to hand, and was the reason for asking the Scrutiny committee to consider the soundness of consultation.

The committee referred to C Thurlow's dissatisfaction with the consultation and commented on the receipt of the Residents Association leaflet, information in telephone calls, information from an officer, which were all received.

Councillor Tavener referred to the period before taking up the chair and expressed concern that the consultation during that time must be fair, and that all processes must be fair.

Sheila Riley commented that as Chair of the Residents Association at the time the CASPAR project began she could confirm the many open meetings asking people what they wanted in the area. She had been approached by three youths who wanted a skateboard park, who had gone to the trouble of finding costings and equipment needed. It was discovered that CASPAR had already earmarked funding for a skateboard park. It was at this time that two residents conducted a survey in three local schools with year 9 pupils. The skateboard park was the most popular initiative. Some pupils devised and conducted their own questionnaire survey for Blackthorn and Goldings. 78% of those consulted were in favour of a skateboard park.

S Riley advised that CASPAR funding, earmarked for a skateboard park, was not available for any other purpose. The Northampton East Regeneration Scheme had determined to support youth need in the area with the final £10,000 of funding. NCC could not guarantee carrying over the funding to another financial year.

Further questions ascertained that current local young people were still of a mind to use a skateboard park, and many still ask regularly for updates.

Mr Smith had become involved after noticing the survey being conducted and offering his views, which had been taken up and had effected the consideration of site B.

Bob Purdy, local resident and member of the Northampton East Regeneration Scheme, and the Federation of Residents Associations advised that he had conducted personal interviews with children on the estate who all wanted a skateboard park. He had spoken to 3 children from St Peter's school that were in favour of a skateboard park but declined the petition being aware of the school views.

The committee recognised the polarisation of the views of the two groups of stakeholders and referred to the level and range of consultation. Reference was made to the assumptions about skateboarders as a basis for opposition.

The Chair called Linda Martin, Community Development Officer for the County Council, who was able to explain involvement in the consultation process via her work with Blackthorn Residents Association and with the Blackthorn Workers Forum. The latter group asking her to write a letter of support for the skateboard park on their behalf. She confirmed the extensive consultation through the Residents Association and that the County Council,

through the Northampton East Regeneration Scheme was fully supportive too.

Linda was able to advise on early consultation via the CASPAR initiative through Sgt Mark McDonnell, the original manager, who had carried out of every resident focussing on crime and disorder, anti-social behaviour and youth nuisance. She commented on the many consultation events at the Community Centre gathering baseline information to 'tease out' solutions for youth provision, which had produced the desire for a skateboard park.

The school survey had approached year 9 as that comprised 14 year olds. Youth groups, youth clubs and other youth organisations had also been consulted.

CONCLUSIONS: Councillor Boss ensured all questioning was complete and advised the committee that they may consider they have heard enough to determine whether or not the consultation process was flawed, or they may wish to review the notes of the meeting before reaching conclusions.

Councillor Duncan expressed a wish to see the notes. The committee felt the consultation had been rigorous and were surprised at the range of consultation. All sections of the community had been approached formally and informally. Mr Smith's comments had been heard, and acted on, with the choice of site changed because of them.

Concerns focussed mainly on:

The difficulty of the chair of the Skateboard Working Party also being portfolio holder and expected to make the decision.

The length of time taken to complete the process over 2 – 3 years.

The lack of a specifically coordinated approach.

The committee commented that the portfolio holder had raise concern as to whether the consultation would stand up to public scrutiny, and that it had now been publicly scrutinised and did stand up.

- RESOLVED:**
- (1) That consideration should be given to the difficulty of a member of the Executive chairing such working parties, and then having to refer decisions to the Executive.
 - (2) That it may be beneficial to the Executive to ask Overview and Scrutiny to aid in setting up working parties to avoid conflict.
 - (3) That when working parties are set up, they are given a clear remit, clear terms of reference and a defined time limit for the project.
 - (4) That all consultation should be quantified, structured, and not confused with communication.
 - (5) That the portfolio holder is advised of Scrutiny's findings that the consultation process was wide-ranging, formal and informal accessed all stakeholders and stands up to scrutiny.
 - (6) That the report of this scrutiny examination is provided to

the Executive to aid in the decision on the siting of the skateboard park.

6. ALLOTMENT STRATEGY

Consideration of this item was deferred until the Scrutiny review of the Harlestone Road was complete.

7. PLAYING PITCH STRATEGY

S Pointer referred to the strategy agreed at the Executive in 2003 and explained that the circulated document was an update, which included the guidance of Sport England and used information from the census.

He referred to the conclusion and policy recommendations on page 27 and the predicted deficit of playing pitches by 2021, the need to avoid any loss of playing pitches and the impact of this on Northamptonshire County Council as they seek to develop on school playing fields in the wake of the schools review.

The listed, proposed policy recommendations (PPR) would be considered by the Executive on Monday 6 December for approval. The committee commented on the opportunity to reinforce usage of pitches for other sports such as bowling, petanque etc.

In relation to PPR16 (p 32) the committee was concerned that this recommendation had become uncoupled from the Allotment Strategy and that specific care should be taken before any allotment sell-off, that playing pitch provision is considered.

The committee was assured that after approval by the Executive the document would become a consultation draft.

RESOLVED: That the officer takes up the comments regarding allotment issues on PPR16.

<TRAILER_SECTION>

The meeting concluded at Time Not Specified

NORTHAMPTON BOROUGH COUNCIL

COMMUNITY SAFETY AND E- GOVERNMENT OVERVIEW & SCRUTINY
COMMITTEE

Tuesday, 4 January 2005

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

ALSO PRESENT:

Ian Davis	Systems Manager (item 6)
Andrew Palmer	Web Programmer (item 6)
Gary Steng	Technical and Operations Manager (item 6)
Paul Irvine	Project Leader (item 6)
Sian Williams	Public Relations and Marketing Manager (item 6)
Gareth Brede	Communications Officer
Nick Wood	Deputy Head of Change Team & Head of Accounting Services (item 5)
Debbie Ferguson	Community Safety Manager (item 8)
Zena Peatfield	Interim Director
Maureen Hunter	Head of Overview & Scrutiny
Tracy Feltham	Scrutiny Officer
Councillor Tavener	Portfolio Holder

1. APOLOGIES

Apologies for absence were received from Councillors Edwards, M Hoare and Woods.

2. MINUTES

The minutes of the meeting held on 16 November 2004 were agreed and signed by the Chair.

3. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

None.

4. DEPUTATIONS / PUBLIC ADDRESSES

None.

5. BUDGET PREPARATION

N Wood, Deputy Head of Change Team & Head of Accounting Services, advised that the budget had been drawn up following several away days attended by cross party Members. The work identified the Council's service priorities in line with its medium and long-term vision. As a result savings and investment opportunities had been identified.

Members were referred to the Medium Term Financial Strategy report that went to the Executive on 6 December 2004. As part of the consultation process on the budget, this Committee has the opportunity to comment on the proposed budget. Comments would be referred to the Executive for consideration before the final budget report is tabled to both the

Executive and Full Council in early February 2005.

An addendum to the budget report was circulated which identified that the Provisional Local Government Finance Settlement had been published; the latest estimates of grant due for 2005/06 represented an increase of £170,000 (2.7%) to the budget report.

Members were referred to the following issues in Section B (savings) that were relevant to their Committee's remit: -

- **CCTV Income.** Members noted that the savings were predicted upon the CCTV Operation being able to take on external contracts. Currently the Authority's CPA rating precludes this. Discussions had been held with P Coleman, ODPM, who had confirmed that the ODPM would not give an exemption. However, matters were in hand to seek other avenues for funding.
- **One Stop Shop/EDRM/E-Government** – Anticipated that the cost and efficiency savings would be achieved in conjunction with the Root and Branch Structure Review.

The Committee was then referred to Section C (investments)

- **Neighbourhood Wardens** – It was proposed that the service be expanded to the entire Borough, with one warden per ward, needing 19 additional Wardens. It was proposed that it be phased in over three years; there would be added expenditure for this initiative.
- **Crime Reduction/Cyber Forum/ CASPAR Project** - all to continue as planned.

The Committee discussed the Executive's budget proposals, raising several issues:

- Concerns were conveyed that it was proposed to decrease grounds maintenance spending by £95,000. It was expected that this issue would be pursued by Health & Environment Scrutiny Committee.
- Concerns were voiced as to how the CCTV funding would be found. The Committee heard of efforts to get a partner Local Authority to broker an arrangement on NBC's behalf. The Committee found it bizarre that NBC's excellent CCTV system was an opportunity being missed. The item deserved further scrutiny, so it was agreed as an item for the next meeting and to hear from the ODPM representative, an explanation of the logic.
- The neighbourhood warden expansion was welcomed because of good community liaison and immediate effect.
- Regrettable that it was proposed to expand the Neighbourhood Warden Scheme to the entire Borough over a period of three years rather than sooner.

- RESOLVED:**
- (1) That the Committee's comments and concerns regarding the draft budget proposals be fed back to the Executive.
 - (2) That P Coleman be requested to attend to explain the logic of the ODPM's refusal regarding CCTV expansion.

6. WEBSITE UPDATE

I Davis, Systems Manager, advised that content for the new web site was being written daily and it was about 60% complete.

P Irvine, Project Leader, gave a short, informative presentation on the new features of the website. Since the last presentation the site had additional features:

- New search facility
- A-Z
- Benefits Calculator
- On-line Forms

The Committee discussed aspects of the website:-

- The usefulness of a waste management form for the public to report a missed refuse collection and the facility to add forms as needed.
- The current search engine could be improved as it brings up all words that contain the letters of the search, for example, ant brings up words such as tenant. Councillor Matthews requested refinement.
- Navigation could be improved and dropdown menus could be streamlined with greater links to resources
- Some of the 'useful links' were not valuable. Interesting useful local sites could be Northants Police, NCC and other Local Authority sites. It was anticipated that individual pages would have links to the Police and other Local Authority sites where appropriate
- Connect 2 Portal, a site for Local Authorities in Northamptonshire, is an available link
- Ward Councillors should be informed of complaints received
- John Armstrong, Head of Customer Relations, had ownership of complaints, who would forward to the right directorate and follow up until completed
- The Committee queried how complaints made online would be:-
 - a) resolved
 - b) used for Service improvement
 - c) how Councillors would receive information and feedback about complaints, especially Ward Councillors
- The public often did not understand the term "feedback" and it was suggested that plain language would be better
- The website would be tested but testing methods had not as yet been confirmed, it was suggested that lap tops be placed in locations such as the one stop shop, internet cafes at Lings and Briar Hill, for the public to test and submit their views
- It was anticipated that the website would be available for public testing by the end of January, which would be well publicised. It would go live by the end of February 2005
- Members and Officers would be included in the testing process

Councillor Tavener suggested it would be helpful to have the testing feedback examined by this Committee before going live.

The Committee requested that a website update be given to its next meeting on 22 February, together with comments received from the testing process.

RESOLVED: That a website update be provided on 22 February, together with comments received from the testing process.

7. OVERVIEW & SCRUTINY CONTENT FOR THE WEBSITE

The draft contents page for the Overview and Scrutiny section of the website was circulated. It was anticipated that that information would be on the site over the next two weeks. Officers were comparing the draft information to that included on other Local Authority websites for good practice.

Members commented that the section on what Overview and Scrutiny was and what it could do would be useful.

8. DISPERSAL ORDERS - REPORT OF THE WORKING GROUP

D Ferguson, Community Safety Manager, advised that the Working Group had agreed that as the Police was now undertaking a thorough piece of work on Youth & Dispersal Orders, rather than duplicating this, a recommendation be made to Overview and Scrutiny to allow the Police's new process an opportunity to become established, and review the situation at a later date. Through discussions it had become apparent that the Crime & Disorder Unit was now becoming the central base for anti-social behaviour issues for the Borough, and it might be time to discuss what input Overview & Scrutiny might be able to offer to the Unit to support its already, steady progress. It was suggested to give the Police the opportunity to run it and then report back in about three months time. Councillors Woods, Pritchard and a representative from the Crime & Disorder Unit would continue to meet to see how it was progressing.

The Committee commented that a recent Dispersal Order in Far Cotton had broken up the pattern of behaviour in that area.

The Committee suggested that Crime and Disorder Report be a standing item to monitor progress. Particular interest was shown in the effectiveness of Disposal Orders and how this was monitored.

RESOLVED:

- (1) That Crime and Disorder Report be a standing item on future agendas and information on progress and effectiveness be provided.
- (2) That the remit of the Committee's remit be widened to include the work, the intervention and the effects of ASBO's.

9. FUTURE WORK PROGRAMME

Next meeting on 22 February 2005:-

- CCTV Expansion – Pat Coleman, ODPM, be asked to attend
- Website Update – Testing of public and employees

- Crime and Disorder Report
- Improving Services through E-Government (Request of Councillor Tavener) (Monthly update and progress).

The Chair advised of a request from Area Partnership 6 (Nene Valley, East and West Hunsbury), for the Committee to consider, the need for CCTV or covert cameras as a means to address anti-social behaviour and crime issues at what are referred to by residents as the "Camp Hill" or "Hunsbury Hill" Shops.

He commented that individual requests were decided upon their own merits and that it was not within Scrutiny's remit to consider requests. Scrutiny could, however, examine the process and criteria for the implementation of CCTV schemes.

The Chair then suggested that the criteria and process for determining CCTV in certain areas be an agenda item at the Committee's meeting on 5 April 2005.

Items for Future meetings:-

- Criteria for determining for CCTV in certain areas - 5 April meeting
- Feedback from the Neighbourhood Warden Working Party – 5 April meeting
- Community Wardens – monitoring success over the past six months and examining the process for selecting wards for the initiative.

The meeting concluded at 7.15pm

NORTHAMPTON BOROUGH COUNCIL**PLANNING COMMITTEE****Wednesday, 5 January 2005**

PRESENT: Councillor Robinson (Chair); Councillors M T Crake, Edwards, B Hoare, Malpas, B Markham, Mason, McCutcheon and Yates

1. APOLOGIES

Apologies for absence were received from Councillor Flavell.

2. MINUTES

Subject to the following amendments the minutes of the meeting held on 8 December 2004 were agreed and signed by the Chair:

- Item 9B – 35 Holly Road to refer to the inclusion of an extra condition: “Full details of security lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation and retained in that form thereafter.
Reason: In the interests of the amenity of nearby residents.”
- Item 19 – 173 Bridge Street to refer to appeals in respect of applications N/2004/0547 and N/2004/1254, the addition of the following as resolution 1: “That Counsel’s advice be accepted”, and the renumbering of the subsequent resolution.
- The addition of a statement that the meeting was re-opened to the public while the Committee considered two new applications at Bridge Street (N/2004/1687 and N/2004/1688), and inclusion of the resolution of the Committee to delegate the decision to the Head of Planning, Transportation and Regeneration.

3. DEPUTATIONS / PUBLIC ADDRESSES

- RESOLVED:**
- (1) That Mike Wade be permitted to address the Committee regarding application N/2004/1332 – Land at rear of Barratts factory, Kingsthorpe Road.
 - (2) That Peter Swallow be permitted to address the Committee regarding application N/2004/1489 – 15 Woodford Street.
 - (3) That Councillor Hill and Mr Brazier be permitted to address the Committee regarding application N/2004/1585 – 17 Hardingstone Lane.
 - (4) That Mr Meehan be permitted to address the Committee regarding application N/2004/1664 – 29 Falcutt Way.

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

- RESOLVED:** That the determination of the following item which was considered by the Chair to be a matter of urgency because of the undue delay if consideration of it was delayed, be as

follows:-

(A) INVITATION FROM CABE

The Head of Planning, Transportation and Regeneration confirmed that Members had received an invitation from CABE (Commission for Architecture and the Built Environment) to attend 4 training sessions on "Design for Change". He undertook to contact CABE requesting details, which he would then forward to Members so that they could then let him know if they were interesting in attending one or more of the sessions.

RESOLVED: That CABE be contacted for further details.

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 of the decisions of Inspectors appointed by the Secretary of State regarding 2 appeals, namely:

- N/2003/1575 – 47-49 Derngate, which was allowed
- N/2004/0079 – The Workhouse Public House, 58-60 Wellingborough Road, which was allowed.

RESOLVED: That the List and reports be noted.

6. FRINGE AREA APPLICATIONS

There were none.

7. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

(A) N/2004/1583 - PART DEMOLITION OF EXISTING BUILDINGS, PROVISION OF NEW SCHOOL AND ASSOCIATED FACILITIES AT CASTLE PRIMARY SCHOOL, ST GEORGES CAMPUS, BARRACK ROAD

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the part demolition of existing buildings and the provision of a new school and associated facilities at Castle Primary School, St Georges Campus, Barratt Road, and elaborated thereon.

RESOLVED: That Northampton Borough Council has no objection in principle to the proposals outlined, subject to:-

- (i) Sport England and the Secretary of State (if necessary) being satisfied about the loss of existing playing fields and the adequacy of their replacement
- (ii) Comments from Highways Engineers and Environmental Health Officers being forwarded to the County Council.

(Councillor Edwards declared a personal interest, as a Member of Northamptonshire County Council's Development Control Committee, which he considered to be prejudicial and so left the room for the duration of the item.)

(Councillor McCutcheon declared a personal interest, which he felt to be non-prejudicial and so remained in the room and participated in the discussion and voting on this item.)

(B) N/2004/1631 - PROVISION OF NEW SCHOOL WITH ASSOCIATED FACILITIES AT WOODVALE PRIMARY SCHOOL, CRESTWOOD ROAD

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the provision of a new school with associated facilities at Woodvale Primary School, Crestwood Road and elaborated thereon.

- RESOLVED:**
- (1) That Northampton Borough Council objects to the proposal for the following reasons:-
 - There are insufficient safe pedestrian and cycle links into the site
 - The proposed continued use of the existing access to serve the new school would prejudice any redevelopment of surplus land.
 - (2) That the objection of the Borough Council be forwarded to Northamptonshire County Council.

(Councillor Edwards declared a personal interest, as a Member of Northamptonshire County Council's Development Control Committee, which he considered to be prejudicial and so left the room for the duration of the item.)

(Councillor McCutcheon declared a personal interest, which he felt to be non-prejudicial and so remained in the room and participated in the discussion and voting on this item.)

(C) N/2004/1686 - PART DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF A NEW SCHOOL AND ASSOCIATED FACILITIES AT THE DUSTON SCHOOL, BERRYWOOD ROAD

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the part demolition of existing buildings and the erection of a new school and associated facilities at The Duston School, Berrywood Road, and elaborated thereon.

- RESOLVED:**
- That Northampton Borough Council has no objections in principle to the proposals outlined, subject to:-
- (i) Further consideration be given to providing additional safe pedestrian and cycle links into the site.
 - (ii) Additional cycle storage being provided.
 - (iii) Comments from Highway Engineers and Environmental Health Officers being forwarded to the County Council.
 - (iv) A full assessment of the impact of the proposed floodlighting being carried out by the County Council.
 - (v) Sport England and the Secretary of State (if necessary) being satisfied about the playing field provision.

(Councillor Edwards declared a personal interest, as a Member of Northamptonshire County Council's Development Control Committee, which he considered to be prejudicial and so left the room for the duration of the item.)

(Councillor McCutcheon declared a personal interest, which he felt to be non-prejudicial and so remained in the room and participated in the discussion and voting on this item.)

8. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

There were none.

9. PRINCIPAL ITEMS

(A) N/2004/1530 - EXTENSION TO SOUTH STAND OF STADIUM AND ADDITIONAL SEATING TO NORTH END OF STADIUM WITH ASSOCIATED INTERNAL ALTERATIONS TO THE STURTRIDGE PAVILION AT FRANKLINS GARDENS, WEEDON ROAD

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the extension to the South stand of the stadium and additional seating to the north end of the Stadium with associated internal alterations to the Sturtridge Pavilion at Franklins Gardens, Weedon Road, and elaborated thereon.

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

(Councillors Edwards and Markham declared an interest which they both felt to be non-prejudicial and so remained and participated in the discussion and voting.)

(Councillor B Hoare declared a personal interest, which he felt to be prejudicial and so left the room for the duration of the item.)

10. SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION

Mike Wade addressed the Committee regarding application N/2004/1332 – Land to the rear of the Barratts Factory, Kingsthorpe Road. He informed Members that Barratts' plan was to tarmac the rest of the site and use it for additional car parking. He added that the structure proposed would be up to 70 metres from the roadside and screened on all sides by slopes, walls and planting. He requested a deferral pending a site visit.

Peter Swallow addressed the Committee regarding application N/2004/1489 – 15 Woodford Street. He informed Members that, after consultation, he had addressed the concerns of the Committee – there would now be a glazed door between the offices so that visitors could be observed as a safety measure.

Councillor Hill addressed the Committee regarding application N/2004/1585 – 17 Hardingstone Lane. He informed Members that this was a reduced scheme, and that concerns had been expressed by the residents of 15 Hardingstone Lane. The proposals meant that the building would go up to the fence line, giving the impression of terracing, and there was a distinct possibility that the property next door would be overlooked. He requested that, if the application was approved, a condition be imposed regarding windows on the extension. Councillor Hill commented that he felt that the proposals still made for an extension that was too large for the area, and informed Members that some buildingwork had already been carried out during anti-

social hours. He requested deferral pending a site visit.

Mr D Brazier also addressed the Committee regarding application N/2004/1585. He commented that the concerns of the neighbours had been taken into account and that the distances to the boundaries had been improved – the proposed structure would be 5 metres from the nearest house.

Mr Meehan addressed the Committee regarding application N/2004/1664 – 29 Falcutt Way. He informed Members of the history of his application and the previous refusals received. He also informed Members that neighbours had never complained about the proposals and that other properties in the area had erected side extensions set back only 1 metre, whereas he had been asked to set his extension back 4 metres from the front of his house.

- RESOLVED:**
- (1) That applications N/2004/1478, N/2004/1489, N/2004/1619, N/2004/1640, N/2004/1647, N/2004/1659, N/2004/1690 be approved as shown in the Decision List attached.
 - (2) That application N/2004/1664 be approved contrary to Officers' recommendation, as shown in the Decision List attached, as Members felt that the extension would be set back enough to avoid creating a terracing effect and so would not harm the existing street scene.
 - (3) That application N/2004/1332 be refused as shown in the Decision List attached.
 - (4) That application N/2004/1485 be deferred pending a Members' site visit.

11. ENFORCEMENT MATTERS

There were none.

12. OTHER REPORTS

(A) STATEMENT OF COMMUNITY INVOLVEMENT

The Head of Planning, Transportation and Regeneration submitted a report informing Members of the content of the Statement of Community Involvement, which had been approved for pre-submission consultation by the Executive at its meeting on the 22 November 2004.

RESOLVED: That the report and Statement be noted.

(B) AFFORDABLE HOUSING SUPPLEMENTARY GUIDANCE

The Head of Planning, Transportation and Regeneration submitted a report informing the Committee of the Affordable Housing Supplementary Planning Guidance, which had been adopted as a Council Planning Policy Statement of Affordable Housing by the Executive at its meeting on the 6 December 2004.

RESOLVED: That the report and Guidance be noted.

(C) STREET NAMING - UPTON

The Head of Planning, Transportation and Regeneration submitted a report outlining the proposed names of new roads comprising the development known as site (A) Upton for Members' information.

RESOLVED: That the names outlined be noted.

13. LISTS OF DELEGATED APPLICATIONS**(A) LIST OF DELEGATED APPLICATIONS APPROVED**

The Head of Planning, Transportation and Regeneration submitted the List of Delegated applications approved during the period 11 November to 8 December 2004 for Members' information.

RESOLVED: That the List be noted.

(B) LIST OF DELEGATED APPLICATIONS REFUSED

The Head of Planning, Transportation and Regeneration submitted the List of Delegated applications refused during the period 11 November to 8 December 2004 for Members' information.

RESOLVED: That the List be noted.

14. LIST OF DEFERRED APPLICATIONS

The Head of Planning, Transportation and Regeneration submitted the List of Deferred applications for Members' information. Members were informed that regarding application N/2004/0571 – Beacon Bingo Club, Weedon Road, the legal agreement had been completed and the planning consent issued..

RESOLVED: That the List and position be noted.

**NORTHAMPTON BOROUGH COUNCIL
PLANNING COMMITTEE
5 JANUARY 2005
DECISION LIST**

Application No: **N/2004/1332**
Location: **Land to rear of Barratts Factory, Kingsthorpe Road**
Proposal: **Erection of car wash centre**

REFUSAL for the following reasons:

(1) The proposal would result in a piecemeal development which would prejudice the comprehensive redevelopment of an existing business area resulting in potential loss of benefits to the local community and employment opportunities contrary to Policy B14 of the Northampton Local Plan.

(2) By reason of its siting and design the proposed car wash centre would represent a visually intrusive feature within the curtilage of a listed building contrary to Policies E23 and E25 of the Northampton Local Plan.

Application No: **N/2004/1478**
Location: **169 Kettering Road**
Proposal: **Proposed 4 no flats above existing retail 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 R9, H7, H12, H15, and H26 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 proposed bin stores as shown on the submitted plan shall be provided prior to the first occupation of the flats hereby permitted and retained thereafter.

Reason: In the interests of residential amenities.

Application No: **N/2004/1489**
Location: **15 Woodford Street**
Proposal: **Alterations to provide self-contained units – 3 no. flats and 1 no. office suite**

APPROVAL subject to conditions and for the following reason:

It is considered that the proposed development is acceptable as the site lies within a primarily residential area and is not detrimental to residential amenity. The development is therefore considered to comply with policy H19 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 to existing elevations shall be made good using 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 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 before the development hereby approved is commenced, provided prior to the development being first brought into use and maintained thereafter.

Reason: To ensure the provision of adequate facilities.

(4) Before the commencement of the development hereby permitted a noise and sound insulation scheme, protecting residential uses from the proposed office accommodation, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the first occupation of the development and maintained thereafter.

Reason: In the interests of the amenity of occupiers of adjoining residential property.

(5) The provision for the storage of refuse and materials for recycling as shown on the approved plans shall be implemented prior to the development being hereby permitted first brought into use and maintained thereafter.

Reason: To ensure the provision of adequate facilities.

(6) Before any of the flats are first occupied the entry control system as shown on the approved plans shall be installed and shall remain fully operational at all times thereafter.

Reason: In the interests of the security and safety of the occupiers of the flats and offices.

Application No: **N/2004/1530**
 Location: **Franklin's Gardens, Weedon Road**
 Proposal: **Extension to the south stand of stadium and additional seating to the north end of stadium with associated internal alterations to the Sturtridge Pavilion**

APPROVAL subject to conditions and for the following reason:

The proposed development would provide an important addition to a valuable local facility without substantial harm to interests of acknowledged importance in accordance with Development Plan Policies particularly Policies H20, L1 and L14.

(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) All trees identified to be retained in the arboricultural report by Bruce Hutton & Associates received on 24 November 2004 and as amended by details received on 3 December 2004 shall be protected for the duration of the development hereby permitted by stout fences to be erected and maintained on alignments 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.

(4) Unless otherwise agreed in writing by the Local Planning Authority, a scheme for the replacement and / or relocation of trees that would be lost as a result of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The approved scheme shall be implemented in the first planting season following the first use of the development, 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 trees 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.

(5) Access shall be provided to the development hereby permitted and facilities provided, for people with disabilities in accordance with the details shown on the approved plans, 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.

(6) 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 generated within the operational development 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.

(7) A scheme to prevent overlooking of residential properties to the west of the south stand shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted. Unless otherwise agreed in writing by the Local Planning Authority, the approved scheme shall be implemented concurrently with the development, completed prior to the first use of the extended south stand and retained thereafter.

Reason: To safeguard the privacy of adjoining properties.

(8) Unless otherwise agreed in writing by the Local Planning Authority, the additional seating / capacity hereby permitted shall not be brought into use prior to the completion and first use of the parking permitted by planning permission N/2004/930.

Reason: To ensure adequate provision of car parking in the interests of highway safety, the free-flow of traffic and general amenity.

Application No: **N/2004/1619**
 Location: **48 Abington Avenue**
 Proposal: **Retention of 4 flats**

APPROVAL subject to conditions and for the following reason:

The use of the building for four flats will provide residential accommodation to the required standards following consideration of Policies H6, H22 and H23 of the Northampton Local Plan.

(1) The accommodation shall be used solely in accordance with the approved drawings, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that a satisfactory standard and layout of accommodation is provided in the interests of the amenity of occupants and nearby residents.

(2) Details of the provision for the storage of refuse and materials for recycling shall be submitted to and approved in writing by the Local Planning Authority implemented within one month of the date of this consent and maintained thereafter.

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

(3) Full details of the facilities for the secure and covered parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority implemented within one month of the date of this consent and retained thereafter.

Reason: To ensure the provision of adequate facilities.

(4) The proposed layout of the flats as shown on the revised plan shall be implemented within three months from the date of this permission.

Reason: To secure a satisfactory standard of development.

Application No: **N/2004/1640 (Prior Notification Application)**
 Location: **Grass verge on Booth Lane South**
 Proposal: **Installation of 12m high parallel column with 3 no. antennae, 1 no. equipment cabinet and 1 no. electrical meter cabinet on a concrete base**

APPROVAL .

Application No: **N/2004/1646**
 Location: **69 Abington Street (former Mirror Image)**
 Proposal: **Change of use from retail (Class A1) to professional and financial services (Class A2)**

REFUSAL for the following reason:

The proposed change of use represents an avoidable loss of a retail unit and would increase the concentration of non-retail uses within a secondary shopping frontage which would be detrimental to the retail character and vitality of Abington Street and the town centre contrary to Policy TCR1 of the Northamptonshire County Structure Plan, Policies R5 and R7 of the Northampton Local Plan and the aims and objectives of PPG6 (Town Centres and Retail Developments).

Application No: **N/2004/1647**
 Location: **The Old White Hart Inn, Cotton End, Far Cotton**
 Proposal: **Change of use from social club (sui generis) to public house (Class A3)**

APPROVAL subject to conditions and for the following reason:

The site lies within Development Site D17 where planning permission will be granted for a mix of residential, business and leisure uses, subject to the necessary infrastructure being provided. The proposal is considered to comply with this policy and will have a similar impact on adjoining residential properties as the existing use.

(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 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 development hereby permitted first coming into use and retained thereafter.

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

(3) A scheme for the collection, treatment and dispersal of cooking odours shall be submitted and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the development hereby permitted first coming into use and shall be maintained thereafter.

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

(4) Details of a sign to be erected at the New South Bridge Road entrance advising that the entrance shall be for exit only, shall be agreed in writing by the Local Planning Authority. The agreed sign shall be displayed prior to the development hereby permitted first coming into use and shall be retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

(5) The premises shall be used as a public house only and for no other purpose (including any other purpose in Class A3 of the Schedule to the Town and Country (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: To enable the Local Planning Authority to assess the implications of other A3 uses in this location.

Application No: **N/2004/1659**
 Location: **Former Albion Works, Commercial Street**
 Proposal: **Third floor extension to proposed casino building to provide staff facilities**

APPROVAL subject to conditions and for the following reason:

The design and layout of the proposed extension is considered acceptable and in-keeping with the proposed building and the area in general in accordance with 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) Details and/or samples of all proposed external facing materials 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 visual amenity and to ensure that the development will harmonise with its surroundings.

(3) Details of the provision for the storage of refuse shall be submitted to and approved in writing by the Local Planning Authority, implemented before the premises are used for the permitted purpose and thereafter maintained.

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

(4) 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 before the premises are used for the permitted purpose and thereafter maintained.

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

(5) 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 before the premises are used for the permitted purpose and thereafter maintained.

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

(6) Full details of any external lighting of the building shall be first submitted to and approved in writing by the Local Planning Authority.

Reason: To secure a satisfactory standard of development.

(7) A scheme shall be submitted to and approved by the Local Planning Authority which specifies the sources of noise on site, whether from fixed plant or equipment and measures for its control. Such measures shall be implemented before the premises are used for the permitted purpose and thereafter maintained.

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

(8) Details of the scheme for the treatment of all walls exposed by demolition of the existing building which will not be concealed by the erection of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be implemented concurrently with the development and retained thereafter.

Reason: To secure a satisfactory standard of development.

(9) If excavation works are required within the existing courtyard of the application site prior notice shall be given to the Council's nominated archaeologists (Built and Natural Environment of Northamptonshire County Council) PO Box 163, County Hall, Northampton, NN1 1AX (Tel: 01604 237247) of the exact date of which it is proposed that construction of the development hereby permitted is to begin. During the construction period representatives of the Council's nominated archaeologists (Built and Natural Environment of Northamptonshire County Council) shall be allowed access to the site in order to observe and inspect all excavation works and record all findings of archaeological interest. If required they shall be allowed to excavate such remains, provided that this shall not interfere unreasonably with the progress of the development.

Reason: In the interests of archaeological research.

Application No: **N/2004/1664**
 Location: **29 Falcutt Way**
 Proposal: **Two storey side extension**

APPROVAL subject to conditions and for the following reason:

The siting, size and design of the extension are considered to be sufficiently revised from application N2003/0382 that was dismissed on appeal and so result in a proposal that does not produce a terracing effect with the adjoining property. Its impact on residential and visual amenity are considered acceptable and 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) The external walls and roof of the extension 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.

(3) 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 windows shall be installed in the north-west (side) elevation, or at first floor level in the south-east (side) elevation of the proposed extension without the prior written consent of the Local Planning Authority.

Reason: To safeguard the privacy of adjoining residential properties.

Application No: **N/2004/1690**

Location: **Tesco Store, Clannell Road**

Proposal: **Change of use of car parking area for erection of a marquee for display and retailing of horticultural products**

APPROVAL subject to conditions and for the following reason:

The development is small scale retailing within an existing District Centre and its impact is considered acceptable and in accordance with Policy R1 of the Northampton Local Plan.

(1) Notwithstanding the details as submitted, the three existing trees to the south-east of the proposed marquee hereby permitted shall be retained.

Reason: In the interests of amenity.

(2) The marquee shall only be erected on the site on a seasonal basis between 1st March and 31 October of each year. The marquee shall be permanently removed and the site reinstated to its former condition by 31 October 2009 or otherwise as may be agreed in writing by the Local Planning Authority

Reason: To comply with the terms of the application and to enable the Local Planning Authority to retain control of the site.

PLANNING COMMITTEE

5 JANUARY 2005

LIST OF DEFERRED APPLICATIONS DETAILED BELOW:

APPROVED IN PRINCIPLE

- | | |
|--|---|
| 98/0973
N/2001/788 | Construction of two bus lay-bys at Pavilion Drive
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
N/2002/733 | Two storey extn to existing offices at Travis Perkins Trading Co Ltd, Ryehill Close
Proposed extension of car park and removal of bank at Northampton General Hospital, Cliftonville |
| N/2002/1041
N/2002/1058
N/2002/1059
N/2002/1060 | C/U to hot food takeaway with ancillary seating area at 89 Kettering Road
Warehouse Class B8 (Plot 300) at Swan Valley
Office Class B1 (Plot 310) at Swan Valley
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
N/2002/1063 | Warehouse Class B8 (510) at Swan Valley
1 unit for business, general industry or warehouse uses Classes B1C/B2/B8 (Plot 530) at Swan Valley |
| N/2002/1294
N/2002/1540
N/2002/1641 | Proposed drive-thru restaurant at land adjacent to B&Q Retail Warehouse, Towcester Road
Erection of 39 apartments above existing buildings at The Ridings Arcade, St Giles Street
Conversion and change of use from general industrial (Class B2) to 8 flats, Sunlight Works, Grafton Street |
| N/2003/195
N/2003/374
N/2003/524
N/2003/533
N/2003/573
N/2003/727 | Change of use of rear ground floor to cafe/restaurant use Class A3, 137 Kettering Road
Conversion and change of use to 19 flats at 25-29 Robert Street
Conversion to residential development at Connaught House, 32 Connaught Street
Erection of residential development (48 units) at St James Road
Demolition of garage and erection of 12 flats at 1A Derby Road
Demolition of existing factory and construction of new residential block of 31no. flats and 8no. affordable housing units at 35-37 Talbot Road |
| N/2003/1188 | Residential redevelopment – Outline Application Land and buildings at Stimpson Avenue/Lea Road/Adnitt Road |
| N/2003/1220
N/2003/1286 | Erection of a day nursery at site adjacent to Safeway Store, Kettering Road
Residential development (flats and houses) - outline application at former Water Works rear of 73-89 Friars Avenue, Delapre |
| N/2003/1308
N/2003/1500 | Earthworks/landscaping to existing golf course at Delapre Golf Course, Eagle Drive, Delapre
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/2004/171
N/2004/173 | New training building, car park store etc at Police Headquarters, Wootton Hall Park
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
N/2004/495 | Repairs and Alterations at St John's Church, Bridge Street
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/2004/606 | Hydraulic containment system incorporating plant building, sub-surface drainage ducting, abstraction wells and landscaping at former British Timken site, Duston |

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/2004/1071	Refurbishment of listed building including 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/2004/1104	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 (Alders) 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
N/2004/1545	Change of use to residential/nursing care for the elderly as an extension to existing adjoining facility at 32 Kingsley Road at 30 Kingsley 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/2003/1076	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/2004/530	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/2004/873	Demolition of existing house and erection of 3no. two storey houses at 26 Penfold Drive, Great Billing

- 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/2004/1088 C/U to general industrial estate use (Class B2) at Industrial Unit, Kingsfield Close, Kings Heath Industrial Estate
- 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/2004/1133 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/2004/1200 C/U to care home and single storey side extns at 10 Repton 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/2004/1400 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/2004/1420 Site reparation works including reprofiling, site clearance and site formation at land at Gladstone Sidings (north of Spencer Bridge Road)
- N/2004/1450 New office two storey building g at Plot 1, Phase 2, The Lanes, Bedford Road
- N/2004/1488 Covered yard area at MISWA Chemicals Ltd. 54 Caswell Road, Brackmills Ind Est
- N/2004/1512 Proposed residential development – outline application at former Semilong Service Statio, St Andrews Road
- N/2004/1541 Conversion of children's block, male and female wings, central tower and theatre into 127no. residential units and commercial space. Erection of 168no. new residential units, commercial space and 300no. space basement car park. Demolition of park of existing hospital building which are not suitable for residential development/economically viable at St Crispins Manor (former hospital site), Duston
- N/2004/1542 Retention of children's block, male and female wings, central tower and theatre, conversion into 127no. residential units and commercial space. Erection of 168no. new residential units and basement car park (300 spaces). Demolition of part of main building at St Crispins Manor (former hospital site), Duston
- N/2004/1559 Residential development together with nursery at Disused Sewage Works, Quinton Road, Wootton
- N/2004/1597 20 unit commercial dog boarding kennels at Broad Acres, Bedford Road, Little Houghton
- N/2004/1617 Residential development providing 36no. flats and associated parking at land at St Peters Way and The Green
- N/2004/1621 Garden shed/summerhouse – retrospective at 14 Cottesbrooke Gardens

NEW APPLICATIONS

- N/2004/1636 Removal of condition no.1 of planning consent 91/0532 to allow the use of the building for biodiesel production under Duston oils at Duston Oils, 70-80 Port Road, Duston
- N/2004/1638 Construction of 8no. flats with parking at Land off Cattlemarket Road
- N/2004/1639 Continuation of use as car sales yard with prefabricated site office at land adjacent to BBOB, St Andrews Road
- N/2004/1641 Courtyard infill and alteration at John Clare Unit, St Andrews Hospital, Billing Road
- N/2004/1674 Proposed 2no. two bedroom semi-detached houses – Outline Application at 109/111 Lower Thrift Street
- N/2004/1679 Erection of 2no. dwellings in rear garden at 15 Queenswood Avenue, Boothville
- N/2004/1681 Demolition of existing office block and erection of apartment block for 5no. units at 23 Woolmonger Street
- N/2004/1687 Demolition of office block and erection of flats – Outline Application at 173 Bridge Street
- N/2004/1688 C/U to eight apartments at 173 Bridge Street
- N/2004/1708 Four storey office development with associated car and cycling parking at Plot 2, Phase 2, The Lakes, Bedford Road
- N/2004/1715 Pursuant to outline planning permission 97/0732: A) Approval of all reserved matters for the erection of a warehouse unit for uses within Class A8; and B) Approval in relation to conditions 12 and 14 at Plot 400, Cob Drive, Swan Valley
- N/2004/1718 Internal and external alterations and conversion to mixed use development of 9no. office units and 20 flats (Class C3) at former Angel Hotel, 21-23 Bridge Street
- N/2004/1719 Internal and external alterations and conversion to mixed use development of offices (Class A2) and 20no. flats (Class C3) at former Angel Hotel, 21-34 Bridge Street
- N/2004/1728 Single storey rear extn incorporating new boundary wall to no.29 Oransay Close, together with change of use from Class D2 to public hall (Class D1) at Sports Pavilion, Penfold Lane, Great Billing

NORTHAMPTON BOROUGH COUNCIL
FINANCIAL STRATEGY AND PERFORMANCE
OVERVIEW & SCRUTINY COMMITTEE

Thursday, 6 January 2005

PRESENT: Councillor Marriott (Chair); Councillor Perkins (Deputy Chair);
 Councillors Caswell, Church, B Markham, Patterson and Stewart

M Hunter	Head of Overview and Scrutiny	
T Feltham	Scrutiny Officer	
R Sumner	Head of Asset Management	(item 5)
M Ridnell	Asset Maintenance Team Manager	(item 5)
A Foster	Head of Corporate Procurement	(item 5)
N Howell	Corporate Asset Manager	(item 5)
B Turrell	Senior Engineer	(item 5)
G Hemley	Construction Design Manager	(item 5)
A Cook	Mears Facility Management	(item 5)
R Johnson	Mears Facility Management	(item 5)
T Jones	Mears Facility Management	(item 5)
P Taylor	Mears Facility Management	(item 5)
C Stevenson	Head of Revenues and Benefits	(item 7)
Councillor Woods	Observer	
Councillor B Hoare	Observer	

1. APOLOGIES

An apology for absence was received from Councillor Robinson.

2. MINUTES

Minutes of the meeting held on 17 November 2004 were signed by the Chair.

3. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

None.

The Chair welcomed A Cook, R Johnson, P Taylor and T Jones (Mears Facility Management) to the meeting.

4. DEPUTATIONS / PUBLIC ADDRESSES

None.

5. REVIEW OF CONTRACT PROCEDURES

The Chair referred to the comprehensive report circulated and that officers had been asked to provide a grounding in the background to such contracts, and their 'specification'. This would enable the committee to decide whether further examination was needed, since this method of working was on the increase.

R Sumner and M Ridnell provided a joint presentation. R Sumner emphasised that when referring to corporate buildings, these were non-housing buildings. He referred to concerns of the committee about criticisms of the current scheme and the misconceptions and misunderstandings of the scheme, requesting the review embrace asset management, rather than just the Mears contract.

The current contract being in operation for 12 months made the timing of the review relevant, having implemented changes from the Best Value Review, and needing to identify other areas for change.

The Committee received a comprehensive and detailed presentation on the maintenance of corporate buildings, the partnership between NBC and Mears Facility Management, covering: -

- The scope of the review based on corporate asset management
- Why the partnership was set up
- Partnership objectives
- Performance
- How it is currently operates
- Key Milestones
- Details of Responsive repairs and planned maintenance
- Projects
- Supply chain
- Future improvements

The Committee raised issues to be considered in the review:

- The use of the GVA Property Management System to inform work, and the ability to assess property value Mears access to, and upkeep of, the system. The lack of any previous system with which comparison could be made.
- The inclusion of a Condition Survey with historical data and future improvement need, and a Maintenance Strategy for priority work.
- Reference to Hot Property and the Best Value Review
- The effect of the capacity deficit, and agency staff, on internal salary costs
- Tracking of estimated savings on invoicing in the new system.
- Whether savings had been captured, or absorbed.
- The organisation of maintenance being driven by repairs, and not customers. Effects of customer needs conflicting with plans.
- Effects on officers, and public perception, when a poorly maintained area of need for the public does not fall within the priority lists.

- Whether planned maintenance was safety or cosmetic based.
- The need for a breakdown of £800,000 for running the operation.
- Whether the GVA system allowed more informed costings (which might not serve the customer in the short term, but would in the long term).
- Whether procurement advantages were realised and the criticisms of officers that the new system costs them more for less.
- Requests for work getting several visits before the 'right' person, and length of time taken to complete.
- Calibre and significance of the customer survey showing a high level of satisfaction
- Response time charts/calibration
- The project aspect and criticisms (for example: Mayorhold)
- Value projects and need to go outside the existing contract
- Who prioritised in the move from responsive to planned maintenance
- Expressions of interest from other local authorities in the new contract

Mr Andrews, Mears, advised that this was one of 30 contracts throughout the UK. The organisation was committed to the Partnership and emphasised its uniqueness. It had proved a challenge and Mears welcomed Scrutiny's attention offering collaboration to ensure any criticisms are addressed and improvements made.

The Chair suggested that in the first instance a visit be arranged to the control centre at Cliftonville House to see the GVA system in action. A Working Group would investigate the wider issues such as how planned works as against corporate priorities.

- RESOLVED:**
- (1) That a visit to the GVA control centre at Cliftonville House be arranged.
 - (2) That a Working Group be set up to investigate the wider issues.

6. UPDATES FROM THE WORKING GROUPS

Deferred to the next meeting.

7. CHANGING THE PAYMENT DATE FOR COUNCIL TAX AND NATIONAL NON-DOMESTIC RATES (NNDR)

Discussion of this item was requested by the Executive to aid its deliberations.

C Stevenson, Head of Revenues and Benefits, advised that a report due to go to Executive on 10 January 2005 recommended a payment date change for Council Tax and NNDR to the 1st of the month with effect from 1 April 2005. Currently the payment date was 3rd of the month, with additional direct debit payment dates for Council Tax of 11th, 20th or 28th. Good practice and benchmarking data showed that the majority of Authorities had set their instalment date at 1st of the month. This change of date would be promoted and those paying on 3rd would be encouraged to change to 1st. The option of paying on 3rd would be removed.

The Committee discussed:

- The reason the date had not been altered earlier and for proposing to alter it now. It seemed the current payment date was historic, and perhaps the first working day of the month at the time: it was being altered now to improve funding of the Council and taking the opportunity to increase the number of direct debit payers.
- Whether the 10 month payment period would remain, and on assurance it would, suggested the report should state this.
- Incentives for paying by the new date, especially for existing direct debit payers, and incentives for making payment by direct debit. Currently regulations did permit discounts for paying Council Tax in full, but did not specify discounts for Direct Debit or by a certain date. The Committee discussed whether such incentives were barred, or simply not mentioned, in which case could be considered.
- That the Council was a collector for the Police and NCC and this was not shown in the report.
- 53% paid by Direct Debit. We need to consider how many of the remaining 47% were on CTB to gauge potential for incentives.

- RESOLVED:**
- (1) That the Committee has no objections to the payment date for Council Tax and NNDR being changed to the 1st of the month with effect from 1 April 2005.
 - (2) That the report include comment about collection for the Police and NCC.
 - (3) That consideration is given to providing incentives to pay by Direct Debit.
 - (4) That the information to Council tax payers include confirmation of 10 month payment period, and that this is also included in the report.

7. DETAILS OF PREVIOUS WORK AND AWAITED RESPONSES

The Head of Overview and Scrutiny advised that the Leader and the Portfolio Holder (Financial Strategy and Performance) had requested a list of matters that had been referred to the Executive that were awaiting a formal response.

Details of matters referred from this Committee to the Executive from May 2003 to date were circulated.

- RESOLVED:** That details of all Committee's referrals to Executive are collated and referred to the Leader of the Council, Portfolio Holder for Financial Strategy and Performance, and the Chief Executive with a request for early action using the agreed template.

8. FUTURE WORK

- Visit to the GVA Property Management System at Cliftonville House
- Reports from Work Groups
- Budget Consultation Meeting – Tuesday 25 January 2005 at 6pm

The meeting concluded at 8.20pm

NORTHAMPTON BOROUGH COUNCIL**EXECUTIVE****Monday, 10 January 2005**

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

1. APOLOGIES

None.

2. MINUTES

The minutes of the meeting held on 6 December 2004 were signed by the Chair.

3. DEPUTATIONS/PUBLIC ADDRESSES

- RESOLVED:** (1) That Mrs J Roff be granted leave to address the Executive in respect of item 7 "Land at Far Cotton Recreation Ground – Disposal of Public Open Space".
- (2) That Mr Swinn be granted leave to address the Executive in respect of item 9 "Equalities and Diversity Policy/Equality Standards for Local Government" and item 14 "Additional Funding for the Option Appraisal".
- (3) That Councillor Woods be granted leave to address the Executive in respect of item 13 "Request to Pilot a New Approach to Develop a Contributions and Draft Circular on Planning Obligations".
- (4) That Messrs Adams and Winder be granted leave to address the Executive in respect of item 14 "Additional Funding for the Option Appraisal".

4. DECLARATIONS OF INTEREST

None.

5. ISSUES ARISING FROM OVERVIEW AND SCRUTINY COMMITTEES**(A) Lower Ecton Lane Travellers Site**

Councillor B Markham submitted a report in respect of the call-in of the Executive's decision to improve the Lower Ecton Lane Travellers Site and to award the management of it to Westgate Technical Services.

Councillor Palethorpe commented that he in particular supported the recommendation of the Overview & Scrutiny Committee that a protocol be developed with the other agencies for directing travellers to the site given previous problems that had been experienced.

Councillor Larratt commented that the recommendation of the Overview & Scrutiny Committee that late reports should not be considered by the Executive was already being acted upon; and that work on the Council's consultation strategy was being undertaken. He further commented that following a meeting that he had attended the County Traveller Unit had now adopted as a matter of priority for 2005 the seeking out of alternative travellers' sites.

RESOLVED: That the recommendations of the Health and Environment Overview & Scrutiny Committee be accepted and that the Chief Executive nominate an officer to respond to the Committee co-jointly with the Portfolio Holder.

(B) Review of Household Recycling Collection

Councillor B Markham submitted a report of the Health and Environment Overview & Security Committee and commented that despite the teething problems, the household recycling scheme had been a great success with the DEFRA funding having been spent, current recycling rates higher than had been expected and wide public support for it.

Councillor B Markham drew particular attention to the recommendations in respect of home deliveries of those receiving black sacks in preference to residents collecting their allocation; to drop charges for the collection of garden waste for those using green sacks; advanced information to all Councillors about the further roll-out of the scheme across the Borough; and to widely publicise the success of the scheme to date.

The Chair commented that he was pleased that the Committee had supported the view of the Executive that the charge for garden waste removed from properties without wheelie bins be dropped and a sack collection service for compostable waste be included.

The Head of Community and Environmental Services reported that Christmas collection details had been leafleted throughout the Town and that although timescales were again very short this year, an information leaflet was currently being distributed to households that would be effected by the further rollout of the wheelie bins. It was hoped that the distribution of wheelie bins would commence on 21 January and end during March. It was also noted that the Health and Environment Overview & Scrutiny Committee would receive further details of the extension of the scheme at their meeting on 12 January 2005. All Councillors had been e-mailed with details of the extension of the scheme and a further e-mail would be sent following the meeting of the Overview & Scrutiny Committee.

RESOLVED: That the recommendations of the Health and Environment Overview & Scrutiny Committee be accepted and that the Chief Executive nominate an officer to respond co-jointly with the portfolio holder to the Committee.

(C) Formation of Waste Management Partnership

Councillor B Markham submitted a report in respect of the call-in of the decision of the Executive to proceed with the joining of a Waste Management Partnership.

The Borough Solicitor commented that subsequent to the call-in meeting of the Health and Environment Overview & Scrutiny Committee officers had been reminded of the need for accurate information in the Forward Plan. The Chief Executive added that together with improvements to the format of reports and their timing this would form part of the Political Structures Review and improvements could be regarded as being ongoing. Councillor Larratt thanked Councillor B Markham and the Health and Environment Overview & Scrutiny Committee for their work on this and the previous two issues.

RESOLVED: That the recommendations of the Overview & Scrutiny Committee be accepted and that the Chief Executive nominate an officer to respond co-jointly with the portfolio holder to the Committee.

6. RECOVERY PLAN (LC)

The Chief Executive circulated a letter that reviewed the achievements made during the first weeks of her appointment. The senior management structure was now in place, a draft Corporate Plan had been produced, the Political Structures Review was about to commence, the Members Development Project had commenced with help from Consortium and the Interim Directors had been working well with senior managers. A temporary reporting structure had been put in place until 31 January 2005. From 1 February 2005 it was intended that a shadow authority would be put in place with Corporate Directors and Managers and then support to Councillors and services would be grouped under those managers. Mr Clive Thomas, a Corporate Director, was welcomed to his first meeting of the Executive. The results of the senior management appointments would be reported to the Executive at its meeting on 31 January and to this end a process is being carried out with the utmost propriety and sensitivity towards those involved.

A report to the Recovery Board on 6 January 2005 had initiated the Political Structures Review and a further meeting of the Group Leaders had agreed a Review Group to comprise three Councillors from each Group, the peer Councillors currently in place and one Councillor per political party from an "excellent" rated council. There were concerns about an already overcrowded diary but it was intended to give a minimum of five days notice of meetings. The Group Leaders had also had early discussions on how the recovery process could be integrated into the political structures review and how Overview & Scrutiny could be best involved. It was proposed that rather than reporting to the Executive at each meeting, that update to Councillors and employees be carried out by means of correspondence or other appropriate media.

RESOLVED: That the report be noted and that the presentation of update information via correspondence and other appropriate media be agreed.

7. LAND AT FAR COTTON RECREATION GROUND- DISPOSAL OF PUBLIC OPEN SPACE (FS)

Mrs Roff commented that she was speaking on behalf of the Reverend T Hale and commented that paperwork had been passed to Council in support of the residents' efforts to stop the disposal of public open space. She referred to the disposal of land to the Council in 1912 amounting to ten acres for open space and the fact that this land was still bounded by the four roads identified at that time. She also referred to the further development of Far Cotton and that none of these developments had any recreation space provided. The existing school should not be on the recreation ground and the land should be given back to the residents as open space.

Councillor Hadland enquired if Mrs Roff was aware of two transfers of land, the one referred to in 1912/13 and a further disposal of land in 1920, amounting to some fifty-six acres. The school had been built on the part of the land acquired from the Bouverie family in the 1920's.

Mrs Roff commented that the recreation ground comprised an area of ten acres and repeated that it was still bounded by the streets identified in 1912.

Mrs Roff referred to a letter from the Reverend T Hale dated 28 December 2004, that questioned the accuracy of the identification of the land transferred in 1920.

The Borough Solicitor reported that he had been in correspondence with the Reverend T Hale and that Mrs Roff's contention in respect of the land bequeathed to the Borough in 1912/13 was correct, however the land proposed for the playing field was within the 1920 transfer and therefore not subject to the provisions of the 1912/13 bequest.

The Head of Asset Management submitted a report that set out the results of the advertisement of the disposal of public open space and commented upon the objections that

had been received. It was noted that any lease would be for five years only and the market rent for the lease would be £325 per annum.

Councillor Tavener commented that the Sports Development section supported the proposal and that the need to ensure community use of school facilities had been identified at a previous meeting of the Executive.

Councillor Hadland commented that whatever conditions the Council wanted would need to be put into the Lease, for example, reinstatement of the hedge on the original boundary upon the cessation of the lease.

Councillor C Lill commented that he had been consistently against this proposal and commented that the technicalities that Mrs Roff had referred in the Reverend T Hale's letter of 28 December required further examination.

RESOLVED: That in view that the Reverend T Hale's letter of 28 December had not apparently been received by the Council, that its contents be assessed and a report submitted to the next meeting of the Executive.

8. HIGH HEDGES- DELIVERY OF SERVICE (PRT)

The Head of Planning, Transportation and Regeneration submitted a report and commented that Part 8 of the Anti-social Behaviour Act 2003 in respect of high hedges was likely to be enacted the following week. The report set out a proposed delivery of service. A revised recommendation 3 was circulated.

- RESOLVED:**
- (1) That the Planning Division be nominated to deal with high hedge complaints.
 - (2) That high hedge complaints be dealt with by engaging internal or external resources for an initial period of twelve months as a pilot exercise to judge the workload implications.
 - (3) That the maximum permitted fee (up to a figure of £457, to be reviewed twelve months after commencement of the scheme) be levied on all complainants except for those in concession categories listed in the Council's fees and charging policy from whom a fee of 50% of the maximum shall be levied: in the event that a complaint is settled before determination a proportion of the fee may be remitted to the complainant.

RECOMMENDATION: That Part 8 of the Council's Constitution in respect of Delegations to Officers by the Council, its Executive and Committees be amended to delegate responsibility for determination of high hedge complaints to the Head of Planning, Transportation and Regeneration under the remit of the Planning Committee and that the service of remedial notices be made with the advice of the Borough Solicitor.

9. EQUALITIES AND DIVERSITY POLICY/ EQUALITIES STANDARDS FOR LOCAL GOVERNMENT (CL, CSE)

Mr Swinn commented that he was concerned about the Equality Standard and in respect of its application to the Housing Customer Panel and whether it effected panel members' human rights. As far as he was aware the constitution of the Customer Panel had not been

vetted by a community lawyer or by the Borough Solicitor and it was his opinion that people who asked questions weren't wanted on it. He also commented that the Deputy Chair of the panel was a housing association tenant and queried whether this should bar him from membership of the Panel.

The Interim Change Director commented that she would be happy to discuss this issue further with Mr Swinn. The Chief Executive submitted a report and elaborated thereon.

- RESOLVED:** (1) That the new Equality and Diversity Policy be adopted.
- (2) That the Council implement the national framework for the Equality Standard for Local Government in England.

10. INTERIM POLICY STATEMENT ON CLASS A3/D2 USES IN THE TOWN CENTRE (PRT)

The Head of Planning, Transportation and Regeneration submitted a report that set out the results of the consultation process upon the Interim Policy Statement and which had run alongside the consultation process for the Licensing Statement of Policy. A separate trade consultation had taken place that had been well received and some comments of specific support had been received.

- RESOLVED:** (1) That the schedule of comments resulting from the consultation be noted.
- (2) That approval be given to the alterations of the policy boundary recommended by the Community Safety and E-Government Overview & Scrutiny Committee as discussed in paragraph 2.1 of the report.
- (3) That the interim policy be adopted as a material consideration in determining planning applications and be reviewed and incorporated in the local development framework for Northampton.
- (4) That the attention of the Planning Committee be drawn to limit the operating hours of pubs and clubs within the Wellingborough Road extension to 11 pm.
- (5) That a further report be submitted to the Executive in respect of their management of the evening/late night economy in the Town centre.

11. TRADE WASTE SERVICES- CHARGES (HE)

The Head of Community and Environmental Services submitted a report setting out proposed trade waste service charges for 2005/6 that met increased landfill tax escalator costs and the recommendations of the Robert Long report.

- RESOLVED:** (1) That approval be given to a ten percent increase in hire/collection/disposal charges for 2005/6.
- (2) That additional landfill charges commensurate with additional costs levied through the landfill tax escalator in 2005/6.
- (3) An increased collection and disposal charge to trade recycling customers is commensurate with charges to trade waste customers.
- (4) That the loose recycling collection service be discontinued and be replaced with a pre-paid bag service discounted to reflect recycling as

opposed to landfill.

12. RATIONALISATION OF HIGHWAYS AND TRANSPORTATION RESPONSIBILITIES BETWEEN NORTHAMPTONSHIRE COUNTY COUNCIL AND NORTHAMPTON BOROUGH COUNCIL (PRT)

The Head of Planning, Transportation and Regeneration submitted a report that had been prepared jointly between the Borough and County Councils and which had been accepted by the County Council at their Cabinet meeting held on 14 December 2004. He commented that some ambiguities in the report had now been resolved so that the County Council had approved the payment of £600,000 towards the refurbishment of the Mayorhold Car Park and had accepted the taking on of bus subsidies from 1 April 2005 as set out in paragraph 5.3 of the report. There remained one issue to be resolved which concerned the co-location of up to 2.5 employees who were currently highways engineers who worked with planning officers to give a one stop approach to advice to developers. This had worked very well for customers and for negotiating Developer contributions. It had been thought that it had been agreed with the County Council that these employees would transfer employment to the County Council but would work from Cliftonville House. Apparently this situation had not yet been accepted.

RESOLVED: That the recommendations contained in the report under I, II and III be agreed in principle subject to the successful outcome of the negotiations with the County Council in respect of the co- location of an adequate number of qualified and experienced Highways Engineers, with an understanding of Northampton, to provide highway advice on planning matters within the Borough, in close proximity of Planning Officers at Cliftonville House.

13. REQUEST TO PILOT A NEW APPROACH TO DEVELOPER CONTRIBUTIONS AND DRAFT CIRCULAR ON PLANNING OBLIGATIONS (PRT)

Councillor Woods commented that although this issue was identified as being a key decision it was not indicated in the Forward Plan. The Head of Planning, Transportation and Regeneration submitted a report and commented that it did appear on the current edition of the Forward Plan and the description did adequately describe the purpose of the report. He commented that the response to the draft circular on planning obligations was not a key decision in itself, however the proposal to accept an invitation to pilot new funding proposals of sub-regional significance was key. It was noted that the response to the ODPM was required by 25 January 2005.

The Head of Planning, Transportation and Regeneration commented that the report set out a proposed response to the draft circular on Planning Obligations and the approach for the Council to be a pilot in the way Developer contributions were sought for strategic infrastructure provision in the MKSM growth area. It was noted that as this approach would be against current Government policy there would need for a high level of Government support to the Council. The invitation to be a pilot was welcomed. It was noted that the comments on affordable housing would be strengthened by welcoming the flexibility that the proposals for commuted sums would bring.

RESOLVED: (1) That the response to the draft circular on Planning Obligations be agreed.

(2) That the invitation to pilot an approach to seek developer contributions for strategic infrastructure provision in the MKSM growth area be approved and that the Planning, Transportation and Regeneration Overview & Scrutiny Committee be invited to add their observations to the response.

14. ADDITIONAL FUNDING FOR THE OPTION APPRAISAL (H)

Councillor Palethorpe submitted a report seeking additional funding for the housing options appraisal to complete the report process. He noted that originally it had been intended that the option appraisal would be resourced internally but following the CPA and Housing Inspection reports this had proved not to be feasible and so consultants had been engaged to carry out this work on the Council's behalf. It was important that such a strategic decision was made correctly and the extra funding was requested for this purpose.

Mr Winder commented that he had been part of the consultation process but felt that the quality of information given to tenants was poor, inaccurate and not clear about the Decent Homes Standard and the Northampton Standard. He was concerned that his comments had not been acknowledged and consequently he was considering making a reference to the Local Ombudsman.

It was noted that Mr Winder was a leaseholder and Councillor Palethorpe commented that if he was of the view that his comments had not been acknowledged then it was his right to approach the Local Ombudsman.

Mr Swinn commented that he had been a Council tenant for some four years and was very pleased with the service that had been provided. He agreed with the comments made by Mr Winder and expressed the view that the interest of GOEM, the Housing Taskforce and the District Auditor should also be engaged on this issue. He commented that in many other Council areas there had been a high rate of support for retention of the housing stock within local authority control. He queried whether the identified deficient actually existed given that the Northampton Standard reflected requirements under the Crime and Disorder Act and other legislation that were already being acted upon, therefore separately resourced.

Mr Adams commented that he had carried out a poll of tenants outside the Kingsthorpe Housing Office and had discovered that most people wanted the housing stock to remain within local authority control. There was a clear lack of understanding as to what an arms length management company actually meant. There was not much support for a transfer to a housing association.

The Head of Housing Management Services commented that all the information sent to tenants had first been approved by the Customer Panel and GOEM.

Councillor Tavener commented that many tenants that she had spoken to appeared to be well informed on the issues involved.

Councillor Hadland commented that the request for additional funding had appeared as part of the draft budget submitted to the Executive on 6 December 2004.

RESOLVED: That the request for additional funding of £110,000 for the Option Appraisal from working balances be approved plus £40,000 virement from the customer services budget.

15. REPROVISION OF CAMP HILL COMMUNITY CENTRE (LC, FS, HE)

The Head of Health and Community Involvement submitted a report that set out the history of the project to re-provision the Camp Hill Community Centre as a result of the County Council's Secondary Education Review. It was noted that the gap of £25,000 remained as reported previously to the Executive.

Councillor Larratt commented that he had received a breakdown of the fees which included sums of money identified to the Asset Management Design Team and to Mears which

appeared to him to be excessive.

RESOLVED: That the recommendation to fund £25,000 from the 2005/6 Capital Programme be not agreed and that the Leader of the Council and the Chief Executive discuss this issue further with the Leader and Chief Executive of the County Council.

16. FUTURE OF THE CCTV OPERATION (PRT)

This item was withdrawn.

NORTHAMPTON BOROUGH COUNCIL
HEALTH & ENVIRONMENT AND PUBLIC PROTECTION
OVERVIEW & SCRUTINY COMMITTEE

Wednesday, 12 January 2005

PRESENT: Councillor B Markham (Chair); Councillor McCutcheon (Deputy Chair); Councillors Allen, Eldred, Flavell, Malpas and Pritchard

Maureen Hunter	Head of Overview and Scrutiny
Tracy Feltham	Scrutiny Officer

Peter Field	Museums Manager	(item 6)
Ian Stupple	Head of Community Support Services	(item 7)
Steve Burton	Waste Management Services Manager	
Councillor J Lill	Portfolio Holder	

1. APOLOGIES

Apologies for absence were received from Councillors D Acock and Councillor J Lane (who had intended to substitute for Cllr Acock).

2. MINUTES

The minutes of the meetings held on 11, 23 and 24 November 2004 were signed by the Chair.

The Chair requested that the minutes of the special meeting held on 30 December 2004, which detailed Members recommendations in relation to the budget, be emailed to this Committee, Financial Strategy and Performance Overview and Scrutiny Committee and the Executive.

3. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

None.

4. DEPUTATIONS / PUBLIC ADDRESSES

None.

5. EXECUTIVE RESPONSES TO SCRUTINY REPORTS

Details of matters referred from this Committee to the Executive from June 2003 to date, that were awaiting a response, were circulated. The Chair asked Members to let him know of any issues that they felt had not been addressed and needed following up.

The Head of Overview and Scrutiny advised that the Leader and the Portfolio Holder had requested a list of matters that had been referred to the Executive that were awaiting a response.

The Chair reminded Members of the three reports to the Executive on 10 January 2005: -

- Call in of the Executive decision of 11 October 2004 – Lower Ecton Lane Travellers' Site
- Call in of the Executive decision of 1 November 2004 – Formation of a Waste Management Partnership
- Review of Household Recycling

A formal response from the Executive was awaited although the Executive had accepted all the recommendations.

(The Review of Harlestone Road Allotments would be presented to the Executive on 21 February.)

S Burton, Waste Management Services Manager, gave the Committee a brief update on recycling, advising that: -

- The next stage of implementing further wheeled bins was about to commence. A further 32,000 properties would receive a bin. The first batch of bins would be put out on 31 January for completion by 21 March, at a rate of 300-400 bins per day.
- Funding had been received in November 2004 for the provision of 60,000 wheeled bins.
- Collections would begin mid-March.
- Recycling leaflets would be delivered separately and a calendar giving collection details would be delivered to every property by 31 March.
- Roadshows had commenced and Recycling Officers would be briefing the eight Area Partnerships.
- An investment of £200,000 had been retained for recycling initiatives for properties such as high-rise flats.

The Committee raised several issues: -

- Whether there had been progress with the Air Knife but was advised that the collection of glass might need to be deferred because of lack of capacity at present.
- The Committee discussed the dates the recycling banks were available and requested that these should be included in the proposed calendar, which should be produced in straightforward script format.
- Concerns about residents who would not be able to push the bins to the kerbside for collection were allayed by advice that assisted collections were available.
- Replacement bins and boxes were issued free of charge. The committee suggested recycling damaged boxes.
- Councillor McCutcheon commented on the good response at his Area Partnership to the news of the expansion of the scheme. Suggestions for improvement had been

picked up. S Burton was particularly interested in the resident's offer to re-interpret the information leaflet for those who found it hard to understand.

The Chair was pleased that some of the recommendations in his report were already being achieved.

RESOLVED: That S Burton investigate the possibility of assistance from a resident to produce the information leaflet in a comprehensible style.

6. HERITAGE/MUSEUMS

Councillors Allen and McCutcheon circulated their final report on their Working Group findings on the Heritage and Museum Services.

Councillor Allen referred to those main points in the report, which had not been in the previously circulated draft: -

- The Organisation was moving to form a Trust. Employees were generally supportive but did have concerns. Recommendation 1 asked that employees be supported in the process.
- The fall in attendees was a national trend. Recommendation 2 asked that consideration be given to a charging policy with any non Northamptonshire Education Authorities.
- The report recommended that the importance of the Italian art collection be given a higher profile.
- The Shoes Collection computer system needed replacing.
- The Shoes Collection Officer had a small library of books.
- The museum was within the top quartile. More exhibitions were being shown, there were more school visits and the Museum was part of the East Midlands Hub, putting it in a strong position to move forward into a Trust with confidence.

Members discussed the report, commenting that the Museum should be given the widest possible publicity and a higher profile as it was highly regarded nationally. Officers felt the service could go into a Trust with confidence and the public should be reassured that it would still belong to Northampton.

Councillor Allen requested that a recommendation be referred to the Executive and then onto the Project Board. All Members of this Committee to receive a copy of the report before it was presented to the Executive. Regular updates from the Project Board would be given to this Committee.

The Chair placed on record his thanks to Councillors Allen and McCutcheon for the detailed work and in particular Councillor Allen, for the time and energy invested in compiling the report.

RESOLVED: (1) That Councillors Allen and McCutcheon's recommendations, with the background report, be referred to the Executive on 31 January 2005 and then on to the Project Board.
(2) That regular updates from the Project Board be given to this

Committee.

7. BULKY WASTE COLLECTION - PROPOSALS TO MAKE A CHARGE (COPY ATTACHED)

I Stupple, Head of Community Support Services, commented on the consultant's report that the current bulky waste collection system contributed to fly-tipping because there were many instances of missed collections or long delays. He informed the Committee of the recommendation to introduce a charge of £12 for the collection of bulky items from 1 April 2005 and to reduce pick up waiting times to seven working days. NBC is the only Council in the county not to make a charge for the service. The Council made approximately 26,500 collections per year at a cost of £200,000. Waiting times varied from 4 to 21 working days. It was anticipated that the introduction of the charge from 1 April 2005 would reduce the demand for the service and generate estimated savings of £50,000. A review after 6 months operation would evaluate the effects.

The Committee was concerned that: -

- Introducing a charging policy could actually increase fly tipping and this would need to be monitored.
- There should be concessions for residents such as pensioners and those on low incomes. A two-tier system had been considered but it had been felt easier and fairer to have one low fee of £12. Residents would be signposted to other alternatives such as: -
 - Spencer Contact Haven) who may all
 - Recycling E-bay) provide free
 - Sofa Turnaround Group) collection
- Alternatives as those listed above need to be publicised.
- The notion of £12 being considered 'low' when for someone on a fixed income it could be punitive. The possibility of no charge at all should be considered for pensioners.
- That consideration be given to not advertising any concession, but providing the service free to pensioners.
- That when fly tipping was left under people's windows, it was collected within 24 hours. Under the £12 charge there was a possible wait of 7 days. It was not an incentive to pay.
- The example of a service operating in Skipton, Yorkshire, where the Local Authority took bulky waste to a warehouse for residents to check out, and then delivered for a small donation should be examined to see if we could emulate it.
- Collections might not take place within seven working days. An evaluation report after six months containing measurable, comparable statistics to gauge effectiveness should be brought to the Committee.
- Clear information about the charge, and what constituted 3 items, should be provided (for employees too) to avoid inconsistency.
- That the alternatives also receive publicity, particularly as the organisations that recycle, whilst NBC does not.

- That the charging policy should be publicised widely.

- RESOLVED:**
- (1) That the Committee agreed that the suggested fee of £12 was a reasonable charge.
 - (2) That the collection target time should be amended to “within 7 days”.
 - (3) That what constitutes 3 bulky items should be clearly defined to avoid inconsistency.
 - (4) That the scheme is reviewed after 6 months operation to gauge effectiveness.
 - (5) That the alternatives are actively publicised.
 - (6) That the possibilities for concessions are explored.

8. INITIAL FRAMEWORK FOR THE TREES POLICY

The Chair reminded the Committee that at the meeting held on 24 November, a Working Group comprising Councillors Hollis, Lane, Pritchard was set up to draw up a scope for the review of the Trees Policy, to liaise with the Portfolio Holder and Tim Miles, and report back to this meeting.

An Initial Framework for a Tree Policy had been devised by A Adkinson and this was circulated for the Committee’s information. The Chair suggested that the Working Group use the document as the basis for its deliberations in producing a scope. Councillors Lane and Hollis to be provided a copy of the document.

- RESOLVED:** That the Working Group, comprising Councillors Hollis, Lane, and Pritchard report back to a future meeting after scoping the work. The Portfolio Holder and Tim Miles to be consulted.

9. UPDATE - NO SMOKING IN PUBLIC PLACES

The Portfolio Holder advised that the next meeting of the Smoke Free Northampton Working Group was scheduled for 27 January at 4.45pm. She reminded the Committee that Councillor Allen was a member of the Working Group, which had been set up by the Health Panel. Although Councillor Allen was representing the Local Strategic Partnership (LSP) it would be useful to receive reports of progress as rapporteur for this Committee.

10. FUTURE WORK PLAN

Leisure Centre Options

The Portfolio Holder undertook to inform the Committee when the first meeting of the Leisure Centre Options Working Party had been convened. Councillors B Markham and Lane would join the Group.

Child and Vulnerable Adult Protection Policy

The Committee heard that the Leader of the Council Scrutiny Committee was looking at how the Council ensured its policies became corporate and had resolved to use the Child and

Vulnerable Adult Protection Policy as a vehicle. This Policy was awaiting comment from NCC before it could be taken forward; the Committee felt that despite NCC guidance, NBC should have its own corporate policy.

The Chair conveyed his concern that this Committee had made recommendations regarding the Child and Vulnerable Adult Protection Policy and all had been accepted, but without any apparent action. He suggested a letter be sent to the Executive conveying the Committee's concerns that although the recommendations had been accepted, no progress had been made. He requested that a response from the Executive to the Committee's next meeting and that the Officer nominated by the Executive to take the policy forward is also requested to attend.

The Committee was advised that Housing Services was also currently devising a Vulnerable Adults Policy.

RESOLVED: That a letter be sent to the Executive conveying the Committee's concerns that although the recommendations regarding the Child and Vulnerable Adult Protection Policy had been accepted, no progress had been made in disseminating the policy corporately. An Executive response is required for the next meeting of this Committee, and the officer nominated by the Executive to take the issue forward, is also required to attend.

Councillor McCutcheon referred to a recent television programme about decriminalisation of drugs. He requested work by this Committee to begin influencing the Primary Care Trust. It was agreed to begin by hearing from expert witnesses to determine what the Committee could do.

The following were agreed as agenda items for the next meeting: -

1. The Child and Vulnerable Adult Protection Policy
2. Portfolio Holder's Priorities
3. Report from the Tree Policy Working Group
4. Place for Drugs in our Society – witnesses from the Drugs Action Team (DAT) Health Panel, and expert professionals be invited to contribute.
5. That the Chair write to Derrigate Theatre Managers about the proposed major refurbishment, inviting their attendance (with sample materials if possible) to a future meeting so the Committee can discuss public concerns and seek reassurance in the light of recent publicity. Planning Scrutiny be invited to attend.

The meeting concluded at 7.55 pm

NORTHAMPTON BOROUGH COUNCIL

TREE PRESERVATION PANEL

Wednesday, 12 January 2005

PRESENT: Councillor Matthews (Chair); Councillors Hill and I.Markham

1. TO CONSIDER AN OBJECTION IN RESPECT OF TREE PRESERVATION ORDER NO 155 WILLOW TREE ON LAND OFF SPENCER STREET ST. JAMES

An apology for absence was received from Councillor Evans.

Consideration was given to a statement by H Stears giving the background for the making of Tree Preservation Order Number 155, an outline of Government Advice for the making of Tree Preservation Orders and seeking to answer the objection raised against the Order. The tree in question was a Willow and the main points for consideration were that it fulfilled the health and amenity criteria for inclusion in a Tree Preservation Order. Mr Stears stated that having considered the objection he had concluded that the reasons for the retention of the tree outweighed the reasons for its removal. He was therefore recommending to the Panel that Tree Preservation Order Number 155 be confirmed without amendment.

Mr Stewart Land Owner then presented his case objecting to the Order. He circulated photographs in support of his objection commenting that these showed the tree in its present seasonal state and questioned its public amenity value at this time of year. He commented that the photographs circulated by the Officers had only shown the tree during the summer months when it was in full leaf. Furthermore he had asked residents in Spencer Street whether they had ever noticed the trees at the end of the Street and virtually no one had.

Following the presentation of their cases the Panel questioned Mr Stears and Mr Stewart further about their respective statements following which everyone present except the Panel members left the meeting whilst the Panel reached its decision upon the issue.

RESOLVED: That Tree Preservation Order Number 155 be confirmed without amendment on the grounds of its amenity value.

The meeting concluded at 7.00 pm.

M4407

Northampton Borough Council**Licensing Committee****Tuesday, 25 January 2005**

Present: Councillor Stewart (Chair); Councillor Taylor (Deputy Chair); Councillors Acock, Beardsworth, Concannon, I Markham, Roy, Wire and Woods

1. Apologies

Apologies for absence were received from Councillors Caswell and Duncan.

2. Minutes

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

3. Deputations / Public Addresses

Resolved: (1) That Mr Spanswick, Ms Curtis and Mr Winning be granted leave to address the Committee in respect of Item 5 – “Application for the Renewal of a Sex Establishment Licence, All Things Adult, 84 Wellingborough Road”.

(2) That Mr Grey, Mr Hollis and Mr West be granted leave to address the Committee in respect of Item 6 – “Alleged breach of Public Entertainment Licence Conditions, Bar Me, 15/17 The Drapery”.

(3) That Mr Winning be granted leave to address the Committee in respect of Item 7 – “Trading Hours of Playmates, 86 Wellingborough Road”.

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 Renewal Of A Sex Establishment Licence, All Things Adult, 84 Wellingborough Road

Mr Spanswick addressed the Committee with his objections to the application. He quoted from a letter he had received from Lord Tebbit, and stated that he objected to the application on the grounds that this type of industry led to the exploitation of women.

Ms Curtis addressed the Committee, stating that she objected to the application on religious grounds. As well as being situated on the main thoroughfare into the town centre, the shop was located approximately 100m from the back door of the church. Ms Curtis questioned whether the location of the shop was suitable as a lot of people had to walk past it on a daily basis, and whether 3 sex establishments were necessary on the Wellingborough Road. She added that she felt this type of establishment lowered the tone of society.

Mr Winning, Pastor of Duke Street Evangelical Church, addressed the Committee, commenting that he represented 10 churches and approximately 300 people who had signed a petition against the renewal of the licence. He stated that the objections were not raised on any religious, moral or social grounds, and requested that the Committee considered the wishes of the local residents before making its decision. He further commented that residential housing was situated across from the establishment and that

one of the letters of objection had come from that housing. He concluded by asking the Committee to consider refusal of the application as the number of sex shops on the Wellingborough Road was inappropriate and not in keeping with the character of the area.

There were no objections to the application from the police. A letter from Tina Harvey in support of the application was circulated to Members.

Members of the Committee considered the views aired. Councillor Beardsworth observed that it was more sensible to licence sex establishments in order to police them more easily and keep them from going underground. The Chair commented that the number of sex shops in the locality was within the Committee's policy on the number of sex shops in the Borough.

Councillor Woods proposed and Councillor Concannon seconded that the application be approved.

Resolved: That the application for the renewal of the Sex Establishment Licence, All Things Adult, 84 Wellingborough Road, be approved.

NB Councillor Roy was not present for the first part of this item and was therefore unable to vote.

At this point, the Committee discussed the number of sex establishments in the Borough and Members stated that they would not want any new premises opening. The Borough Solicitor advised that the Committee could revise its policy, but that it would still have to consider any new application on its own merits, and would not be able to place restrictions on Sunday trading.

Resolved: That the previous policy conditions still apply, with the added proviso that no more than 4 sex establishments operate within the borough of Northampton at any one time.

6. Alleged Breach Of Public Entertainment Licence Conditions, Bar Me, 15/17 The Drapery

Licensing Sergeant Burbage advised the Committee of two alleged breaches to the conditions of the Public Entertainment Licence for Bar Me. The first related to a poster advertising 'Vodbulls' at £1.00. This appeared to be a discount on alcoholic beverages and, if so, was a breach of the Licence condition imposed by Corby Magistrates Court. The second concerned an incident that took place on the premises and spilled out onto The Drapery. As part of the inquiry into this, it had been discovered that there was no CCTV footage for that night. When questioned, the Assistant Manager had responded that there had been no CCTV for some time and that replacement costs were considered too high. Sgt Burbage advised that he had since had meetings with the Area Manager and the licensee, and that it was his understanding that steps had been taken to ensure that the premises operated in a safe manner.

Mr Grey, Manager, Mr Hollis, Solicitor and Mr West, Area Manager, addressed the Committee and spoke in defence of the allegations.

Regarding the alleged drink discount, Mr Hollis stated that this was a permanent price and had been advertised as general awareness on a poster advertising Bank Holiday activities. He further commented that it had been sold at that price since the premises first opened. With reference to the CCTV system, he advised that this had been in place when the Licence was granted, and although this had broken, a new system had been put in

place as soon as the letter had been received from the Borough Council.

Councillor Concannon expressed grave concern that it had taken such a long time to replace the CCTV with an adequate system, and in the meantime a young man had died in the vicinity. He strongly felt that the PEL should be revoked.

Mr West reiterated that the price of the 'Vodbull' was an all-year-round price and that a new digital CCTV system had been installed as soon as the company had been made aware that there was a breach of conditions. He commented that the company was keen to work with the Authority to ensure the safe operation of the premises.

Members discussed possible penalties for the breach.

Councillor Wire proposed and Councillor Beardsworth seconded that the Committee issue a statement condemning the breaches of the PEL conditions. 8 Members voted for the proposal and one voted against it. The proposal was carried.

Resolved: That the following statement be issued by the Committee:

'This Committee considers this to be a very serious breach of the Licence Conditions, which are in place to protect the public and ensure public safety, which is paramount. The Council wishes to work with all Licensees to make the town centre a safer place.

Any future breach of the Licensing conditions **will** be the subject of prosecution by this Authority.'

7. Trading Hours Of Playmates, 86 Wellingborough Road

The Borough Solicitor apprised that ABS Holdings had written requesting permission to open their premises on Sunday and Bank Holidays. Under the Local Government (Miscellaneous Provisions) Act 1982, the conditions imposed on trading hours by the Borough Council were that the 'premises shall not be open save between the hours of 9.00am-8.00pm without the permission of the Council'. The Sunday Trading Act 1994 did not place restrictions on premises under 280 sq m/3000 sq ft (small shops) and therefore permission should be granted.

Mr Winning addressed the Committee and suggested that the Authority did have the power to stop the shop trading on Sunday, if it so wished. The Borough Solicitor advised that the Sunday Trading Act took precedence over the Local Government Act in terms of the conditions the council could impose. The Council could put conditions on the hours, but not on the days of the week.

Resolved: That the position be noted.

NORTHAMPTON BOROUGH COUNCIL**EXECUTIVE****Monday, 31 January 2005**

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

1. APOLOGIES

None.

2. MINUTES

The minutes of the meeting of the Executive held on 10 January 2005 were signed by the Chair.

3. DEPUTATIONS/PUBLIC ADDRESSES

(1) That Councillor Marriott be granted leave to address the Executive in respect of item 6(A) "Service Delivery Budget 2005/6-2007/8", item 7 "Annual Audit and Inspection Letter" and item 16 "Change in Payment Dates for Council Tax and NNDR".

(2) That Councillor B Markham be granted leave to address the Executive in respect of item 6(A) "Service Delivery Budget 2005/6-2007/8" and item 11 "Review of Bulky Waste Service".

(3) That Messrs Houston- Roberts, Goodall and Councillor Glynane and Messrs Barton and Hunt be granted leave to address the Executive in respect of item 9 "Northampton Strategic Flood Risk Assessment".

(4) That S Cox be granted leave to address the Executive in respect of item 8 "Land at Far Cotton Recreation Ground – Disposal of Public Open Space".

(5) That M Perry and T Croote be granted leave to address the Executive in respect of item 7 "Annual Audit and Inspection Letter".

(6) That P Mawson and L Dickson be granted leave to address the Executive in respect of item 23 "Grosvenor/Greyfriars".

4. DECLARATIONS OF INTEREST

None.

5. ISSUES ARISING FROM OVERVIEW AND SCRUTINY COMMITTEES

Councillor Tavener commented that the Planning, Regeneration and Transportation Overview and Scrutiny Committee had given consideration to the issues surrounding the potential skateboard facility at Lings Wood and had reported to her on them. She would be holding a meeting with Ward Councillors and community representatives as to a way forward.

6. BUDGET FOR 2005/6- 2007/8 (FS)**(A) SERVICE DELIVERY BUDGET 2005/06 TO 2007/08**

Councillor Marriott commented that the Financial Strategy and Performance Overview and Scrutiny Committee had given an oversight of the budget and extended his thanks to Councillor Hadland as Portfolio Holder. He expressed some disappointment that other Portfolio Holders and Senior Officers had not been involved and that the press had not shown any real interest having previously covered the Executive's initial consideration of a draft budget for consultation back in December. He further commented on the need to impress on people the importance of Overview and Scrutiny.

Councillor B Markham commented on the consideration of the budget proposals given by the Health and Environment Overview and Scrutiny Committee and elaborated thereon.

Councillor Hadland commented that the budget and consultation process had been very concentrated and it was hoped that in the future with a Corporate Plan and Service Plans in place that it would become extended over a longer period of time. Since the report presented to the Executive in December there had been a number of changes in circumstances of the Council. There was now a potential underspend at 31 March 2005 of £250,000 and that the situation for 2005/6 had improved through increases in investment income, increases in recycling grant and Government support. Accordingly, the budget options listed in Appendix B of the report had been re-examined and some options would not be proceeded with and an additional investment in Neighbourhood Wardens had been put forward. He reported that increased Government funding had been received in the sum of £1 and that the Government grant given for 2003/4 had been re-examined and £30,000 withdrawn. Reserves had been budgeted for increases of £300,000 over each of the next three years which was regarded as being prudent. There would be a number of pressures on future years including the interest rates, the development of Grosvenor/Greyfriars and Bus Station, Delapre Abbey, the housing options appraisal and job evaluation. The Executive's response to the consultation had now been added to the report as Appendix Q.

In respect of the Housing Revenue Account the rent increase now proposed was 2.82%. All the Overview and Scrutiny Committees plus tenants via the Tenants Panel had been consulted. The proposals included an intention to spend £2.9m on housing services.

Councillor Palethorpe commented that a total of £10m would be spent on the housing stock and environmental works.

- RECOMMENDATIONS:**
- (1) That approval be given to the General Fund and the Housing Revenue Account Revised Estimates for 2004/5 presented in the Estimates Booklet referred to in the report.**
 - (2) That approval be given to the General Fund and the Housing Revenue Account Estimates for 2005/6 presented in the Estimates Book referred to in the report.**
 - (3) That approval be given to the budget proposals detailed in Appendices B and C of the report.**
 - (4) That approval be given to the financial plans for 2006/7 and 2007/8.**
 - (5) That approval be given to an average Housing Revenue Account rent increase of 2.82% per dwelling (on a 48 week basis) in line with the Government's rent restructuring regime with effect from 1 April 2005; the percentage increase to vary from property to property depending on the formula rent calculation.**
 - (6) That approval be given to the increases in Warden and Call Care Charges of 2.5%; Lifeline Charges (excluding other organisations) of 6% and heating and garages of 2.3%; and as shown in Appendix P of the report.**

(B) CAPITAL PROGRAMME 2004/05; CORPORATE CAPITAL PROGRAMMES 2005/06 TO 2007/08; AND PRUDENTIAL INDICATORS FOR CAPITAL EXPENDITURE 2005/06

Councillor Hadland circulated a revised Appendix 4 and submitted variations to the current programme and the proposed Capital Programmes for 2004/5, 2005/6-2007/8 and the Treasury Strategy and Prudential Indicators detailed in Appendix 6.

- RECOMMENDATIONS:**
- (1) That approval be given to the variations to the 2004/5 Capital Programme as set out in Appendix 1 of the report.
 - (2) That approval be given to the Capital Programme for 2005/6-2007/8 as set out in Appendix 4 of the report.
 - (3) That approval be given to the Treasury Strategy and Prudential Indicators set out in Appendix 6 of the report.

(C) TREASURY MANAGEMENT POLICY AND STRATEGY STATEMENTS

Councillor Hadland submitted a report. The Head of Financial Strategy commented that the policy and statement conformed to CIPFA standards and had been agreed by the Council's investment advisors.

- RECOMMENDATION:** That the Treasury Management Policy and Strategy Statements for 2005/6 as set out in Appendices A and B of the report and the Prudential Indicators contained in the report be approved.

Councillor Hadland expressed his thanks to colleagues and officers involved in the budget process this year.

7. ANNUAL AUDIT AND INSPECTION LETTER (FS)

Councillor Marriott commented that the Annual Audit and Inspection Letter should first come to the Financial Strategy Performance Overview and Scrutiny Committee as a matter of course as the Committee could carry out a monitoring role on behalf of the Executive. He noted that the concerns that the Auditor Commission had raised would be examined by the Overview and Scrutiny Committee.

The M Perry commented that the Commission was aware that the Council had recognised the issues of concern and that the situation had now moved on. Concerns over reconciliation procedures had now been resolved and the Audit Commission were considering advice from the ODPM in respect of premia payments for debt redemption were being assessed.

The Interim Director commented that issues about control over overtime and bonus payments and mobile phones were actively being pursued.

The Chief Executive commented that the actions being taken by the Council were designed to meet the concerns raised by the inspection letter, which was being used as an aid to running the Council.

- RESOLVED:**
- (1) That the Annual Audit and Inspection Letter be noted.
 - (2) That the suggestion that the Financial Strategy and Performance Overview and Scrutiny Committee receive

all audit and inspection reports be fed into the Political Structures Review.

8. LAND AT FAR COTTON RECREATION GROUND- DISPOSAL OF PUBLIC OPEN SPACE (FS)

The Head of Asset Management submitted a report which gave consideration to the issues raised by community representatives at the meeting of the Executive held on 10 January 2005. This consideration confirmed the previous legal assessment. A further letter from the Reverend Hale dated 22 January 2005 had been received and was circulated to the Executive. It was noted that the 2005 map was not intended to have any legal status and that minutes of the Council from the 1950's made no reference to a temporary agreement. It was suggested that if the Executive were to confirm the disposal of public open space that a meeting be held between Councillor Glynane, community representatives and the Borough and County Councils to discuss the management of the playing field facility.

In answer to a question the Deputy Head, S Cox commented that the school intended that there should be public access to the playing field when it was not required by the school.

- RESOLVED:**
- (1) That having considered the objections to the disposal of the Public Open Space as identified on the drawing attached to the report the disposal to the County Council (Queen Eleanor Primary School) for a period of 5 years be confirmed.
 - (2) That a meeting be held between officers, the school, County Council, Councillor Glynane and community representatives to discuss the management of the playing field facility.
 - (3) That the terms of the lease be submitted to the Executive for agreement before the Licence is granted.

9. NORTHAMPTON STRATEGIC FLOOD RISK ASSESSMENT (PRT)

The Head of Planning, Transportation and Regeneration submitted a report that set out the Consultant's final report and commented that the Environment Agency had indicated their agreement with it.

B Barton on behalf of Bullen Consultants commented that they had been required to identify and map areas of flood risk over the whole of the Borough as defined by PPG 25; to make flood risk assessments for a number of potential development areas within the Borough; to make an assessment of potential extent of rapid inundation zones behind the existing raised flood defences; to make an assessment of the effect on flood risk in Northampton of large scale urban development in the upper Nene catchment area; and to prepare guidance notes for developers recommending procedures to be followed for the assessment of flood risk and measures to be adopted to minimise and mitigate that risk. The first phase of the study had been completed in 2003 and the second phase in the summer of 2004. Following comments from the Council and Environment Agency the final report had been published in December 2004.

Mr Hunt commented that the Environment Agency had suggested that the effects of Pitsford Reservoir on flood risk in Northampton should be assessed and there would be an independent review of this. The Environment Agency were pleased to be part of the report and the outcomes.

Councillor Tavener queried the effect of potential development of the British Timken site on

the Duston Balancing Lakes. Mr Bullen commented that any effect would be examined when a planning application was put forward. It was noted that an upgrade of facilities was being negotiated with developers.

Mr Hugheston-Roberts commented that although the report prepared by Bullens was most welcome some concerns remained including the Environment Agency's apparent readiness to approve a number of developments above Southbridge when having said in 1999 that no further developments should take place until the effect of run-off could be examined. He referred to the recent experience of Carlisle and compared it to the Northampton floods of 1998 and wondered what lessons had been learnt in the meantime.

RESOLVED: That further consideration of the report be deferred to allow consideration by the Planning Regeneration and Transportation Overview and Scrutiny Committee and for officers, Bullens Consultants and the Environment Agency to meet with Mr Hugheston-Roberts, Mr Goodall and Councillor Glynane over their concerns and subsequent further report to the Executive.

10. PROPOSALS FOR COMPREHENSIVE PERFORMANCE ASSESSMENT FROM 2005; CONSULTATION DOCUMENT (LC)

The Interim Director submitted a report that set out proposed changes to the Comprehensive Performance Assessment process from 2005. It was noted that for the first time the Council would have to prepare a Use of Resources Statement, and a Direction of Travel Statement. She drew attention to the suggested merging of poor and weak categorisations which in the Council's case would not recognise the work undertaken to improve the Council's performance.

RESOLVED: (1) That members of the Executive and the Chairs of Overview and Scrutiny Committees provide comments on the draft response set out in Appendix 3 to the report by 12 February 2005; the final response then to be signed off by the Chief Executive and Leader of the Council to reach the Audit Commission by 18 February 2005 deadline.

11. REVIEW OF BULKY WASTE SERVICE (HE)

The Head of Community Support Services submitted a report which sought approval to the introduction of a charge for the collection of bulky items with effect from 1 April 2005.

Councillor B Markham commented upon the difference in the title as it appeared on the agenda and the report and further commented that although the report did not detail the comments that the Health and Environment Overview and Scrutiny Committee he hoped that these would be taken on board. In principle the Committee supported the proposed charge of £12 and the review after six months at which time it felt the question of concessions should be reconsidered. The Committee had felt that the target time for collections should be within seven days and that charities that collected items like unwanted furniture and so on should be more widely publicised.

It was noted that the review of the service would be undertaken by officers and that the Health and Environment Overview and Scrutiny Committee would see the review findings.

RESOLVED: (1) That approval be given to the introduction of a charge of £12 for the collection of bulky items to be effective from 1 April 2005 in order to reduce waiting times to within

seven working days and to reduce the cost of the service by £50,000.

- (2) That the review of the introduction of the charge after six months be noted and that a response to the matters raised by the Health and Environment Overview and Scrutiny Committee be given.

12. PROTOCOL GOVERNING WORKING ARRANGEMENTS BETWEEN THE WEST NORTHAMPTONSHIRE URBAN DEVELOPMENT CORPORATION AND THE BOROUGH COUNCIL (LC)

The Head of Planning, Transportation and Regeneration submitted a report that set out a proposed Protocol as basis for discussions with South Northamptonshire and Daventry District Councils, the County Council and the West Northamptonshire Urban Development Corporation regarding the determination of planning applications by the UDC. He further commented that the Chair of the UDC had indicated that he wished to use local development control expertise and if the protocol were endorsed a service level agreement would be drawn up. Other appropriate services could be considered to be included.

RESOLVED: (1) That the Protocol appended to the report be endorsed as the basis for discussions with South Northants and Daventry District Councils, Northamptonshire County Council and the West Northamptonshire Urban Development Corporation regarding the determination of planning applications by the Development Corporation.

13. MUSEUM SERVICE- TRUST STATUS PROPOSALS (HE)

The Head of Cultural Services and Community Development submitted a report that set out the work to date in exploring possible Charitable Trust Status for the Museums service. It was noted that the Trust route had been followed by some authorities and others were currently examining it. Trust Status could be beneficial in providing closer links to local communities; access to more funding opportunities; and accrual of savings on costs.

Councillor J Lill welcomed the report.

RESOLVED: (1) That the report be noted and progress made to date on the issues surrounding Charitable Trust Status for the Museums service be acknowledged.

(2) That the existing Project Board be endorsed as a suitable working body to continue and take to a conclusion the work started originally at Sedgebrook Hall.

(3) That agreement be given in principle to the formation of a Charitable Trust on the basis indicated in the report to take on the operation and development of the Museums service subject to the clarification of the areas of investigation identified within the report and the drafting of a robust business plan for the Trust and for the report to validate the final decision.

14. PLAYING PITCH STRATEGY (HE)

Item withdrawn pending the outcome of discussions with the County Council.

15. RATIONALISATION OF HIGHWAYS AND TRANSPORTATION RESPONSIBILITIES BETWEEN NORTHAMPTONSHIRE COUNTY COUNCIL AND NORTHAMPTON BOROUGH COUNCIL (PRT)

The Interim Director referred to the consideration given by the Executive to this matter at its meeting held on 10 January 2005. She reminded the Executive of the decision to undertake negotiations with the County Council in respect of the co-location of an adequate number of qualified and experienced Highways Engineers to provide highway advice on planning matters within the Borough in close proximity of Planning Officers at Cliftonville House. She reported that some discussions had been held and that a further meeting was to take place with County Council the following day.

It was suggested that the item which had been adjourned from the meeting on 10 January 2005 in order to seek agreement on the location of highways engineers should now be accepted in principle pending the outcome of discussion. Due to the sensitivity of the issue in the context of the employees concerned it was agreed that this minute should be fast tracked through the consultation and subsequent call-in processes ahead of the other Executive minutes.

RESOLVED: That subject to the Council's objectives set out in the minutes of the meeting held on 10 January 2005 being met the Chief Executive in consultation with the Leader of the Council be authorised to confirm the recommendations previously agreed in principle.

16. CHANGE IN PAYMENT DATES FOR COUNCIL TAX AND NNDR (FS)

Councillor Marriott commented on the fact that the report did not use the proper title of the Financial Strategy and Performance Overview and Scrutiny Committee and also that the Committee had not undertaken to carry out the research as stated in the report. He further commented that the report did not address the incentives for payment by Direct Debit and generally commented that the recommendations of the Overview and Scrutiny Committee to be properly taken account of.

The Head of Benefits and Revenues submitted a report proposing a change in payment dates for Council Tax and NNDR to the first day of the month with effect from 1 April 2005.

RESOLVED:

- (1) That the payment date for Council Tax and NNDR be changed from 3rd to the 1st of the month with effect from 1 April 2005.
- (2) That the 1st of the month be offered as an optional payment date for direct debit payers replacing the 3.
- (3) That NNDR payers be given increased options on direct debit payment dates to reflect those available to Council Tax payers ie 1st, 11th, 20th or 28th.
- (4) That research be undertaken during 2005 into the potential for providing additional incentives for payment by direct debit.

NB Councillor Hadland declared an interest in this matter as a business rate payer which he did not regard as being prejudicial and spoke and voted thereon.

17. ITEM WITHDRAWN

18. LOCAL DEVELOPMENT SCHEME (PRT)

The Head of Planning, Transportation and Regeneration submitted a report on a local development scheme that represented significant progress in working in partnerships with

neighbouring local authorities. The approach had been welcomed by the ODPM.

- RESOLVED:**
- (1) That the Local Development Scheme as attached at appendix A of the report (as amended following public consultation and subsequent discussion Daventry and South Northamptonshire Councils be approved for submission to the Secretary of State.
 - (2) That the joint approach to Planning for the sustainable growth of Northampton be welcomed as set in the report which would enable the Borough Council to jointly agree strategic planning matters concerning the location of development and infrastructure related to the growth of Northampton which crossed local authority boundaries.
 - (3) That the Head of Planning, Transportation and Regeneration be authorised to minor draft in changes to the local development scheme if these were requested following submission.
 - (4) That following submission and consideration by the Secretary of State a report be submitted to a further meeting of the Executive to resolve that the Local Development Scheme have effect as required by the regulations.

19. LEISURE CENTRES PETITION - REFERRED FROM COUNCIL ON 24 JANUARY 2005

The Chief Executive presented the petition that had been submitted to the Council meeting on 24 January 2005 in respect of Leisure and Sports Centres.

RESOLVED: That the petition be noted.

20. DRAFT NEW CORPORATE PLAN

The Head of Cultural Services and Community Development commented that the draft Corporate Plan represented a different look and style to the Council's normal documents and had been drafted with the intention of being accessible to a wide public audience. The Council's vision, values and actions had been highlighted as had the Council's partnership working. Members and Employees input had been engaged via the Sedgebrook meetings and the Change Champions. Feedback so far had been encouraging.

The Head of Organisational Development and Improvement commented that a second version of the draft Corporate Plan would be published the following day and that Change Champions would be discussing it with employees. The views of the Government Monitoring Board had been sought and consultations would commence with the Councils partners. There would be an opportunity for further Overview and Scrutiny and Trades Union comment. The promises, actions and targets set out in the document required some more work.

The Government Monitoring Board had made some comments questioning the effectiveness of the theatrical language used; more accurate reflection of the diversity of the town in the photographs; some issues with the wording; and providing challenge to the proposed targets.

Councillor Larratt commented on the refreshing style of the draft Corporate Plan and noted the work that remained to be done. The Chief Executive commented that any proof reading contributions would be welcome and photographs representing a wider diversity of the town would be included in the second draft prior to its publication.

RESOLVED: That the position be noted.

21. 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.

22. MANAGEMENT REVIEW (LC)

The Chief Executive commented that at the previous meeting of the Executive it had been agreed that a briefing note would be agreed by the Executive before being sent to all Councillors and Employees. She circulated a draft letter. She commented that Service Heads had now been met and two offers of Corporate Managers posts had been made. She commented that it was fair to say that the authority was now in a state of shock and that meetings had been arranged with the unsuccessful candidates to discuss their future. She also commented on the need to move quickly into a transitional authority and that meetings would be held with the next tier of management to be affected. It was intended to retain some extra senior management capacity during this interim period.

It was noted that the meeting represented the last working day of T du Sautoy as Interim Director and he was thanked for his contribution over the previous eight months.

RESOLVED: That the position be noted.

23. GROSVENOR/ GREYFRIARS (LC, FS, PRT)

The Head of Asset Management commented that discussions with Legal and General had been undertaken up to 27 January 2005. Mr P Mawson commented that Legal and General now fully understood the Council's position and this had been reflected in their most recent offer. He circulated a summary position that showed Legal and General's changing stance from March 2003 until 27 January 2005. L Dickson commented that Legal and General now appreciated that there were also a range of non financial issues that also were of interest to the Council. P Mawson commented that the most recent offer made by Legal and General on 27 January 2005 represented a sufficient movement on their part and that it seemed that agreement of a position and bringing an agreement forward would appear to be close.

Councillor Larratt confirmed the previously held view that the use of the Mounts Car Park as a bus lay over facility was not considered to be appropriate.

It was noted that once a position could be agreed with Legal and General and a proposed agreement put forward that it would be possible at that stage to present an indicative timetable for the development.

RESOLVED: That the position be noted.

NB Councillor Hill declared an interest in this item which he considered to be non prejudicial and spoke and voted thereon.

The meeting concluded at 21.04 hours

M4015

NORTHAMPTON BOROUGH COUNCIL**PLANNING COMMITTEE****Wednesday, 2 February 2005**

PRESENT: Councillor Robinson (Chair); Councillor Flavell (Deputy Chair);
Councillors M T Crake, Edwards, B Hoare, Malpas, B Markham,
Mason, McCutcheon and Yates

1. APOLOGIES

Apologies for absence were received by Councillor Evans.

2. MINUTES

The minutes of the meeting held on the 5 January 2005 were agreed and signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

- RESOLVED:**
- (1) That Craig Blatchford be permitted to address the Committee regarding applications N/2004/1400 and N/2004/1420 – Unit 5, Heathfield Way and land at Gladstone Sidings.
 - (2) That Mr A Dare, Mr M Holman, Councillor Roy and David Grindley be permitted to address the Committee regarding application N/2004/1600 – Westwood Nursing Home, 116 Harlestone Road.
 - (3) That David Huffadine-Smith, Mr L Foster, Mr G Mortimer, Councillor Stewart, Councillor Caswell and Mr N Page be permitted to address the Committee regarding application N/2004/1636 – Duston Oils, 70-80 Port Road.
 - (4) That Surinder Chall and Mr G Moss be permitted to address the Committee regarding application N/2004/1416 – 170 – 172 Birchfield Road East.
 - (5) That Mrs Larkins be permitted to address the Committee regarding application N/2004/1585 – 17 Hardingstone Lane.
 - (6) That Councillor Taverner be permitted to address the Committee regarding application N/2004/1638 – Land off Cattlemarket Road.
 - (7) That Mrs H Bolden and Mr R Liddington be permitted to address the Committee regarding N/2004/1639 – Land Adjacent to Boys Brigade Old Boys Rugby Club, St Andrews Road.
 - (8) That Miss Garlic and Mr Nunn be permitted to address the Committee regarding application N/2004/1695 – Land rear of 79 Upper Thrift Street.
 - (9) That Jonathan Nunn be permitted to address the

Committee regarding application N/2004/1804 – Sandhurst Close East Hunsbury.

- (1 That Mrs Allen and Councillor Acock be permitted to
0) address the Committee regarding item 11(a) – 39 Beech Avenue.

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

RESOLVED: That the determination of the following item which was considered by the Chair to be a matter of urgency because of the undue delay if consideration of it was delay, be as follows.

PROPOSED POLICY ON A3 / D2 USE.

The Head of Planning, Transportation and Regeneration reported that the Executive had endorsed the proposed policy on A3 / D2 Use and extended the proposals to include Wellingborough Road.

RESOLVED: That the report be noted.

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 of the decisions of Inspectors appointed by the Secretary of State regarding 4 appeals, namely:-

- N/2003/11294 – Land of east of Lowood House The Avenue Cliftonville, which was dismissed
- N/2003/1458 – St Margarets Gardens Dallington which was dismissed.
- N/2004/1608 – Bosworth Independent College Barrack Road which was allowed with conditions.

The Head of Planning, Transportation and Regeneration also reported that the Appeal regarding N/2003/1254 – 173 Bridge Street had been withdrawn.

RESOLVED: That the List and reports be noted.

6. FRINGE AREA APPLICATIONS

There were none.

7. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

(A) N/2004/1613 - PART DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT OF SCHOOL WITH ASSOCIATED FACILITIES AT NORTHAMPTON SCHOOL FOR GIRLS, SPINNEY HILL ROAD

The Head of Planning, Transportation and Regeneration submitted a report outlining

the application for the part demolition of existing buildings and redevelopment of school with associated facilities at Northampton School for Girls, Spinney Hill Road and elaborated thereon.

RESOLVED: That Northampton Borough Council has no objection in principle to the proposals.

(Councillors Edwards and McCutcheon both declared personal interests, as members of Northamptonshire County Council, which each considered to be non-prejudicial and so remained and participated in the discussion thereon.)

8. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

There were none.

9. PRINCIPAL ITEMS

(A) N/2004/1400 - ERECTION OF TRAIN CARE FACILITY AND ASSOCIATED WORKS, ACCESS, CAR PARKING AND LANDSCAPING. DEMOLITION OF UNIT 5 HEATHFIELD WAY TO FORM ACCESS ARRANGEMENTS AT LAND AT GLADSTONE SIDINGS (NORTH OF SPENCER BRIDGE ROAD)

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the erection of train care facility and associated works, access, car parking and landscaping, together with the demolition of number 5a Heathfield Way to form access arrangements at land at Gladstone sidings (north of Spencer Bridge Road), and elaborated thereon.

Craig Blatchford addressed the Committee, informing members that the depot was structurally important to the upgrade of the system. All trains that started and finish on that route would do so in Northampton. This development would mean a commitment to Northampton for the next 25 years. Members were informed that the developers had worked closely with Officers to come up with a scheme that would be good for Northampton. Mr Blatchford also outlined ways in which Siemens works with the Community in Northampton.

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

(B) N/2004/1420 - SITE PREPARATION WORKS INCLUDING REPROFILING, SITE CLEARANCE AND SITE FORMATION. DEMOLITION OF UNIT, 5 HEATHFIELD WAY

The Head of Planning, Transportation and Regeneration submitted a report outlining the proposals for the site preparation works, including re-profiling, site clearance and site formation together with the demolition of number 5 Heathfield Way at land at Gladstone sidings (north of Spencer Bridge Road), and elaborated thereon.

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

(C) N/2004/1600 - CONSTRUCTION OF NEW C2 USE CARE HOME WITH BASEMENT, TO REAR OF EXISTING WESTWOOD NURSING HOME AT WESTWOOD NURSING HOME, 116 HARLESTONE ROAD

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the construction of a new care home building to the rear of the existing Nursing Home at Westwood Nursing Home, 116 Harlestone Road, and elaborated thereon.

Mr A Dare addressed the Committee on behalf of the residents of Oak Leaf House and Toad Hall. He reported that he and local residents were not against development, but felt that this application had not considered local people. Existing properties were situated considerably lower than the site as the land currently lies and the proposed building would be twice the size of the existing building.

He requested a members' site visit, commenting that he felt that members needed to see it to appreciate the impact that these proposals would have on local residents.

Mr Holeman also addressed the Committee on behalf of the residents of the Coach House. He commented that this site was situated near a listed building and to existing residential properties. He commented that current residents had to abide by strict rules regarding development of their properties and he felt that it was unfair that this property could be built so close to a listed building. He also expressed concern regarding the welfare of a mature tree on the site. He stated that the proposed building would overpower the Coach House and Stables and there would be a loss of light and considerable loss of privacy. He commented that everyone had a right to develop their business and the elderly needed to be cared for but there needed to be a middle way that took the environmental impact of the development into consideration.

Councillor Roy addressed the Committee commenting that local residents had been quite measured in their response to this application. Residents had good relationships with other businesses in the area. She expressed concern at the illustration shown to members, commenting that the current trees were not that big.

Mr D Brindley addressed the Committee, commenting that the scheme had been designed to work with existing trees which would provide cover to three sides of the building, the rest would be 2 storey high. He informed members that the developers had taken detailed measures and had angled windows so that they would not overlook neighbouring properties. The view from the neighbouring houses would be of a smaller part of the building and of mature trees.

RESOLVED: That the application be refused, contrary to Officers recommendations, as shown in the Decision List attached.

(D) N/2004/1617 - RESIDENTIAL DEVELOPMENT PROVIDING 32NO. FLATS AND ASSOCIATED PARKING AT LAND AT ST PETERS WAY AND THE GREEN

The Head of Planning, Transportation and Regeneration reported that the application for the development of residential properties providing 32 flats and associated parking

at land at St Peter's Way and The Green, Northampton had been withdrawn.

RESOLVED: That the withdrawal of this application be noted.

(E) N/2004/1636 - REMOVAL OF CONDITION NO. 1 OF PLANNING PERMISSION 91/0532 TO ALLOW THE USE OF THE BUILDING FOR BIODIESEL PRODUCTION EBCO AT DUSTON OILS, 70-80 PORT ROAD

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the removal of condition 1 of Planning permission 91/0532 to allow the use of the EbcO Building for bi-diesel production at Duston Oils, 70 – 80 Port Road, and elaborated thereon.

Members were referred to the addendum which gave details of further representations from the applicant, the Environment Agency and 84 Port Road.

David Huffadine- Smith, Chair of Duston Parish Council, Planning Committee addressed the Committee, asserting that the intention to carry out a different process that the one currently in operation would convene local policies. He added that these proposals would also result in intensification and would the proposed process would result in additional pollution to the area.

Mr L Foster addressed the Committee, commenting that the 1991 application to change to industrial use had been approved with conditions. He added that the area was mainly residential, with the site being approximately 10 feet from the nearest house.

Mr G Mortimer addressed the Committee, informing members that he had lived next door to Duston Oils for 33 years. He asserted that any change of use, extension or expansion created tension in the area. The removal of the condition would result in extension and would not comply with the Town Plan. He added that the risks involved were numerous and there would be nothing to stop refinery work being carried out in this building. He enquired as to how the noise made by the necessary machinery would be controlled.

Councillor Stewart addressed the Committee, commenting that this site plan failed to show the nearby houses. He reported that residents had voiced concerns regarding smells and fire hazards. He commented on a major fire at a similar site in 2000 where an area of 30 square metres was polluted and 13 people were hospitalised. He went on to state that granting permission would effectively extend B2 use to the whole site.

Councillor Caswell addressed the Committee, commenting that this issue had rumbled on for many years. Duston was now mainly residential and he felt that people should be put first. He urged members to look at the whole picture.

Mr N Page addressed the Committee, commenting that the application was merely asking for the removal of a personal condition. It was intended that the site would have a similar use to the one in place over the last 20 years. He commented that the process was actually less hazardous than many people thought and it was a quiet operation. He added that the process would be regulated under PPC regulations and

would result in approximately 5% – 6% increase in traffic. He informed members that the commercial traffic would be much less than it had been 2 years previously. The site had been inspected and there were no concerns regarding the existing processes or the proposed ones. Mr Page added that, since the banning of the use of cooking oil in animal feeds in November 2004 there were very few uses for this material and this had resulted in some inappropriate disposal already.

RESOLVED: That the application be refused, contrary to Officers' recommendations as shown in the decision list attached.

(F) N/2005/31 - RESIDENTIAL DEVELOPMENT OF 205 DWELLINGS AND ASSOCIATED WORKS, APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION N/2002/914 AT LAND AT UPTON, SITE B

The Head of Planning, Transportation and Regeneration submitted a report outlining the proposals for a residential development of 204 dwellings and associated works at Site B Upton (approval of reserved matters) and elaborated thereon.

Members were informed that this development on the national stage as an example of excellence.

RESOLVED: That the application be determined under delegated powers following the expiry of the consultation period and with all Highway and Drainage matters resolved.

10. SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION

Mr G Moss addressed the Committee regarding application N/2004/1416 – 170 – 172 Birchfield Road East. He gave a brief outline of the history of the application, reminding members that the first application had been unacceptable and therefore had been rightly refused and that the second application had also been refused. The applicant had tried to address the reasons for the previous refusals and the proposals continued the existing mono-pitch appearance so should not detrimentally affect the neighbouring residents. He commented that this was a small supermarket who activities mostly deliveries, were made by a small van. He requested that Members visit the site.

Mr Surinder Chall also addressed the Committee regarding application N/2004/1416, commenting that the garden was not used for commercial purposes and that commercial access was gained at the front and side of the shop. He asserted that the proposals would enhance the property and requested a site visit so that the members could see the minimal effect on the next door neighbour. He added that the large extension carried out at the nearest Co-op store had not really affected anyone.

Mr Larkins addressed the Committee regarding application N/2004/1585 – 17 Hardingstone Lane. She thanked members for attending a site visit, and commented that the site plan shown was inaccurate. She asserted that the proposed extension would be built right up to the boundary wall, which would result in a terracing effect.

Councillor Taverner addressed the Committee regarding application N/2004/1638 – Land off Cattlemarket Road. She expressed concern at the lack of an environment agency report and also for the residents of nearby two storey houses and the effect that a four storey building would have on them.

Mrs H Bolden addressed the Committee regarding application N/2004/1639 – Land adjacent to Boys Brigade Old Boys Rugby Club, St Andrews Road. She reported that the land had previously been used for vehicle hire or as a car outlet and that for many years the adjacent site had been a petrol filling station, but was now a car rental site. She argued that Mr Bland's failure to apply for consent had not been pre-mediated and she stated that she hoped that Mr Bland would get the opportunity to improve the site.

Mr Liddington also addressed the Committee regarding application N/2004/1639, commenting that the Club had erected an attractive metal fence along the road and had also planted bulbs along the edge of the land. He commented that the loss of revenue if the application was refused would hinder the development of Rugby in the area he added that no objections had been received and that the Club fully supported the application.

Miss Garlic addressed the Committee regarding application N/2004/1695 – Land rear of 79 Upper Thrift Street. She commented that the owner of the site was also applying to develop a similar site elsewhere and that the proposals on this site would result in overlooking and lack of privacy for existing residents. A development carried out four years ago had already affected this area and parking was already problematic. She requested a members site visit.

Charles Nunn also addressed the Committee regarding application N/2004/1695, commenting that this application looked to address concerns raised by the previous application. There were no windows on the side elevation and the distances to other properties were standard for the area. Regarding the loss of outlook, he asserted that other properties had been extended without problems. He also assured members that the nearest tree would not be effected by this development.

Jonathan Nunn addressed the Committee regarding application N/2004/1804 – Sandhurst Close, East Hunsbury. He commented that this was an unnecessary footpath and that a long process had brought everyone to this point. The path had enabled anti-social behaviour, including litter and vandalism to take place in the area.

- RESOLVED:**
- (1) That applications N/2004/1585, N/2004/1662, N/2004/1663, N/2004/1695, N/2004/1723, N/2004/1749 and N/2004/1804 be approved as shown in the decision list attached.
 - (2) That application N/2004/1638 be refused as shown in the decision list attached.
 - (3) That application N/2004/1416 be deferred pending a member's site visit.
 - (4) That application N/2004/1639 be deferred pending negotiations regarding the improving of the condition of the site.
 - (5) That application N/2004/1740 be approved as shown in the decision list attached subject to Officers negotiating

regarding refuse management.

11. ENFORCEMENT MATTERS

(A) UNAUTHORISED ERECTION OF A SIDE DORMER EXTENSION AT 39 BEECH AVENUE

Members considered a report which outlined the situation regarding the unauthorised erection of a side dormer extension at 39 Beech Avenue.

Councillor Acock addressed the Committee, commenting that the letter from the agents and the support of neighbours were important in this situation and circulated letters in support of the extension.

Mrs Allen, addressed the Committee, informing members that the plans were submitted to the Borough Council on the 6 December 2004. Everything was done by the Architects. She was told that the application had been approved. In January 2005, the Architect had questioned whether the consent was valid and a Borough Council Planning Officer had confirmed that the extension was outside the cubic metre limit. She commented that the extension could be reduced to bring it within the limit, as suggested by the agent.

Members were informed that the drawings submitted showed a lawful extension within the 70 cubic limit, but what had actually been built was twice the size of the extension shown in the drawings submitted. The Certificate of Lawfulness had been issued on the drawings submitted to the Planning Department, but a different set of plans had been issued to building control. The agent had been advised by a Building Control Officer that Planning need to be informed of any changes to the original drawings.

RESOLVED: That the Borough Solicitor be authorised to issue an Enforcement Notice requiring the reduction of the dormer extension to within permitted development tolerances.

12. OTHER REPORTS

(A) PROPOSED DIVERSION OF BRIDLEWAY PROPOSED STOPPING UP OF FOOTPATH AT TUNNELL HILL FARM

Resolved: That an order be made pursuant to Section 257 of the Town and Country Planning Act 1990 in respect of the proposed diversion of an unnamed footpath and diversion of Bridleway HW16 at Tunnel Hill Farm.

(B) CHANGES TO THE DEVELOPMENT CONTROL SYSTEM - CONSULTATION PAPER

Resolved: That the comments contained in the report be submitted to the Office of the Deputy Prime Minister as the representations of this Council to the proposed changes to the Development Control System.

13. LISTS OF DELEGATED APPLICATIONS

(A) LIST OF DELEGATED APPLICATIONS APPROVED

The Head of Planning, Transportation and Regeneration submitted the List of

Delegated applications approved during the period 9 December 2004 to 5 January 2005 for members information.

Resolved: That the List be noted

(B) LIST OF DELEGATED APPLICATIONS REFUSED

The Head of Planning, Transportation and Regeneration submitted the List of Delegated applications refused during the period 9 December 2004 to 5 January 2005 for members information.

Resolved: That the List be noted.

14. LIST OF DEFERRED APPLICATIONS

The Head of Planning, Transportation and Regeneration submitted the List of Deferred applications for members' information.

Resolved: That the List be noted.

The meeting concluded at 10:00 pm

775
NORTHAMPTON BOROUGH COUNCIL
PLANNING COMMITTEE
2 FEBRUARY 2005
DECISION LIST

Application No: **N/2004/1400**
Location: **Land at Gladstone Sidings (north of Spencer Bridge Road)**
Proposal: **Erection of train care facility and associated works, access, car parking and landscaping together with demolition of no. 5 Heathfield Way to form access arrangements**

APPROVAL subject to conditions and for the following reason:

The proposal is considered an acceptable form of development in this location and would provide important new transportation facilities for the benefit of Northampton without causing demonstrable harm to interests of acknowledged importance in accordance with Policies GS3, T1, T2, T7 and T14 of the Northamptonshire County Structure Plan and Policies E8, E20, E40, T9, T11, T12, T14 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) If during development, contamination not previously, is found to be present at the site then no further development in the vicinity of the contamination, unless otherwise agreed in writing with the Local Planning Authority, shall be carried out until the developer has submitted, and obtained within approval from the Local Planning Authority for an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with, and the development shall be carried out in accordance with the approved details.

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) 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.

(4) 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, including a landscape management plan. Development shall be carried out in accordance with the approved details.

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

(5) All planting, seeding or turfing comprised ⁷⁷⁶ in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first 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.

(6) Operations that involve the possible destruction and removal of vegetation or buildings (or part of a building) shall not be undertaken during the months of March to September inclusive, except when approved in writing by the Local Planning Authority.

Reason: For the protection of nesting birds.

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

(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 premises being first used for the permitted purpose and retained thereafter.

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

(9) All works relating to the construction of the development hereby permitted, including the work to regrade the levels of the site, demolition and ground preparation prior to building operations shall only take place between the hours of 08:00 and 18:00 Monday to Friday and 09:00 to 13:00 Saturdays and at no time on Sundays or Bank Holidays. Any works outside the permitted hours shall be confined to the internal preparation of the buildings without noise being available from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of nearby properties during the construction period.

(10) No impact or percussion pile driving shall take place during the construction of the development hereby permitted.

Reason: To protect the amenities of the occupiers of nearby properties.

(11) Full details of sound insulation and ventilation scheme to protect the development from external noise (such scheme to ensure there is no sound breakout through the opening of vents, windows, doors or other openings) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site. The approved scheme shall be implemented before the development is first brought into use.

Reason: To protect the amenities of the occupiers of nearby properties.

(12) No loudspeakers or amplified address system shall be used outside of the buildings without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the ~~777~~ occupiers of nearby properties.

(13) Notwithstanding the approved plans no more than 120 car parking spaces shall be provided on the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: To encourage alternative modes of transport to the use of the private motor car.

(14) Full details of the proposed surface treatment of all roads, access and parking areas and footpaths 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 and the development shall be carried out in accordance with the approved details.

Reason: To secure a satisfactory standard of development.

(15) The car parking spaces provided in accordance with the approved plans shall at all times be reserved for the parking of vehicles by staff and visitors and there shall be no storage of goods, materials, refuse, pallets or skips thereon.

Reason: To ensure that adequate parking facilities are maintained.

(16) Details of wheel washing facilities for construction traffic connected with the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority and shall be installed on site prior to the commencement of the Development.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general safety along the neighbouring highways.

(17) No development shall take place until a scheme for the provision of an adequate extract ventilation system, including details of the external appearance of the equipment to be installed and its intended position on the premises is submitted to and approved in writing by the Local Planning Authority. The approved equipment shall be installed shall be in full working order prior to the first commencement of the use; as long as the use continues the approved equipment shall be operated and maintained in such a manner as to effectively suppress the emission of fumes and smells; and shall include such additional equipment (including grease filters and odour neutralising plant) as may be needed to meet this requirement.

Reason: To protect the amenities of occupiers of adjoining properties.

(18) The lighting hereby approved shall be carried out in accordance with the details set out in drawing no. 30251E700, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of occupiers of adjoining properties.

(19) 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 construction work on site, provided prior to the development being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities.

778

(20) Noise attenuation measures shall be implemented such that night-time (23.00-07.00) noise sources from the development hereby permitted do not exceed a rating level of 42dB L'A'eq 8-hour free field level at any dwelling on Pembroke Road, Gladstone Road or Spencer Haven. Noise attenuation measures shall be implemented such that the daytime (07.00-23.00) noise sources from the development do not exceed a rating level of 47dB L'A'eq 16-hour façade at any dwelling on Pembroke Road, Gladstone Road or Spencer Haven.

This rating level applies to the following noise sources only on the development site:

1. Stationary trains in the shunting area of the sidings
2. All operations carried out within the buildings
3. Fixed plant items.

Details of all works required for the development to comply with this condition shall be submitted to and approved in writing by the Local Planning Authority and shall be completed before the development is first brought into operation.

Reason: To protect the amenities of occupiers of nearby residential properties.

(21) Deliveries and collections of skips to the site shall not take place between 20.00 and 08.00 hours on any day.

Reason: To protect the amenities of occupiers of nearby residential properties.

(22) Notwithstanding the details submitted, an additional noise barriers shall be erected on the site of a design and in a position to be agreed in writing by the Local Planning Authority before the development commences. The approved barriers shall be implemented before the development is first brought into use.

Reason: To protect the amenities of occupiers of nearby residential properties and other noise sensitive buildings.

(23) Notwithstanding the approved plans the layout and location of car parking spaces shall be submitted to and approved by the Local Planning Authority before the commencement of construction work on site.

Reason: To reduce the impact of car parking and access to it on the amenities of occupiers of nearby residential properties.

(24) Details of lorry parking spaces shall be submitted to and approved in writing by the Local Planning Authority before the commencement of construction work on site. The approved spaces shall be kept clear and not used for any other purposes.

Reason: In the interests of highway safety.

(25) Notwithstanding the approved plans the design of the vehicle access points to the development site shall be in accordance with details to be submitted to and approved in writing by the Local Planning Authority before the commencement of construction work on site.

Reason: In the interests of highway safety.

(26) Prior to the first use of the development hereby permitted, a travel plan for employees shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be implemented at all times that the development is in use unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the reliance on the private car for journeys to work.

779

(27) Prior to the first use of the development hereby permitted, details of all proposed security measures on the site shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to the development first being brought into use and retained thereafter.

Reason: In the interests of safety and security on the site.

(28) A details scheme dealing with slope instability (such scheme to include an assessment of the potential risk of slope instability together with full details of how any such risk can be alleviated) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted. The approved details shall be implemented before the development is first brought into use.

Reason: To secure a satisfactory standard of development.

(29) There shall be no access to the development hereby permitted from Mill Lane.

Reason: In the interests of highway safety.

(30) Prior to the commencement of the development hereby permitted, a detailed surface water drainage strategy for the design, provision, implementation and long term maintenance of surface water drainage, fully in accordance with the requirements of the approved flood risk assessment and Planning Policy Guidance Note 25 (PPG25) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent the increase in flood risk.

(31) The approved surface water drainage strategy shall be implemented fully in accordance with the requirements of the approved flood risk assessment and with the agreed implementation programme. The applicant shall confirm the completion of the approved scheme in writing to the Local Planning Authority within one month thereafter.

Reason: To prevent the increase in flood risk.

Application No: **N/2004/1420**
Location: **Land at Gladstone Sidings (north of Spencer Bridge Road)**
Proposal: **Site preparation works, including reprofiling, site clearance and site formation together with demolition of no. 5 Heathfield Way**

APPROVAL subject to conditions and for the following reason:

The proposed engineering works will ensure the preparation of the land to allow for future development without causing demonstrable harm to interests of acknowledged importance in accordance with Policies GS3, T1, T2, T7 and T14 of the Structure Plan and Policies E8 and 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) If during development, contamination not previously identified, is found to be present at the site then no further development in the vicinity of the contamination, unless otherwise agreed in writing with the Local Planning Authority shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with, and the development shall be carried out in accordance with the approved details.

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) 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.

(4) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of soft landscaping for the site, including a landscape management plan. Development shall be carried out in accordance with the approved details.

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

(5) 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 first 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.

(6) Operations that involve the possible destruction and removal of vegetation or buildings (or part of a building) shall not be undertaken during the months of March to September inclusive, except when approved in writing by the Council.

Reason: For the protection of nesting birds.

Application No: **N/2004/1585**
 Location: **17 Hardingstone Lane, Hardingstone**
 Proposal: **Erection of two-storey side and rear extensions**

APPROVAL subject to conditions and for the following reason:

The siting, size and design of the extensions and their impact on residential amenity are considered acceptable and 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 east and west 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/2004/1600**
 Location: **Westwood Nursing Home, 116 Harlestone Road**
 Proposal: **Construction of new care home building to the rear of existing nursing home**

REFUSED for the following reasons:

(1) The proposed development, by reason of its size and siting, represents an overdevelopment of the site out of character with adjacent properties and detrimental to the visual amenities of the locality, contrary to Policy E20 of the Northampton Local Plan.

(2) The proposed development, by reason of its size, design, siting, massing and relationship with adjacent properties, would result in loss of outlook and visual intrusion detrimental to residential amenities, contrary to Policies H19 and H29 of the Northampton Local Plan.

(3) The proposed development by reason of its scale, design and siting, would have a detrimental effect on the setting of the adjacent listed buildings, contrary to Policies E20 and E23 of the Northampton Local Plan.

Application No: **N/2004/1636**
 Location: **Duston Oils, 70-80 Port Road, Duston**
 Proposal: **Removal of Condition No. 1 of Planning Permission 91/0532 to allow the use of the Ebco building for biodiesel production**

REFUSED for the following reasons:

(1) The use of the Ebco building for general industrial purposes would give rise to odour, noise and general disturbance harmful to the amenities of the occupants of nearby residential properties. The proposal is therefore contrary to Policies E21, H19 and B19 of the Northampton Local Plan.

Application No: **N/2004/1638**
 Location: **Land off Cattlemarket Road**
 Proposal: **Construction of 8 no. flats with parking**

REFUSED the following reason:

(1) The proposed development, by reason of its design, siting, height and massing, would constitute an incongruous feature unrelated to adjacent properties and would create an obtrusive feature at this prominent location contrary to Policy E20 of the Northampton Local Plan.

(2) The proposed development, by reason of its design, size, siting and relationship with the adjacent property, would result in loss of outlook and privacy detrimental to residential amenities contrary to Policies E20 and H20 of the Northampton Local Plan.

Application No: **N/2004/1662** 782
Location: **49 Semilong Road**
Proposal: **Variation of condition no. 1 of planning consent 92/0434 relating to use as a hostel without personal restriction**

APPROVAL subject to conditions and for the following reason:

The removal of Condition No. 1 of planning consent 92/0434 will not create any increase to the Houses in Multiple Occupation in Semilong Road or be detrimental to neighbouring amenity in accordance with policies H28 and H31 of the Northampton Local Plan.

(1) Details of the provision for the storage of refuse and materials for recycling shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the premises being used for the permitted purpose and retained thereafter.

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

(2) No goods or articles shall be stored on any part of the site except inside the building(s).

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality.

Application No: **N/2004/1663**
Location: **12 Hester Street**
Proposal: **Variation of condition no. 1 of planning consent 92/0433 relating to use as a hostel without personal restriction**

APPROVAL subject to conditions and for the following reason:

The removal of Condition No. 1 of planning consent 92/0433 will not be detrimental to the character of the surrounding area or be harmful to neighbouring amenity in accordance with policy H28 of the Northampton Local Plan.

(1) Details of the provision for the storage of refuse and materials for recycling shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the premises being used for the permitted purpose and retained thereafter.

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

(2) No goods or articles shall be stored on any part of the site except inside the building(s).

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality.

Application No: **N/2004/1695**
Location: **Land at the rear of 79 Upper Thrift Street**
Proposal: **Erection of attached dwellinghouse**

APPROVAL subject to conditions and for the following reason:

It is considered that the size, siting and design of the proposed dwelling will not adversely affect the character or amenity of the locality nor adversely affect the privacy of neighbouring properties and is in accordance with policies H6, H10, H12 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 external walls and roof of the development hereby permitted shall be constructed with materials of the same type, texture and colour as the external walls and roofs of the adjacent building.

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 with or without modification), no additional windows shall be installed in any elevation or roof slope of the development hereby permitted without the prior written consent of the Local Planning Authority.

Reason: To safeguard the privacy of adjoining properties.

(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 extensions or outbuildings shall be erected within the curtilage of the development hereby permitted, without the prior written consent of the Local Planning Authority.

Reason: To prevent overdevelopment of the site.

(5) Prior to the first occupation of the development hereby permitted a brick wall no less than 2.0 metres in height measured above the existing ground levels of the adjacent gardens of 79 and 81 Upper Thrift Street shall be erected on the southern and western boundaries, and a 1.8 metres close boarded fence erected on the rear northern boundary of the site and maintained thereafter.

Reason: To ensure the complete and proper development of the site and to protect the privacy of the occupiers of adjacent properties.

(6) 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.

(7) 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 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.

(8) No development shall take place until a ~~desk~~⁷⁸⁴ 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.

Application No: **N/2004/1723**
Location: **2- 4 Denmark Road**
Proposal: **Conversion into three flats and one bedsit incorporating side extension to St Edmunds Road**

APPROVAL subject to conditions and for the following reason:

The principle of the use of the premises for residential purposes in a residential area is acceptable. The design and layout of the apartments is in accordance with Policies E20, E21, H6, H13, H15 and H19 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 solely in accordance with the approved drawings, unless otherwise agreed in writing by the Local Planning Authority

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 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 windows shall be installed in the southern side elevation of the proposed development hereby permitted without the prior written consent of the Local Planning Authority.

Reason: To safeguard the privacy of adjoining properties.

(4) The external walls and roof of the extension 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.

(5) 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 first occupation or bringing into use of the buildings and retained thereafter.

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

(6) 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.

Application No: **N/2004/1749**
Location: **Wootton Community and Sports Centre, Curtlee Hill, Wootton**
Proposal: **Extensions, New Tennis Courts/Multi-Use Games Area and Floodlighting**

APPROVAL subject to conditions and for the following reason:

The proposal would result in the provision of sports facilities to the benefit of the community and would not unduly harm interests of acknowledged importance in accordance with policies H19 and L4 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 be approved in writing by the Local Planning Authority prior to the commencement of construction work on site. 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) 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) The development hereby permitted shall not be used between the hours of 23.00 and 08.00 Mondays to Sundays unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity.

(5) No floodlights shall be in use after 21.30 hours on any evening, unless with the prior written agreement by the Local Planning Authority.

Reason: In the interests of residential amenity.

Application No: **N/2004/1804** **786**
Location: **Sandhurst Close, East Hunsbury**
Proposal: **Change of Use from Footpath to Residential Garden**

APPROVAL subject to conditions and for the following reason:

Although the closure of the footpath would be contrary to Local Plan policy T21, it is considered that it would result in increased levels of amenity to 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) Full details of any fencing or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority, implemented in accordance therewith and retained thereafter.

Reason: In the interests of visual amenity

PLANNING COMMITTEE

2 FEBRUARY 2005

LIST OF DEFERRED APPLICATIONS DETAILED BELOW:

APPROVED IN PRINCIPLE

- 98/0973 Construction of two bus lay-bys at Pavilion Drive
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/2003/573 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/2003/1188 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/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/2004/606 Hydraulic containment system incorporating plant building, sub-surface drainage ducting, abstraction wells and landscaping at former British Timken site, Duston
- 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/2004/1071 Refurbishment of listed building including additional floors with new building adjacent providing 130No. residential flats, 2 flexible units, exhibition space and associated parking at 27-29 Guildhall Road
- N/2004/1104 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 (Alders) 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/2004/1294 Internal and external alterations at Pony Club Stables, Delapre Abbey, London Road
- N/2004/1545 Change of use to residential/nursing care for the elderly as an extension to existing adjoining facility at 32 Kingsley Road at 30 Kingsley 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/2003/1076 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/2004/530 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/2004/873 Demolition of existing house and erection of 3no. two storey houses at 26 Penfold Drive, Great Billing
- N/2004/1014 5m extn to existing 20m tower to accommodate 3no. additional antennae at Encore Ltd, Unit 2 Edgemean Close, Round Spinney Ind Est
- N/2004/1088 C/U to general industrial estate use (Class B2) at Industrial Unit, Kingsfield Close, Kings Heath Industrial Estate

- 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/2004/1133 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/2004/1200 C/U to care home and single storey side extns at 10 Repton 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/2004/1403 Residential development for 24 flats – outline application at 101-103 Berrywood Road
- N/2004/1450 New office two storey building g at Plot 1, Phase 2, The Lanes, Bedford Road
- N/2004/1488 Covered yard area at MISWA Chemicals Ltd. 54 Caswell Road, Brackmills Ind Est
- N/2004/1512 Proposed residential development – outline application at former Semilong Service Statio, St Andrews Road
- N/2004/1541 Conversion of children's block, male and female wings, central tower and theatre into 127no. residential units and commercial space. Erection of 168no. new residential units, commercial space and 300no. space basement car park. Demolition of park of existing hospital building which are not suitable for residential development/economically viable at St Crispins Manor (former hospital site), Duston
- N/2004/1542 Retention of children's block, male and female wings, central tower and theatre, conversion into 127no. residential units and commercial space. Erection of 168no. new residential units and basement car park (300 spaces). Demolition of part of main building at St Crispins Manor (former hospital site), Duston
- N/2004/1559 Residential development together with nursery at Disused Sewage Works, Quinton Road, Wootton
- N/2004/1597 20 unit commercial dog boarding kennels at Broad Acres, Bedford Road, Little Houghton
- N/2004/1621 Garden shed/summerhouse – retrospective at 14 Cottesbrooke Gardens
- N/2004/1641 Courtyard infill and alteration at John Clare Unit, St Andrews Hospital, Billing Road
- N/2004/1674 Proposed 2no. two bedroom semi-detached houses – Outline Application at 109/111 Lower Thrift Street
- N/2004/1687 Demolition of office block and erection of flats – Outline Application at 173 Bridge Street
- N/2004/1688 C/U to eight apartments at 173 Bridge Street
- N/2004/1708 Four storey office development with associated car and cycling parking at Plot 2, Phase 2, The Lakes, Bedford Road
- N/2004/1715 Pursuant to outline planning permission 97/0732: A) Approval of all reserved matters for the erection of a warehouse unit for uses within Class A8; and B) Approval in relation to conditions 12 and 14 at Plot 400, Cob Drive, Swan Valley
- N/2004/1718 Internal and external alterations and conversion to mixed use development of 9no. office units and 20 flats (Class C3) at former Angel Hotel, 21-23 Bridge Street
- N/2004/1719 Internal and external alterations and conversion to mixed use development of offices (Class A2) and 20no. flats (Class C3) at former Angel Hotel, 21-34 Bridge Street
- N/2004/1728 Single storey rear extn incorporating new boundary wall to no.29 Orangsay Close, together with change of use from Class D2 to public hall (Class D1) at Sports Pavilion, Penfold Lane, Great Billing

NEW APPLICATIONS

- N/2004/1762 C/U to 6no. residential units including roof replacement at 32 Gold Street
- N/2004/1776 Demolition of existing & erection of a residential development of 30no. flats and 14no. houses together with associated parking and external works at Old Military Road School, Military Road
- N/2004/1794 Conversion and extension of offices to 7no. flats with an additional 2no. new flats at 8-16 Clare Street
- N/2004/1802 C/U to be used for tuition for business and computing courses at 32-36 Hazelwood Road
- N/2004/1809 Erection of 2no. buildings to form 12no. industrial units (Use Classes B1, B2 and B8), parking an boundary enclosures at land adjacent to Tweed Road, Weedon Road Ind Est
- N/2004/1812 Residential development on land at former Northampton Middle School & Green Oak Lower School – outline application at former Northampton Middle School & Green Oak Lower School land off Bective Road
- N/2005/15 Conversion and extensions of existing house into 4no. flats at 44/46 Kingsthorpe Grove
- N/2005/30 Construction of residential development at land at St Andrews Street/Broad Street
- N/2005/31 Residential development of 205no. dwellings – approval of reserved matters at Site B, Upton
- N/2005/39 Erection of new sports users changing rooms at land adjacent to Racecourse, Pavilion & Bowling Greens off Kettering Road
- N/2005/40 Demolition of house and erection of a pair of semi detached houses and new access at 13 Abington Park Crescent