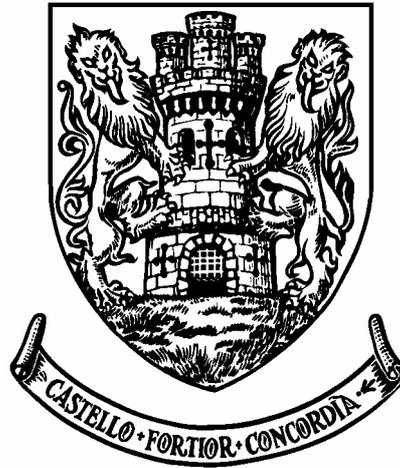


# NORTHAMPTON BOROUGH COUNCIL



## Minutes of the Proceedings of the Council held on 27th June and 21<sup>st</sup> July 2005, and the Executive and Committee Meetings of the Council held during the June/July cycle

M.McLean Chief Executive

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## NORTHAMPTON BOROUGH COUNCIL

## STANDARDS COMMITTEE

Tuesday, 7 June 2005

**PRESENT:** Mrs. Roberts (Chair); Councillor Flavell (Deputy Chair); Councillors Allen, Hoare and Pritchard and Messrs Hughes and Romose

**1. APOLOGIES**

None.

**2. MINUTES**

Subject to minute 4 "Setting High Ethical Standards – Inspection By The Audit Commission" being amended by the addition of the following resolution; "That the Borough Solicitor investigate how an audit of the Committee's work could be carried out", the minutes of the meeting held on 7 December 2004 were signed by the Chair.

**3. DEPUTATIONS / PUBLIC ADDRESSES**

None.

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

None.

**5. CODE OF CONDUCT REVIEW**

The Chief Solicitor submitted a report that set out the Standards Board for England's Review of the Code of Conduct. Appended to the report was the Standards Board for England Consultation Document and a response prepared by the Association of Council Secretaries and Solicitors. The Chief Solicitor elaborated upon the main proposed changes and invited the Committee to comment on any part of the Consultation Document. A discussion then ensued.

**RESOLVED:** That the Committee agreed the broad thrust of the Standards Boards approach in the consultation paper but make the following specific points:

- (a) That in respect of question 18- the proposed creation of a new category of public service interest, the Committee indicate that it does not support the creation of such a category of interest.
- (b) That in respect of question 26- that the register of gifts and hospitality being publicly available, that the Committee indicate its support.
- (c) That in respect of question 27-that members should declare offers of gifts and hospitality that have been declined, the Committee indicate that it does not support this proposal.
- (d) That in respect of question 28- that members should declare a series of gifts from the same source even if the gifts do not individually meet the threshold for declaration, the Committee indicate its support.

- (e) That in respect of question 29- an appropriate threshold for the declaration of gifts and hospitality, the Committee indicated that this should be set at £50 and periodically reviewed.
- (f) That the Chief Solicitor responds to the consultation accordingly.

## **6. STANDARDS BOARD CONFERENCE 2005**

The Chief Solicitor reported that this year's Standards Board Conference would take place on 5 and 6 September 2005 at Birmingham. In previous years the Chair had attended on behalf of the Committee.

RESOLVED That Mrs Roberts attend the Annual Standards Board Conference in September.

## **7. STANDARDS BOARD UPDATE**

The Chief Solicitor submitted a report that enclosed the latest three Bulletins from the Standards Board for England for information.

Attention was drawn to Bulletin 23 and the Toolkit for Ethical Governance which was felt could be a useful tool in identifying the maintenance of high standards and identifying ways to improve performance. It was also noted that the proposals in Bulletin 24 in respect of Training in DVD Format should be supported.

RESOLVED

1. That the report be received and that future Bulletins be circulated to Committee members as they are received.
2. That the Chief Solicitor seek further information about the toolkit and DVD.

## **8. GUIDANCE FOR COUNCILLORS ON LICENSING COMMITTEES**

The Meeting Services Manager submitted copies of LACORS Guidance to Licensing Committee members in respect of Declarations of Interest and related matters and the Conduct of Hearings under the Licensing Act 2003. The former document followed a similar format to that advice given to Councillors serving on Planning Committees and the latter document fleshed out the regulations which provided the framework for hearings. Both sets of guidance had been circulated to members of the Licensing Committee.

RESOLVED That the report be noted.

## **9. THE RICHARDSON CASE**

The Chief Solicitor submitted a report that set out a Court of Appeal Judgement in 2003 that members attending a meeting as part of the public attendance (as opposed to being present as a member of a Committee) was still required to declare an interest on any issue being discussed by that meeting in which that member would ordinarily have an interest if they were a member of that committee.

RESOLVED That the advice contained in the report be circulated to all Councillors and Parish Councils.

**10. PLANNING PROTOCOL**

The Chief Solicitor commented that in view of the recent creation of the West Northamptonshire Development Corporation that there was a need for the Council to update its existing planning protocol which the Development Corporation would use in considering their own protocol. The Planning Committee would be involved in this process.

RESOLVED That the report be noted.

**11. STANDARDS BOARD INVESTIGATION**

Report withdrawn.

The meeting concluded at 18.40 hours

M4028

**NORTHAMPTON BOROUGH COUNCIL**

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

**Wednesday, 8 June 2005**

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

Maureen Hunter	Head of Overview and Scrutiny
Tracy Feltham	Scrutiny Officer
Steve Elsey	Environmental Health Manager (Item 4)
Simone Wade	Head of Organisational Development & Improvement (Item 3)
Martin Barnes	DrugScope (Item 2)
Sue Whitaker	DAT (Item 2)
Councillor J Yates	Observer

**1. BUSINESS**

**(A) APOLOGIES**

An apology for absence was received from Councillor J Lill, Portfolio Holder.

**(B) MINUTES**

The minutes of the meeting held on 9 March 2005 were signed by the Chair.

**(C) DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)**

As NCC's portfolio Public Protection portfolio holder, Councillor Tavener declared an interest in item 2 – Place for Drugs in our Society, which she did not perceive to be prejudicial.

**(D) DEPUTATIONS / PUBLIC ADDRESSES**

None.

**2. PLACE FOR DRUGS IN OUR SOCIETY**

The Chair reminded the committee of its aim to provide expert, evidenced information to aid future policy discussion for Northampton. Following the planned presentations from expert witnesses, the committee will determine the scope of their report.

Sue Whitaker, Drugs Action Team (DAT) and Martin Barnes, Chief Executive, DrugScope were welcomed for their presentation at this meeting.

Sue Whitaker Provided a presentation on the Government's explaining the ten-year plan – Tackling Drugs to Build a Better Britain (1998) which overall aims are:

- Helping young people resist drugs
- Reducing drug related crime
- Treatment for people with drug related problems
- Stifling availability of illegal drugs – the main emphasis being drugs that cause the most harm – heroin and crack cocaine.

Sue emphasised that the younger people started taking drugs, the more likely they were to progress to harder drugs, and that 80% of acquisitive crime funded heroin or crack cocaine addiction.

The following Government departments are involved in the Drugs Strategy:

- Home Office - Drug Strategy/Crime Reduction Unit
- Department of Health – National Treatment Agency
- Government Office for the East Midlands (GOEM) Regional Drug Strategy Team/Crime Reduction Team
- DATs

Sue referred to several slides in a comprehensive presentation covering such issues as:

- The National Strategy being 7 years into the Government 10 year strategy.
- Successfully getting more people accessing treatment, and more of these continuing successfully.
- Crime statistics evidencing a reduction in young people's use of drugs (hard drugs). Most young people's use of ecstasy and cannabis rather than heroin/crack cocaine.
- Young people's use being experimental rather than problematic.
- Drug related crime often going down as treatment figures go up, BUT NOT IN NORTHAMPTON.
- The difficulty of access to treatment.
- The DAT multi-agency approach using the 4 aims of the strategy.
- How care was commissioned from the PCT for mental health drug misuse.
- GOEM monitored DATs on a monthly basis, visiting every three months.
- The delivery indicators for 2005/06 were given which all related to the criminal justice information programme.
- Organisational Investment was reported:

#### **Adults (Unconfirmed)**

#### **Young People (Figures from 2003/04)**

Police	£300,000+	Police (School Liaison)	£89,610
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National Probation Service	£284,752	Children & Families (Drugs Education)	£59,200
NCC (Residential/Drug Treatment Service)	£511,910	Youth Services (Drugs Education)	£183,750
PCT (Drug/Alcohol Treat)	£200,079	PCT	£ 23,753

- Details of grants funding.
- The National Drugs Strategy aim was to reduce drug related harm to society. Treatment worked to reduce crime. For every £1 spent on treatment, £3 was saved on criminal justice. Engagement in drug treatment improved health, housing and social functioning.
- Drug users faced physical and mental health problems as well as social and criminal problems
- Hepatitis B and C were increasing and the possibility of vaccinations was being investigated.

Regarding the effects of Drugs in Northampton, Sue advised that it was estimated that the drug market had a value around £22 million, 75% of which, research suggested, was funded by acquisitive crime. 7 of the top ten worst beats in the county for crime numbers were in Northampton. Northampton area suffered 47% of all residential burglaries force-wide over the past six months and had the top 10 beats. 8 of the top 10 worst beats in the county for vehicle crime were in Northampton. 20% of all robberies in the county occurred in Northampton town centre. Northampton areas still dominates the picture with robberies with 53.6% of the force total. 50% of drug trafficking offences are in Northampton with a year on year increase since 2003.

It was estimated that 98% of prostitutes had a heroin and/or crack addiction and a conservative estimate placed the number of prostitutes operating in Northampton at 100. In 2003/04 722 hospital beds were taken up by drugs users in Northampton.

The SWAN Partnership estimates that 220 women have access to street sex working in Northampton. Out of the women that SWAN has contact with, 94% had a crack and heroin problem or solely a crack cocaine problem.

The committee's questions covered:

- Availability of treatment, medical (Spring House) or non-medical (Maple)
- Investment of £400,000 for 2 pilot sites in Northampton and Corby, with nurses working with GPs and counselling agencies supporting GPs.
- 40% of those tested for drugs were positive. 42% of prolific offenders had drug

problems.

- DAT was currently working with the Compass Unit to see what happened to the level of recorded crime as more people took up drug treatment.
- In Northamptonshire there was limited resource for residential treatment. It took three weeks for drug treatment to commence. Those needing it went to NDAS first for assessment for treatment and the best place for what was needed. It was being endeavoured to get more treatment centres for the town. Shared care was a national initiative.
- It was not typical for young people, who had gone into youth offending establishments 'clean', to come out drug users. Those coming out with drug problems had usually gone in with them but testing and treatment were available in the institution. All prisons had set targets and everyone was screened for drugs. The Criminal Justice Intervention Service would ensure that Agencies were aware of young people with problems who had previously had a drug problem and were now 'clean' to be looked after outside. However, there were concerns that adults entered prison clean and came out drug users.
- All schools must deliver drugs education and it is best delivered by trained teachers with agency help if needed. Agencies however, concentrated on known offenders and problems rather than education.
- There were currently 4,000 known problematic drug users in the county.
- Most statistics are crime orientated rather than health.
- Crack addiction had had an impact on the level of prostitution within the town which was now day and night.
- The hidden harm to children of drug-using parents.
- There was evidence that drugs being used today were stronger and of higher quality.
- The effects of drug use on the HIV and TB statistics were not known but HIV was more to do with demographics than drug use.

Sue emphasised that DAT has no stance on drugs legislation. The committee thanked Sue for her thorough and informative presentation and copies of the slides were requested to aid the committee deliberations.

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The Committee welcomed Martin Barnes, Chief Executive, DrugScope. He was delighted that the committee was examining this issue and advised that he was not familiar with issues specific to Northampton but would support the Committee's work by giving a national policy overview and areas of concern to Drug Scope.

Martin gave a brief resume of the work of DrugScope, a London based charity with a UK wide brief, which focussed mostly on England and Wales but it supported a drugs training programme in Scotland. DrugScope was formed in 2000 by the merger of the Standing Conference on Drug Abuse (Scoda) and the Institute for the Study of Drug Dependency (ISDD).

It was a membership organisation, with over 1,100 members from treatment services, probation, education workers, health service, police. It tried to represent concerns and views of a spectrum of organisations involved in drugs. DrugScope does not claim to represent a specific sector or interest in the drugs field, but represents the concerns of members, and uses members' information as a resource.

DrugScope had received some Government funding in the form of grants and occasional contracts, for example, Home Office and Department of Health. Martin emphasised that the organisation was fiercely independent of Government but maintained close contacts at high-level and 1-1 meetings were held with government ministers at the Home Office.

The organisation was seeking to influence policy and good practice for drugs.

DrugScope's main activities encompass:

- Provide an Information and Library Service; largest collection of drug and drug related information in English.
- Provide a voice for its membership.
- Seek to inform drugs policy and good practice in service delivery
- A small team carried out work specifically on drugs education and prevention; for example, it helped write Government's Guidance on Drugs in Schools. It was currently working with the Home Office and the Association of Chief Police Officers to draft guidance on police drugs in schools.
- High media engagement to counter exaggerated coverage.

DrugScope's mission and approach to drugs and drug policy was to reduce drug related harm to individuals using drugs, families and communities. It advocates drug reduction by:

Being not just prohibitionist.

- Drug education – going beyond just saying 'no'.
- Drugs Policy: methods and strategies to reduce harm users cause themselves e.g. safe use (injecting and disposal); risks – blood viruses; dangers – crack pipes – TB; overdose prevention; needle exchanges; provision of information on harms drugs cause.

DrugScope does not support the legalisation of drugs as it feels it would not work in the present climate. It believes that policy should be evidence based and that change should be incremental, cautious and where possible reversible. The organisation does however support the re-classification of cannabis. The Government has referred this issue to the independent Advisory Council. DrugScope would be looking at whether new research showed cannabis could trigger mental health problems.

The organisation supports the themes and approach of the Government's National Drugs

Society. Government figures show that there are 280,000 problematic drug users in England and Wales. It was difficult to get reliable evidence in figures and work is ongoing on the Home Office drugs harm index, pulling together harms around drugs that are measurable, to track change over time.

There have been high levels of spending for drug treatment, but there is an ambitious target of 200,000 per annum entering treatment by 2008 (126,000 in 2003/04). There would be over 50% increase in funding over the next three years.

The lay person often had the view that drugs treatment was detox and residential rehabilitation, however, more than half received methadone stabilisation removing the person from crime and providing day-care with only 3% in-patient detox and 2% residential rehabilitation. Some treatment providers are concerned that too many are on prescribed methadone.

The majority of drug users were self-referral, or from agencies such as GPs. Around 1 in 5 is referred via the criminal justice system. The NTA would shortly be publishing its new Treatment Strategy, which would aim to improve efficiency, retention and completion.

The Audit Commission report at the end of last year showed 1 in 3 leave treatment within 3 weeks, and there could be a higher drop out rate. There was a growing consensus that for drugs treatment to be good and effective there needed to be more wrap around social care: Housing, money and benefits advice, counselling and removal from the environment. NTA research showed that in the worst services people in treatment are likely to be 7 times less successful.

Given the treatment target of 200,000 by 2008 against 280,000 drug users, Martin advised that it was expected there would be a significant reduction in problem drug use and drug related crime.

Martin referred to the Government paper 'Tackling Substance Misuse' as being at the heart of Children's Sector Reform – Every Child Matters,' commenting that 20,000 young people a year were problem drug users.

The Drugs Act, which would be introduced later this year, supports drug-testing for first time users where any quantity above a prescribed amount would be assumed for resale rather than possession. It also supported CAT being classified as drug and made illegal. If someone was tested positive for a Class A drug, they would be required for assessment, a further care assessment and drug counselling. The Act would bring in more cohesive measures to tackle the drugs problem.

Trends have shown that drug use has stabilised and there was evidence of a decline. DrugScope opposed random drug testing in schools and sniffer dogs. Martin felt that it was too short a time period for the head teacher who had declared such practices to be a success in his school after just six weeks. Professionals had been very concerned at this attitude.

Ofsted inspections showed gaps in drugs education. School provision is often very poor.

Given the massive investment in a tight timeframe it would be a real test of how quickly that

translates into reduction in use, and the effects on crime, or the perception of crime, by 2008.

Coercion through the Criminal Justice route will ensure that if tested and found positive users can be required to undergo assessment and a careplan.

Currently, ASBOs say what not to do. An intervention order may order some form of counselling/treatment. Some want to see more coercive powers introduced and the Home Office is resisting this, although Downing Street is for it.

The committee's questions covered:

- The sub-culture of drug addicts and ways of breaking this. The work carried out on the risk factors of drugs does not mention culture but children of drug using parents were often excluded from school and/or offending as well, and were marginalised.
- Many drug users were offenders before they had a drug problem and there was some evidence that keeping young people in their own social structure with wrap-around support was better. Even if they were removed from it, they still had to come back.
- Residential rehabilitation treatment was not suitable for everyone. There were not enough places and it was difficult to get a person in the right place for their problem. It cost thousands of pounds a week to care for someone in residential rehabilitation. Occupancy rates were low: 1:4 and 1:5 beds were empty at any one time.
- The University of Glasgow report was seen as suggesting young people were able to use heroin in a controlled way and still hold down jobs, relationships and homes. Martin emphasised that heroin was a dangerous substance and that the report had been misrepresented. The report talked of heroin users who did hold jobs, have a house etc, and who should not be seen as problem drug users.
- How to measure the success of drug treatment was a fascinating and controversial question. For example, DAT measured it by the number in treatment and those staying in treatment for longer than 12 weeks. It was likely that those receiving treatment would come back for more. If a user is on methadone, is this a success? Or is it a success only when the user is off everything? People can be on methadone for years and never come off.
- Do we use numbers in treatment, those in retention, those who stay off and for how long, those on prescription with impaired social function, those on prescription with no impaired social function, those still using but not harming anyone? Most people see only 'clean' as success.
- Measuring is in its infancy and agencies were trying to learn at the same time as trying to get more people into treatment. NTA was emphasising relapse etc.
- Drugscope was concerned at the quality/quantity approach. They did not recommend it and would oppose it. When physical and psychological problems were concerned a management technique, or performance management technique, is not

appropriate. There were hundreds of thousands of users and a lack of skilled staff. Drug use is a chronically lapsing condition so in one lapse arguably a success?

- The Government has been trying to press down on dealers but is talking about Afghanistan and across Europe. But drug prices on the street have been coming down over the past ten years. Ecstasy cost about £1; in the 1980's it was £20. However, as more drugs are being seized in theory prices should go up, not down – something is wrong.
- All drugs treatments test for 'topping up' and alternative use. Users have to give samples to show they aren't topping up, and other use will affect treatment. Chaotic drug users were known and observed accessing chemists by probation officers. GPs were watched for prescribed tranquillisers 'on top' without knowing.

Martin was thanked for his contribution and his offer to return to debate residential aspects was welcomed.

The Chair commented that information would be gathered over the next few meetings and the committee would analyse it for a report. Although the review had started by looking at the legalisation of drugs, it had become broader, including the vice and crime problem in Northampton and the wider aspects of drug use and treatment. National and local information was being gathered and it was anticipated that a comprehensive picture would be formed. The committee needs to be aware of the picture for Northampton, obtaining the views from the relevant agencies to inform policymaker's decisions.

Sue Whitaker commented that DAT was obtaining treatment information and suggested that the Information Manager, DAT, would be able to make a useful contribution to the committee's review.

The committee suggested:

- The information gathered by this committee should be recommended to its successor committee or a Task and Finish Group to continue the work.
- The information gathered should be recorded, kept, made accessible to others and lodged with Northamptonshire Observatory. It should be analysed at ward level and as to how it related to social and housing provision.
- Chief Inspector Sean Bell, Northants Police, could produce evidence on use of drugs and links to crime, and the effects of drugs, both social and experimental, on early users.
- An expert should be asked to attend to advise of the programmes available to help drug users.
- A Task and Finish Group led by Councillors B Markham, A McCutcheon, L Tavener and including Sue Whitaker (DAT) as a cooptee, with any other necessary expert at any stage, should be set up, with the suggestion that it continue in the new political structure. A representative from Community Safety & E-Government Scrutiny Committee should be invited to be a member of the group.
- DAT suggested using the National work to come up with strong recommendations on drug prevention programmes.

- Highlighting the amount of 11 year olds that have been seen at risk, and are found dead by age 11 will be instructive.
- DAT could be willing to inform local flavour and local evidence.
- Tackling the education in schools will be important.
- Including other professionals, other councillors and young people will be necessary.
- Taking account of NCC drugs strategy plan will be important.
- Involving NCC Health Scrutiny may be beneficial.

- RESOLVED:** (1) That a Group led by Councillors B Markham, A McCutcheon, L Tavener and Sue Whitaker (DAT) is set up, with the suggestion that it continue its work in the new political structure. Further experts to be co-opted when necessary and a representative of Community Safety & E-Government Scrutiny to be invited to join.
- (2) The suggestions in these minutes to be used in determining the scope of the project and in determining the co-optees/partners.
- (3) Further experts to be invited to make presentations to committee on aspects of this project.
- (4) Scrutiny officers to work with the group to produce a comprehensive picture of drug use, treatment, effects, and successes, for Northampton, as well as recommendations for improvement and future work.

### 3. PORTFOLIO HOLDER'S RESPONSE TO CHAIR'S REQUEST

The Chair advised the Portfolio Holder had sent her apologies and had asked Simone Wade, Head of Organisational Development & Improvement to give the committee an update on the list of issues provided. The committee was concerned that an Executive member was not present to represent the Portfolio Holder and agreed to request a written response from Councillor J Lill on her views on the progress and effects of her key priorities.

The committee agreed to hear Simone as far as she was able to answer queries for the Portfolio holder.

#### (i) **Five year plan – Racecourse**

In June 2004 a feasibility study outlined a 5-year programme of works identified to improve the Racecourse. The Friends of the Racecourse set up themed groups looking at maintenance, traffic, paths and parking, security and aesthetics. These groups are bringing ideas and suggestions for improvements to the Racecourse further to the feasibility study to enable production of an overall master plan.

To date, in partnership, the council, the Friends of the Racecourse and Northamptonshire County Council have completed the following:

- The replacement of bollards and installation of new ones to stop the parking on the grassed area opposite the Picturedrome.
- The installation of 10 new litter bins.
- The establishment of a football kick-about area on the old tennis court.

- The installation of new lamp columns in a Victorian style with white lights.
- The proposed adoption of the pathways approved by Executive to the County Council for safe routes to school and getting people to work
- The installation of 4 new entrance signs and the removal of all old signs.
- The application to the Football Foundation for the building of new changing rooms at the pavilion end.

These were identified in the feasibility study and have been discussed with partners to ensure that they meet the local community requirements, and are in keeping with the aesthetics of the Racecourse and its links with the proposed cultural mile.

The committee raised the following issues for the portfolio holder's response: (i)

- Clarity, as the committee had understood the Friends of the Racecourse had been opposed to the 5-year programme.
- Whether there was a published strategy, or intention to produce one.
- Details of plans for the usage of toilets and changing rooms freed up when the new ones were built
- Proposals for use of the old tennis hard courts and details of the regular sweeping programme.

(ii) **Progress on the Harlestone Road Allotments Report**

Simone advised that following the Scrutiny report and recommendations for Harlestone Road allotments to the Executive, the recommendations had been included in the allotment strategy, as agreed by Executive.

After viewing Scrutiny's Harlestone Road allotments report Northampton Allotment Council wrote to the Leader of the Council on 22 March 05 suggesting a number of alternative improvements that they felt would meet not only the desires of the Council but also those of allotment holders.

A meeting was to be arranged with representatives of the allotment council, council officers and Harlestone Road allotment holders to enable the project to move forward.

The committee was comfortable that Scrutiny recommendations had been enhanced by allotment holders own requests but emphasised that, as yet, although all scrutiny recommendations had been accepted, the Executive had not yet made any response to Scrutiny saying how the recommendations would be implemented. Even if this was now by agreement with allotment holders, the response was still required.

Simone advised that initial capital money for fencing at the site had been put on the reserve list due to the lack of funding within the capital programme; therefore no physical work had taken place. Once the allotment council and representatives of Harlestone Road had met and agreed the final design, officers would be able to cost the proposals and identify which land would be surplus and start the process required for disposal and any income would then fund the development.

The committee raised further issues for response from the portfolio holder:

- The specific timetable for development of the site.
- How allotment holders views on progress would be sought.
- Why security fencing was on the reserve list when it could generate future income for the council.

### (iii) Toilet Strategy

The committee was advised that:

- The toilets in Abington Square had been refurbished this year.
- Toilets in Abington Park and Kingsthorpe recreation ground were being demolished.
- Toilets were now open 24 hours a day.

The committee requested responses to questions:

- A copy of the toilet strategy developed by the working group to be emailed to all committee members for evaluation.
- Assurance that the strategy was being adhered to.
- When there would be a review of all toilets in the parks
- Details of toilet facilities at Kingsthorpe recreation ground.

### (iv) Garden Waste Collection Service - progress

The committee referred to one of the recommendations from its report *'Review of Household Recycling Collection, - 'that a scheme for the collection of garden waste, free of charge, from properties not yet supplied with wheeled bins is developed and introduced.'* This had been agreed and the committee enquired as to compliance. Simone advised that officers had been asked to make appropriate residents aware of the system whereby residents could put garden waste in a black sack and call the Council for collection. There had been no 'blanket publicity' but officers had been asked to make those with black bag collection, aware.

The committee enquired how residents were to be made aware. The Chair commented that the portfolio holder was also unhappy about the lack of this agreed service and emphasised the need for proactive publicity as the new service was believed by the Executive to be being implemented. He suggested a strong letter from the Chair about the non-implementation of these agreed recommendations and the apparent lack of understanding by officers that they must be implemented.

The Committee required a portfolio holder response to:

- The need for proactive publicity and plans to provide this.
- The Portfolio Holder's views on the non-implementation.

### (v) Recycling facilities for flats

Simone was unable to provide details and the committee requested these of the portfolio holder.

**(vi) Wheeled Bins – Phase 2 Roll-Out**

The Committee was concerned that the recommendations from their report '*Review of Household Recycling Collection*', that had been accepted by the Executive had not been fully implemented.

The committee raised several issues of concern regarding:

- Annual calendars not being received by all residents (although useful, and welcomed by those who did).
- Difficulty in getting through to the contact centre
- Phoned complaints, and quantity, due to not implementing lessons learned previously, and scrutiny recommendations.
- Promises made to complainants not kept and promises to call back not kept.

Several examples were provided by ward councillors:

- Elderly pensioner, living alone, unable to deal with wheelie bin given no help or advice.
- Bureaucratic adherence to rules so a family of 5 were refused a larger bin.
- Regular reporting by ward councillor, of dumped black sacks on Lings ignored, even when promised enforcement after providing details.
- Residents' requests for smaller bins not responded to.

Simone explained the lack of resources and that enforcement was due to start immediately. There were plans to enhance the current contact arrangements until the new contact centre was ready. Generic officers would deal with the queries. The new Project Manager starts on Monday 13 June and the Member Reference Group would be involved in the project. The committee heard that there were minimal resources for side waste and work was being carried out to implement first stage enforcement by letter to persons responsible for fly-tipping, but enforcement was yet to start in Lings.

**(vii) Integrated grounds and street works - progress**

The committee enquired whether the working party was still an Executive priority with the estimated £230,000 saving. Simone advised of an imminent report to Executive. The committee expressed dissatisfaction that having demanded input, and having it agreed, this had not happened. Simone agreed that the report would come to this committee for comment.

The committee asked for a portfolio holder response on the agreement that scrutiny receive the report on commercial waste before going to the Executive and also an explanation of why the cardboard collection had been stopped.

Councillor Pritchard forwarded individual concerns from her ward to Simone Wade for response.

**(viii) Review on the progress of Leisure Centres**

Simone explained that C Small (interim director) had reported to the Executive on the review of Leisure Centres and they had agreed to hear presentations from Kettering Community Leisure Limited, Sports and Leisure Management and Leisure Services Management, but that these had not taken place. Senior Management was still considering the issue of leisure centres.

The committee was concerned at the stalling of this issue and decided:

- That SMT should be informed that scrutiny wanted involvement in this issue and should see the proposed report now, before being taken to the Executive.
- That SMT should be made aware that scrutiny had previously made recommendations about how any review should be carried out and these should be considered
- The Chair advised that Finance Scrutiny was the appropriate vehicle having been the author of the report carrying recommendations.

(ix) **Museum Trust – Latest position**

Councillor McCutcheon advised that a Working Party and a shadow Board had been set up. The draft development plan for museums had been compiled and the culture mile had been included into its vision. Both Councillors McCutcheon and Allen were kept informed of progress and Simone advised that a report was being prepared for the Executive, with options.

She added that the Board had considered the draft plan at its first meeting. The draft was 70% complete. The deadline of setting up the Trust by April 2006 might slip. A report would be submitted to the Executive outlining the various options for the formation of the Trust.

**RESOLVED:** That the Portfolio Holder is required by the committee to provide a written response to all the queries and concerns as detailed above, and requested to attend the next meeting if possible to deliver the responses.

#### **4. REPORT OF THE TREE POLICY WORKING GROUP**

The Group had not met since the last meeting of this Committee. A meeting would be scheduled to take the word forward.

#### **5. EXPANSION OF NEIGHBOURHOOD WARDEN SCHEME**

Steve Elsey, Environmental Health Manager, circulated a report detailing the timetable for the recruitment of ten neighbourhood wardens and the wards that they would be assigned to. Wardens would cover 'hotspots' in wards that did not have an assigned warden. It was anticipated there would be one neighbourhood warden in each ward by the summer 2007. The report detailed:

- Ward selection criteria
- Accreditation powers
- Survey information
- Public satisfaction

- Activity analysis
- Service roll out

The committee heard that the roll out was slightly behind target. The recruitment advert had gone out internally initially, receiving eight enquiries but only one application.

The Police had agreed the wards that would have Community Beat Officers and Community Safety Officers. NBC's and the Police's resources would complement each other so that every ward would be patrolled.

The committee raise issues for discussion:

- Wootton Parish Council had funded a PCSO to patrol Wootton parish council area and was in the process of accreditation for two of its employees. NBC's neighbourhood warden would cover Collingtree.
- Neighbourhood warden information should be provided to all Area Partnerships.
- This committee, or its successor, should be involved in examining and developing all proposals to extend the neighbourhood warden scheme and its role will be to examine the effectiveness of the scheme, and provide robust recommendations for improvements, if necessary.
- The committee expressed concern at the delay in the roll out programme and agreed the necessity to inform the Executive of their concern that delaying the decision about external recruitment will cause problems, so needs to be taken soon.

- RESOLVED:** (1) That this committee, or its successor, should be involved in examination and development of all proposals to extend the neighbourhood warden scheme and in monitoring effectiveness.
- (2) That concern at the delay in the roll out programme is conveyed via the portfolio holder to the Executive, and their concern that the decision on external recruitment of neighbourhood wardens should be taken soon.

## 6. FUTURE WORK PLAN

A list of the Committee's main Inquiries/Reviews for the Municipal Year 2004-2005 was circulated and will be drawn up into a report for presentation to Full Council.

- Mounts Health Suite
- Harlestone Road Allotments (joint with Planning Scrutiny)
- Planning & Access for Disabled People (Disabled Guidance) (joint with Planning Scrutiny)
- Heritage and Museum Services
- Review of Household Recycling Collection
- Place for Drugs in Our Society
- Tree Policy

**RESOLVED:** That the committee recommend that the new Scrutiny Committees continue the ongoing work of this Committee:

- Place for Drugs in Our Society (Task and Finish Group)
- Heritage and Museum Services
- Neighbourhood Warden Scheme

The meeting concluded at 8:40 pm

**NORTHAMPTON BOROUGH COUNCIL**  
**HOUSING OVERVIEW & SCRUTINY COMMITTEE**

**Thursday, 9 June 2005**

**PRESENT:** Councillor Mason (Deputy Chair – in the Chair); Councillors I Markham and Yates, B Glynane (substituting for Councillor S Beardsworth), J Hollis (substituting for Councillor T Crake), A Timson (co-optee) and H Genus (co-optee)

Tracy Feltham	Scrutiny Officer
Christine Stevenson	Corporate Manager
Sue Davis	Housing Strategy & Enabling Manager (Item 6)
Marianne North	Homelessness Partnership & Strategy Manager (Item 3)
David Bibey	Homelessness Team Leader (Item 3)
Susann Scott-Harris	Principal Care Officer (Item 2)
Karina Wearmouth	Head of Strategy & Enabling (Item 7)
Martyn Swann	Housing Strategy Consultant (Item 7)
Karen Plant	Accounting Manager (Bus & Housing Serv)
Councillor Palethorpe	Portfolio Holder

**Local Residents**

Mr C Swinn, Mrs J Hupworth, Mr Winder, Mr K Inquieti and Mr N Adams

**1. BUSINESS**

**(A) APOLOGIES**

Apologies were received from Councillors Crake, Evans and Robinson.

**(B) MINUTES**

Minutes of the meeting held on 3 March 2005 were signed by the Chair.

**(C) DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)**

Councillor Glynane declared an interest in item 7 – Housing Strategy, as a member of Northampton Flood Prevention Alliance and National Flood Forum.

**(D) DEPUTATIONS / PUBLIC ADDRESSES**

Mr N Adams for item 2 – Sheltered Housing Review.

**2. SHELTERED HOUSING REVIEW**

Susann Scott-Harris, Principal Care Officer, advised on the review of the service and outlined the three main reasons:-

- **Supporting People.**

Funding had been introduced in April 2003.

Whilst Housing Benefit covered rent, service charge costs were met by the Supporting People initiative. All services provided by the Supporting People initiative would be reviewed. Supporting People had raised the question of warden support having to be paid for by people who did not actually need it, causing NBC to review sheltered housing service provision and to investigate the possibility of a 'floating' support service.

- The development of the **Older People's Strategy**, both locally and nationally.
- **The costs of the service.** Supporting People paid for 70% of the service, the remaining 30% of the service was paid for by the recipients. Currently the service age profile showed recipients to be generally over 70. Wardens presently provide a low-level preventative service. Without this a large number of residents would not receive the level of treatment required.

The Review started in December 2004 and extensive information had been gathered in relation to the requirements of future applicants, other support structures and initiatives. A review report would be submitted to the Project Board in June/early July 2005. The Project Team had gathered relevant information for the Board via:-

- Focus Groups with Sheltered Housing residents
- Questionnaire issued to 2,260 residents
- Questionnaires to a sample of applicants on the waiting list.
- Meetings with support services e.g. PCT, Age Concern, Social Services.

It was expected the review would provide an affordable, feasible option for the service.

Affordable in Supporting People terms and what NBC could afford.

Feasible in balancing what residents required with what the Supporting People initiative expected of provision.

The option would also need to be affordable for the 30% of residents that will have to pay for the service.

- The review questionnaires had achieved a 73% (1,160) return rate.
- The short, medium and longer-term future would be addressed.
- Systematic working with other support services would be implemented.
- Implementation would be achieved in stages.

The committee discussed issues about the review:

- Their approval for the content of the review and, in particular, the wide-ranging consultation process.
- They welcomed the work with other support services.
- They acknowledged the difficulty in letting some sheltered housing schemes without lift provision and that in such circumstances the Lettings Policy allowed allocation to persons over 40.
- The committee felt that with investment, hard to let accommodation could be utilised.
- They acknowledged the Supporting People view that the warden service should be available to residents regardless of whether they lived in sheltered accommodation.

- They were concerned that mid-review, the Supporting People initiative would see a reduction in their services of 15% in years 2-5. Attention would need to be given to how this gap could be bridged to avoid loss of service.
- The committee wanted the review report brought for examination after submission to the Project Board. They were keen to see any new scrutiny structure continue the scrutiny of the option and continued provision of services.

Mr N Adams welcomed the Review and enquired about the points allocation system. He was interested in the number of applicants on the waiting list with 15 medical points or more. Susann undertook to provide a written response to Mr Adams.

- RESOLVED:** (1) That after submission to the Project Board, the review report is brought to this Scrutiny committee (or its successor in the new political structure) for examination and possible recommendations.
- (2) That a written response is provided to Mr N Adams.

### 3. HOMELESSNESS

Marianne North, Homelessness Partnership & Strategy Manager, provided details on the homelessness position:

- Currently we have 197 households in temporary accommodation.
- 160 households were awaiting an offer for permanent accommodation
- 70% of the Council's housing stock was allocated to homeless families.
- 95% moved out of temporary accommodation within 33 days, compared to 80% last year.
- In January 2005 nationally there were 100,000 households in temporary accommodation .The ODPM issued its homelessness reduction Strategy this year aiming to reduce homelessness and the number of individuals in temporary accommodation by 50% in 2010.
- The council's Homeless Strategy was progressing. The actions points would be reviewed, focusing on changing service delivery with the Homeless Strategy Action Plan Update being presented to the Executive on 4 July.
- A new Temporary Accommodation Strategy had been produced. Although the council had taken on many better quality temporary accommodation properties, it was still placing individuals in temporary bed and breakfast accommodation.
- A housing option for sex workers had been developed, providing the opportunity to leave the sex trade.
- The Council was working in liaison with NCC to address the problem of intentionally homeless.
- Department of Work and Pensions (DWP) had funded a Homeless Prevention Officer within Revenues and Benefits. This Officer provides the liaison with landlords and agencies dealing with clients in receipt or awaiting housing benefits, to resolve issues that could lead to clients becoming homeless. The role will identify systems and pathways within the Housing Benefits service for improving performance and preventing homelessness.

The committee discussed the reasons for homelessness which were mainly:-

- The ending of a Private sector tenancy.
- Relationship breakdown, either violent or non-violent.
- Friends or family could no longer continue to house the individual(s)

The committee raised several queries and Marianne advised that:-

- Homeless cases were assessed under its individual circumstances.
- NCC had responsibility for ensuring the safety of children of homeless families.
- The council could refuse to provide accommodation if it had taken a homeless applicant to court, but would take account of circumstances before making a decision (such as, length of time since court action or whether the applicant had successfully held another tenancy).
- Tenants could be accepted on the waiting list again if they cleared the old debt (usually the subject of court action) or began to pay it off. The whole position was reviewed if a stable payment record was maintained.
- NBC considered every possible way to help before evicting tenants.
- 42% of tenants were in rent arrears ranging from one week to many weeks. 60% of tenants received housing benefits.
- The committee requested a further report at the next meeting on the report going to the Executive on 4 July and will monitor progress on improvement.

**RESOLVED:** That the committee receive further information on the Homeless Strategy Action Plan after the report to the Executive, for the purpose of monitoring improvement.

#### 4. ROUGH SLEEPERS

Councillors Crake, Yates and H Genus (co-optee) had joined NBC Housing Officers and representatives from CAN, YMCA and NCC on the rough sleepers count in January 2005. Seven rough sleepers had been counted. The next NBC count would be carried out in the autumn.

Recently, an Outreach Worker, CAN, had been funded and would carry out rough sleeper counts on a monthly basis from the hours of 12 midnight to 4am. Last week five rough sleepers had been counted. There would be positive engagement with the rough sleepers, referring them to services, such as the Maple Access Unit.

Members raised several issues:-

- The Bus Station Manager had written to the Planning Department, confirming that individuals had always slept at the Bus Station and the problem had not increased.
- Squats were not included in rough sleeper figures.
- The government criteria for inclusion in the figures was that rough sleepers had to be lying down, with their eyes closed, between the hours of 12 midnight and 4am.
- Andy Kemp, Rough Sleepers Contact and Assessment Worker, CAN's email address would be forwarded to Committee Members.

**RESOLVED:** That the Committee requests that Andy Kemp (Rough Sleepers and Contact

Assessment Worker, CAN) email address is forwarded to Committee Members.

## 5. HOUSING OPTIONS APPRAISAL UPDATE

Christine Stevenson, Corporate Manager, commented that BCHS (tenant's independent adviser) findings had shown that of the 1,842 tenants and leaseholders surveyed, 50% commented that they were most in favour of stock retention by the Council, over one third preferred some form of change, 30% selected stock transfer and 6% preferred ALMO or PFI.

She explained that the decision on the future of the Council's housing services had been withdrawn from Full Council's agenda of 16 May because officers had noticed some discrepancies in the consultation data provided by independent tenants' advisor – Birmingham Co-operative Housing Services (BCHS).

On NBC's behalf, Consortium Audit had undertaken an audit of the consultation data, which had confirmed the findings of the original BCHS survey.

This was reported to Yvette Cooper, Minister of Housing on Thursday 9 June by Mairi McLean, Chief Executive, Councillor Larratt, Leader of the Council, Councillor Glynane, Deputy Leader of the Liberal Democrats and Councillor Barron, Labour Group Leader.

The future of the Council's housing services would now be debated at a future Full Council meeting.

**RESOLVED:** That the Housing Options Appraisal situation is noted.

## 6. SHARED OWNERSHIP (PRE-CONSULTATION)

Sue Davis, Housing Strategy and Enabling Manager, explained the Shared Ownership initiative and advised that it was hoped this committee could provide constructive comment on the initiative and on the proposed consultation. The committee heard that:-

- Shared Ownership was a home ownership initiative designed to help people who could not otherwise purchase a property outright.
- Initial shares, usually 25%, 50% or 75% were purchased and rent was paid to Housing Associations on the remainder.
- A Shared Ownership launch was scheduled for 13 July 2005, in the Great Hall from 5pm to 8pm. 5,000 information leaflets would be distributed prior to the event to tenants, estate agents and general points around the town.
- In 2004, in a £24 million settlement for Northampton for 592 homes, 229 were allocated for shared ownership.
- Many shared ownership properties are flats, more houses are required.
- A shared ownership database, separate from the housing needs register, has been set up. 1,000 individuals have indicated interest in shared ownership, of which 300 want to pursue it in the future.
- Interested applicants were sent the Shared Ownership pack, which contains lists of developments for 2004/06, details of property types and completion dates of sites

together with a registration of interest form to state their preferred property type and details of income.

- A Registered Social Landlord (RSL) Shared Ownership Group , comprising RSLs and estate agents, has been set up to monitor the success of the scheme. A protocol for shared ownership nominations had been put together and the group has developed a website.
- Research had been carried out with the police, education, social worker and nurses, to establish key workers who could not afford home ownership, which this scheme aims to assist.

The committee discussed concerns and raised issues for attention:

- The need for a percentage of affordable housing on all schemes.
- The shared ownership resale policy is important to avoid manipulation of the scheme. Properties must be offered for resale to the RSL in the first instance, and only after this can it go on the open market.
- In some instances of hardship, RSLs can buy back properties and find rented accommodation for the seller.
- RSLs should be asked to provide a list of their directors and associate members to demonstrate openness and accountability.
- Recognition that the Government is proposing more flexible tenures.
- The difference between Home Buy and Shared Ownership is not fully understood. An explanation to be given to a future meeting to ensure the public are fully aware of options.
- Acknowledgement that 60% of such sites must be brownfield.
- Housing and Money Advice Service ask applicants for income details, rental, mortgage and service charges. The Housing and Money Advice Leaflet will be provided to committee members to examine the format and ensure it is appropriate.
- The importance of all councillors being given the opportunity to attend a briefing on schemes such as Home Buy and Shared Ownership to enable them to provide explanation to local constituents.

- RESOLVED:**(1) That details of the key worker research and how these will be targeted for benefit from the scheme will be provided at the next meeting.
- (2) That Officers consider arranging briefing sessions for all councillors on schemes such as Home Buy and Shared Ownership to enable them to provide explanation to constituents.
- (3) That the Housing and Money Advice Leaflet containing requests for personal financial details, is circulated to all committee members to ensure its appropriateness.

## 7. HOUSING STRATEGY (PRE-CONSULTATION)

Martyn Swann, Housing Strategy Consultation, advised of the statutory requirement to produce a framework for housing services for 2005 –2010. The document was currently going through an internal consultation prior to external consultation. An external consultation event would take place on 29 June. Work was ongoing and the Strategy was

continually updated. The latest version could be located on the Council's intranet.

The committee heard that:-

- The Strategy related to all tenures in Northampton, housing needs and local housing markets, meeting vulnerable people's housing needs, delivering quality and choices in the housing market, investing in Northampton's housing, promoting sustainable communities and neighbourhoods and resources.
- The Government requires all Local Authorities to introduce Choice Based Letting by 2010.
- There was a need to update the information gathered from the last Housing Needs Survey that was carried out in 2002.
- The Government Office for the East Midlands (GOEM) has complimented the council's document and its general approach; commenting that NBC's partnership working is 'cutting edge'.

The committee raised concerns with Martyn, hearing that:-

- An Executive Summary and Action Plan would be produced.
- A ½ day consultation event would be held on 29 June at the Saints Ground from 9 a.m. Main speakers would include;
  - Mairi McLean, Chief Executive, NBC
  - UDC
  - Housing Corporation
  - Councillor Palethorpe, Housing Portfolio Holder.
- All councillors would be invited to attend the consultation event.
- The document would be finalised in July.
- The key was to ensure that it was a living document, reviewed annually.

Martyn undertook to ensure that the document included information that the Tenants Group (NTACT) had been restructured.

Councillor Glynane advised that Planning, Transportation and Regeneration Scrutiny Committee had produced a report on flooding and flooding risks. He referred to the 430 houses that were without a flood defence, commenting that the report recommended that the Executive consider identifying the 430 homes in the Borough (Wootton Park and Collingtree areas) at risk of flood and, in consultation with the Environment Agency, see what measures can be taken to address risk. He suggested that flooding and flood risk should be included in the strategy. A copy of the Scrutiny report (going to Executive on 18 July) would be forward to Martyn Swann.

The committee was asked to forward any further individual comments on the Strategy to Martyn Swann.

- RESOLVED:**(1) That a copy of Planning, Transportation and Regeneration Scrutiny Committee's report on the 'Northampton Strategic Flood Risk Assessment' is forwarded to Martyn Swann, Housing Strategy Consultant.
- (2) That Martyn Swann ensures the suggestion that the final Strategy

- include details of flooding and flood risk is taken up.
- (3) That Martyn Swann ensures the suggestion that the document include information that the Tenants Group (NTACT) has been restructured is taken up.

## **8. REVIEW OF THE WORK OVER THE LAST YEAR**

A list of the Committee's main Inquiries/Reviews for the Municipal Year 2004-2005 was circulated:

- Homelessness and Temporary Accommodation (Brer Court)
- Housing Stock Options Appraisal
- Service Standards
- Asset Management Strategy
- Rough Sleepers

The committee was advised that reports from all Scrutiny Committees would be compiled detailing their work over the past year for presentation by Chairs at Full Council. The individual scrutiny reports would then make up the first Scrutiny Annual Report. As it was the first Annual Report it was possible that it would cover the last two years.

It was acknowledged that the new Scrutiny structure had yet to be finalised and that the ongoing work of this Committee would be incorporated into the work of the new Committees.

The meeting concluded at 8.15 pm

**NORTHAMPTON BOROUGH COUNCIL****GENERAL PURPOSES COMMITTEE****Monday, 13 June 2005**

**PRESENT:** Councillor Edwards (Chair); Councillor Crake (Deputy Chair);  
Councillors Duncan, B.Hoare Patterson and Simpson

**1. APOLOGIES**

Apologies for absence were received from Councillors Concannon and Crake.

**2. MINUTES**

The minutes of the proceedings of the meetings held on 28 June and 6 September 2004 were signed by the Chair.

**3. DEPUTATIONS / PUBLIC ADDRESSES**

There were none.

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

There were none.

**5. THE CONSUMPTION OF ALCOHOL IN SHOPPING AREA FARM FIELD COURT  
THORPLANDS NORTHAMPTON**

Consideration was given to a report of the Director of Governing Northampton seeking the Committee's views on the making of an Order to regulate the consumption of alcohol in Public Places in the shopping area at Farm Field Court Thorplands. It was noted that as part of the CASPAR 5 project a consultation exercise had been undertaken in December 2004 to seek views locally in respect of peoples concerns. The result of this resident survey showed that street drinking in the shopping area in Farm Field Court was one of their main concerns hence the request for a designation order. In considering the report Councillor Patterson requested that the map and the area covered be amended to include the footpaths and up to the school fence as shown by areas marked 42, 46 on the map. He then referred to Park Square Kings Heath Order and asked whether this had been implemented. It was noted that this had just been implemented the delay being due to the erection of the signage but assurance was given that the same delay would not occur in future. Councillor Patterson then referred to the discussion when the Kings Heath Order had been made back in September 2004 and to the fact that the view had been expressed that perhaps there could be a debate on the issue of a wider policy covering all shopping areas etc. This had to date not been actioned.

- RECOMMENDED:** (1) That consultation be continued on making the shopping area in Farm Field Court Thorplands a designated public place for the purpose of combating alcohol related disorder.
- (2) That Notice of Intention to make an Order identifying the shopping area at Farm Field Court as such a place be published in the local press.
- (3) That subject to consideration of any representations that are received the Council be recommended to authorise the making of an Order identifying the Shopping Area at Farm Field Court as a Public Place under Section 13 of the Criminal Justice and Police Act 2001.

**RESOLVED:** That the Chair of this Committee pursue further with his group the possibility of establishing a policy with regard to the consumption of alcohol in shopping areas.

The meeting concluded at 6.10 pm.

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**NORTHAMPTON BOROUGH COUNCIL**

**PLANNING, TRANSPORTATION & REGENERATION OVERVIEW & SCRUTINY  
COMMITTEE**

**Thursday, 16 June 2005**

**PRESENT:** Councillor Boss (Chair); Councillor Woods (Deputy Chair); Councillors Eldred, Glynane, Hollis, Simpson and Wire

Maureen Hunter	Head of Overview and Scrutiny
Tracy Feltham	Scrutiny Officer
David Alderson	Corporate Manager
Steve Pointer	Team Leader (Planning, Transportation & Regeneration) (item 3)
Karina Wearmouth	Head of Strategy & Enabling (item 4)
Martyn Swann	Housing Strategy & Enabling (item 4)
Colin Richardson	Richardson Group
Councillor Caswell	Planning, Transportation & Regeneration Portfolio Holder
Councillor Palethorpe	Housing Portfolio Holder
Councillor Church	Observer

**1. BUSINESS**

**(A) APOLOGIES**

None.

**(B) MINUTES**

The minutes of the meeting held on 17 March 2005 were signed by the Chair.

**(C) DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)**

None.

**(D) DEPUTATIONS / PUBLIC ADDRESSES**

Colin Richardson, of the Richardson Group.

The Chair invited Colin Richardson, of the Richardson Group, to address the Committee on the contents of his letter to all Councillors regarding the town centre. Mr Richardson's letter had gone to many people and organisations with an interest in the future of Northampton town, such as:

- Local Councillors
- MPs
- West Northants Urban Development Corporation (WNUDC)
- Future Northampton
- Chief Constable Maddison
- Friends of the Racecourse
- Chronicle and Echo
- Explore Northants
- Town Centre Partnership
- D Alderson, Corporate Manager, NBC
- M McLean, Chief Executive, NBC

He had been gratified by so many responses and so many wishing to discuss the issue.

Mr Richardson felt strongly about issues that needed to be resolved to make the town centre a better place. It should be the heart of the community, enthusiastically used by all occupation groups and all age groups, during both the day and night.

He agreed with Councillor Larratt that it was not appropriate for Northampton to compete with the retail in Milton Keynes, but should promote its heritage, culture and places of interest that were far superior.

He suggested a Town Centre Action Plan set by all the stakeholders with pressure on key people to deliver.

He referred to the excellent maintenance of their heritage by Eastern European Countries. The towns tended to have huge market squares with a café society around the periphery, with good quality furniture. Northampton could develop similarly.

The Committee discussed several aspects with Mr Richardson: -

- The importance of heritage, conservation and culture when re-defining the town.
- The example of the continental model of market trading where traders set up and cleared everything away at the end of the day, leaving a clear area for mounting events.
- The need to work in partnership with other local agencies, such as, the police, NCC.
- Lifting the quality of shopping and focus on culture/architecture.
- The need to develop an eating culture, rather than a drinking culture.
- Incentives to the trade by business rates.
- Build on the successful developments at Lower Bridge Street.
- Consider facades for our 'uglier' buildings in Abington Street.

The Chair advised that should the Committee decide to carry out a review of the town centre, it might consider inviting Mr Richardson and representatives of the Town Centre Partnership to be co-optees. Mr Richardson commented that it would be beneficial for a public meeting to be held on the town centre.

Mr Richardson was thanked for attending and stimulating such a productive debate. The Committee would support any move to begin an action plan for the town centre.

David Alderson provided information on the urban design sponsored SIBITAS Project: -

- SIBITAS needed a case study for its sponsored urban design project and was persuaded to use St Johns, producing a master plan for the area, providing techniques for urban design rather than actual work.
- There was a possibility of using SIBITAS for a life project for Grosvenor/Greyfriars should the current discussions falter. EMDA had shown interest in funding.
- A bid had been submitted to EMDA to fund an inquiry by design this autumn, using SIBITAS (NBC, NCC, UDC) for a themed urban renaissance focussing on those streets not likely to experience major change.
- The possibilities for the Bridge Street area, properly landscaped for an urban feel, were exciting.
- The Town Centre Partnership was a strong political mechanism to support a new plan for the town centre, and should be invigorated to lead this.

**RESOLVED:** That the Committee support Mr C Richardson's ideas and encourage the Executive to promote the meeting of all major stakeholders for a focussed action plan for the future of Northampton town centre.

## 2. COUNCIL TENANCIES- UNTAXED VEHICLES

The Chair reminded the Committee that a representative from the DVLA had attended the last meeting and provided details of untaxed vehicles in the UK and Northampton and that the Committee had had concerns about the number of untaxed vehicles in the parking bays on council estates. There was a huge problem of abandoned cars and untaxed vehicles. He referred to one tenant who dismantled vehicles at his council tenancy, selling the parts on an Internet auction site.

Planning Committee had resolved to implement conditions for private households. The owner could not keep more than seven vehicles at the premises. The chair enquired if a similar condition could be included in Council Tenancies.

The Committee heard that NCC operated ELVIS – a scheme to deal with abandoned vehicles and it was suggested that a representative be invited to attend the next meeting to explain the scheme and plans for its effect.

Councillor Palethorpe, Housing Portfolio Holder, advised that he was currently unaware of discussions with the DVLA, Northants Police and all Northamptonshire Local Authorities regarding them signing up to DVLA powers; he would investigate and advise the Committee. He provided information about the system for abandoned vehicles. A 28-day notice was put on a vehicle that was thought to be abandoned, if after that time, the owner was not located, the vehicle would be towed away. If an abandoned vehicle was left in a dangerous or obstructing position it would be removed immediately. Owners of abandoned vehicles should be charged if their vehicles were towed away. He explained that parking bays were not specific to houses; they belonged to the estate and were not part of the highway. Investigations could take place with the Highways Authority, as to whether the bays could be designated highway.

The Police cannot remove a vehicle from council land without the Council's authority. He suggested a representative from the Police attend a future meeting in this respect to aid the discussion.

Regarding adding conditions to tenancy agreements, he explained the difficulties. Conditions such as number of vehicles, condition of vehicles etc, could be seen as discrimination and would be difficult to justify.

Members discussed further work on the matter of abandoned and untaxed vehicles:

- The possibility of residents running businesses from their home should be charged business rates.
- Asking NCC representatives to the next meeting to give details of the ELVIS scheme and its objectives.
- The need to determine what is being done, what needs to be done, the barriers, how the Committee can overcome them and make recommendations.

**RESOLVED:**

- (1) That NCC representatives be invited to the next meeting to give details of the ELVIS scheme and its objectives.
- (2) That the Police be invited to a future meeting to explain their position and how things might be changed.
- (3) That the Committee collate its information and findings and provide

recommendations for change.

### 3. ODPM CONSULTATION: WEST NORTHAMPTONSHIRE UDC- DEVELOPMENT CONTROL POWERS

Steve Pointer, Team Leader, Planning, Transportation and Regeneration, referred to the report to the Executive on 6 June which summarised the contents of the consultation paper on the West Northamptonshire Urban Development Corporation's (WNUDC) planning powers and detailed the three options for the scope of the development control powers, which would be made available to the WNUDC.

**Option 1** Sites with capacity greater than 0.5 ha or capable of accommodating more than 10 homes or 1,000 sq m business floor area.

**Option 2** Sites which are 1 ha or 50 homes or 2,500 sq m business floor space.

**Option 3** Sites of 150 homes or 5 ha and 7,500 sq m business floor space.

WNUDC at its last board meeting endorsed Option 2 but was seeking development control powers for the Northampton Town Centre area (except for local householder applications) defining the Town Centre as being the area within the inner ring road and from Castle Station through Spring Boroughs and from the inner ring road to the river and thence along to the Bedford Road roundabout. It was proposing that the Borough's Inner Area Action Plan be a co-operative venture and that they should also take over development control powers for any other action plan area.

This goes a lot further than even the consultation suggests.

The paper had been debated at a WNUDC Board meeting and was still not concluded. A collective response was hoped for but the approval by WNUDC regarding the town centre was inconsistent with negotiations with the Leader of the Council and officers.

Further consideration to these proposals were given on 7 June 2005 at a joint meeting of the Council, South Northants and Daventry District Councils and the County Council when a compromise option was mooted. Each Authority supported 100 homes threshold and a report had been prepared for the next NBC Executive. This option would give the WNUDC development control powers, amongst others, on planning applications affecting 100 homes or more and 5,000 sq m net of commercial business space.

Steve referred to the new report for the Executive and asked for Scrutiny's comments on it, and on the WNUDC approach.

The Committee commented on:

- The effects on funding if NBC did not cooperate.
- General agreement on 100 dwelling threshold.
- The need to work in cooperation and partnership.
- Two planning authorities in the town, who would have to come to an agreement for S106 agreements. NBC should lead the planning process.
- Very few examples in the Country of the WNUDC working in harmony with Local Authorities, but many examples of it not working.
- Town centre not yet a brownfield site: The reluctance to hand planning powers to WNUDC, as the town centre is the most important area in Northampton.
- Major developments would be caught by the threshold.
- NBC has the same compulsory purchase powers as the WNUDC but not the same

level of finance.

- WNUDC may feel that the quality of shop frontages is essential to 'lift' the town centre; it would not be advantageous to ignore WNUDC's aspirations and could be beneficial.

The Committee was concerned that town centre powers were never envisaged and that some real work would need to be done to ensure a real partnership with NBC, ensuring future investment and influence.

The Committee did not support the WNUDC taking on any additional planning powers for the town centre but supported the threshold of 100 homes or more and 5,000 sq m net of commercial business space.

- RESOLVED:**
- (1) That the option agreed by the four authorities is supported as the submission of the Council to the ODPM, on the development control powers for the West Northamptonshire Development Corporation (WNDC).
  - (2) That development control powers below the agreed threshold in Northampton town centre be retained by this Council, informed by a close and cooperative working relationship with WNDC to deliver shared objectives.
  - (3) That these recommendations are incorporated in the report to the Executive as Scrutiny's views.

#### 4. HOUSING STRATEGY

Karina Wearmouth, Head of Strategy and Enabling, and Martyn Swann, Housing Strategy Consultant, advised that it was a statutory requirement to produce a framework for housing services for 2005 –2010. The document was currently going through internal consultation. An external consultation event would take place on 29 June.

Work was ongoing and the Strategy was continually updated. The latest version could be located on the Council's intranet.

The Committee heard: -

- The Strategy related to all tenures in Northampton, housing needs and local housing markets, meeting vulnerable people's housing needs, delivering quality and choices in the housing market, investing in Northampton's housing, promoting sustainable communities and neighbourhoods and resources.
- By 2010 the Government requires all Local Authorities to introduce Choice Based Letting.
- There was a need to update the information gathered from the last Housing Needs Survey that was carried out in 2002.
- The Government Office for the East Midlands (GOEM) was pleased with the Council's document and its general approach. GOEM has made suggestions for the format of the action plan.

Martyn answered questions, covering: -

- The current review of sheltered accommodation. Some schemes were designated to the elderly. In some cases there was a need to open up a scheme more widely due to demand.
- The timescale of 5 years (2005/2010), seen as good practice by GOEM.

- The Strategy being as much customer focussed as possible. A range of partners such as Registered Social Landlords (RSLs) and the Disabled Access Group had been consulted. A number of representatives had been identified to work with NBC Officers in developing the Strategy.
- The further discussions needing to take place with WNUDC regarding new and refurbished housing.
- Deadlines for projects, which would be set to ensure that outputs, were delivered.

The Committee commented: -

- That the Strategy should make clear reference to the Corporate Plan and Recovery Plan.
- That Planning Scrutiny together with Housing Scrutiny should monitor the objectives of the seven chapters.

The Committee was asked to forward any further individual comments on the Strategy to Martyn Swann.

**RESOLVED:** That consideration be given to Planning and Housing Scrutiny jointly monitoring the objectives of the seven chapters of the Housing Strategy to be referred to the new political arrangements set up.

## 5. REVIEW OF WORK OVER THE PAST YEAR

A list of the Committee's main Inquiries/Reviews for the Municipal Year 2004-2005 was circulated:

- Review of Blackthorn Skateboard Park - Consultation
- Harlestone Road Allotments (Joint with Health & Env Scrutiny Committee)
- Planning & Access for Disabled People (Disabled Guidance) (Joint with Health & Environment Scrutiny Committee)
- Untaxed vehicles on Council property
- Northampton Strategic Flood Risk Assessment

The Committee was advised that reports from all Scrutiny Committees would be compiled detailing their work over the past year for submission to Full Council. The individual scrutiny reports would then make up the first Scrutiny Annual Report. As it was the first Annual Report it was possible that it would cover the last two years.

The meeting concluded at 8 pm

## 6. 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.

<TRAILER\_SECTION>

The meeting concluded at Time Not Specified



**NORTHAMPTON BOROUGH COUNCIL**

**FINANCIAL STRATEGY AND PERFORMANCE OVERVIEW & SCRUTINY  
COMMITTEE**

**Monday, 20 June 2005**

**PRESENT:** Councillor Marriott (Chair); Councillor Perkins (Deputy Chair);  
Councillors B. Markham, Miah and Patterson and B.Hoare  
(substituting for Councillor Church)

Maureen Hunter	Head of Overview and Scrutiny
Tracy Feltham	Scrutiny Officer
John Bryant	Interim Financial Advisor
Piyush Fatania	Principal Auditor
Graham Hemley	Construction Design Manager
Ella Yeshin	Interim Corporate Manager
Dale Robertson	Corporate Perf Manager
Alice Turrell	Directors Support Officer
Councillor Woods	Observer

**1. BUSINESS**

**(A) APOLOGIES**

Apologies for absence were received from Councillors Church and Stewart.

**(B) MINUTES**

The minutes of 17 February and 31 March 2005 were signed by the Chair.

The Chair referred to the call-in of 17 Feb, of two Executive decisions (Destination Management, and Future Delivery of Events). The committee report on Destination Management, with recommendations, had been accepted by Executive but so far a written response regarding implementation has not been received.

**(C) DECLARATIONS OF INTEREST (INCLUDING WHIPPING)**

None.

**(D) DEPUTATIONS/PUBLIC ADDRESSES**

None.

The Chair referred to his circulated report on the call-in of the Executive's second decision of 21 February 2005 on the Future Delivery of Events. This report would go to the Executive to consider the recommendations. He acknowledged that issues had moved on since the call in meeting, but the report would still be presented to the Executive at its next meeting.

The Executive would be provided with a copy in advance to allow consideration before their next meeting and to facilitate a comprehensive response at their next meeting. A written response to the committee would still be required.

## **2. INTERNAL AUDIT PLAN FOR 2005/06**

Piyush Fatania, Principal Auditor, advised that the Annual Audit Report contained a summary of audits undertaken in 2004/05 and the progress made against each audit for 2005/2006. 94% of the plan for 2004/05 had been completed.

He explained that the committee help was needed to follow up audit recommendations, monitor the audit plan, monitor the work of internal audit, aid in setting the audit plan and to commission work as an audit committee.

The committee heard that often recommendations were agreed but not implemented. In the annual report 8 key areas of risk, with recommendations, were highlighted and still awaiting implementation. The Chair agreed that the committee would begin by monitoring implementation by calling the directors to account for these 8 areas.

The committee heard that the issues for audit in the audit plan were determined by using the budget book, outturn book, and were usually financially driven. Some were based on the CPA report and the Recovery Plan. The aim is to ensure that risks for the council are well managed.

Aware of the need for speedy improvement 20 days are being allocated to auditing – an unusually high number reflecting need.

The committee acknowledged that the Executive would approve the audit plan and scrutiny would check and ensure action ensued. It would be useful to audit to have this committee direct audit to particular issues internally, directly linking with the committee role in performance monitoring. The committee would receive quarterly audit reports on the implementation of recommendations.

The Internal Audit Plan was endorsed in principle but the committee felt that greater involvement in future would be achieved once the half day training had been accomplished.

The committee accepted the offer of several days audit work, available to Scrutiny, as work could be commissioned on the committee's behalf.

- RESOLVED:**
- (1) That the half day audit training for the committee is arranged.
  - (2) That Directors are required to attend the next meeting to address the eight key issues and recommendations highlighted in the report but not implemented, whether plans are in place, and dates of expected implementation.
  - (3) That the Committee endorses the Internal Audit Plan 2005/06 in principle.

### **3. NEW PERFORMANCE INDICATORS**

### **4. NEW PERFORMANCE MANAGEMENT TOOLKIT**

It was agreed to take agenda items 3 and 4 together.

Dale Robertson, Corporate Performance manager, explained that performance indicator information via a repository was part of the new toolkit, currently being developed. The toolkit provides an overview, support tool and a reference point to access key documents and processes. This repository will make it easier for this committee's monitoring role.

The new system had been imported from Bath & Somerset by Clive Thomas and the IT member of the Change Team had written the NBC programme, which would be used initially then revised/improved, as necessary.

The committee was concerned as to whether attention had been paid to the amount of time needed to collect this data, but were assured that departmental teams were not being asked to provide formal reporting, simply oral reporting at team meetings, with no blame attached for not getting it right at this stage.

The Performance Management Framework had been communicated through a series of workshops for all managers involved in performance monitoring and further workshops would be held for councillors. The Executive workshop scheduled for mid July is open to all councillors, Scrutiny workshops are scheduled for autumn. The new process would begin feeding into the Government Monitoring Board (GMB) on 24 June 2005.

The committee emphasised the need for training alongside the Executive in July and the Chair agreed to express this wish to the corporate director.

The committee discussed production of the Best Value Performance Plan (BVPP) which should be available by 30 June. It was pointed out that this committee should be involved in setting and monitoring the programme of Best Value Reviews and suggested that a working group examine the BVPP.

The Chair emphasise the importance of the Government Monitoring Board knowing that councillors are eager to get involved in monitoring performance and this item was on Scrutiny's agenda because this committee had insisted on it.

The committee questioned the approach to the performance management framework and asked for reassurance that:

- The system would be simple and navigable.
- That explanation is provided where figures are monthly, quarterly, annually so correct analysis and comparison can be made.
- Monthly reporting via Service Plans and the Recovery Plan for poor performance areas.
- The need for regular performance monitoring of customer satisfaction, rather than

three yearly.

- Whether the facility for 'drilling down' can be provided in Excel format and also in Word.
- The absolute need for the facility for councillors to drill down in relation to complaints, for ward information.
- Why the officers felt the need to develop postcode collection when the council has a GIS system that could be integrated.
- The need for the facility for councillors to input collected complaints/requests rather than trying to deliver these to officers and losing them in the system.
- The lack of belief among councillors in the current accounting of complaints, because of personal experience of complaints not being logged. The Executive receives performance indicators and believe them.
- Although performance management officers felt that the CRM/GIS will collate correct information, the committee pointed out that this will only work if the information is correct and consistent.

Ella Yeshin, Interim corporate manager, agreed to take up these issues.

- RESOLVED:**
- (1) That the Interim Corporate Manager takes up the issues bulleted above in these minutes.
  - (2) That the Chair advises the Corporate Director of the committee's wish for Scrutiny training alongside the Executive in early July.
  - (3) That a working group from this committee aid in development of the BVPP.
  - (4) That the committee uses the new information to monitor performance trends and offer advice to Executive.

## 5. MEARS CONTRACT

The Chair reminded the committee of its previous initial work regarding this contract, the lengthy presentation by the Head of Service and that the proposed visit to see the GVA system had not yet taken place. He advised that further complaints had been received and many councillors had requested its inclusion on the agenda to look at the whole contract. It is understood that although the savings were apparent in the 'back office', costs appeared to have increased at the front end of service.

Graham Hemley, Construction Design Manager, advised that:-

- The partnership produced an annual review in January 2005 which took on some of the issues raised at that time.
- The Service Delivery Plan 2004/05, which included performance indicators, was completed for presentation to the Partnership Core Group meeting on 27 June for

approval. The Portfolio Holder, client representative (Mario Abela) and Mears representative would be present.

- Performance Indicators (PIs) were included in the Service Delivery Plan.

The Committee discussed their issues with the Mears contract:

Whether value for money was being achieved.

Whether the contract was delivering to specification.

Whether the annual review is a public document, having only come to Scrutiny because it was requested.

Whether the collected KPIs would allow extraction of the Mears performance data.

Whether savings at the 'back end' are at the cost of 'front end' customer.

Whether the planned maintenance targets are being met and whether local experience bears this out.

Why the Mears contract is not available for councillors to examine.

Why councillor complaints are passed to Mears by officers and follow up elicits the response 'it's with Mears' for 20 months and why councillors are unable to liaise with Mears direct, or have any other direct access point.

Performance officers commented that it would be possible to collect performance data for contractors under partnerships, and to call up data for individual contractors but councillors were sceptical that issues such as the example would be entered.

The committee agreed to look at the contract, how orders are placed, how many are met, whether orders are met on target, the process of delivery, how delivery is measured and how monitoring for long term effect is being carried out.

**RESOLVED:** To enable the committee to determine the extent of its scrutiny of this issue:

- (1) That the visit to the GVA control centre at Cliftonville is arranged and the Executive invited to attend.
- (2) That a copy of the contract is provided to the committee for scrutiny.
- (3) That the portfolio holder is engaged so that any further concerns are included in Scrutiny scope.

## **6. UPDATES FROM WORKING GROUPS**

### **(A) RECOVERY PLAN PROCESSES**

### **(B) COSTS AND BENEFITS OF RECOVERY PLAN IN RELATION TO PERFORMANCE MANAGEMENT**

To be held in abeyance for the new system.

**(C) HOUSING BENEFITS REVIEW**

The Chair advised that this item linked with item 8 on the agenda. Housing Scrutiny Committee had requested this Committee include an examination of payment on account to Housing Associations and interim payments as part of the work of the Housing Benefit Review being undertaken.

The Working Group comprises Councillors Marriott, Miah, Markham and Mason (acting Chair of Housing Scrutiny Committee).

This review aims to gauge the situation from the customer viewpoint and it was suggested that a means be found to ask customers to provide comment to the Working Group.

**(D) COSTS OF THE STREET FAIR**

Councillors Caswell, B Markham and Marriott.

As Councillor Caswell was now an Executive member a new volunteer was needed to move this work forward to completion.

**(E) VALUE FOR MONEY FOR CONSULTANTS**

Councillors Marriott, Perkins, Patterson and Robinson

Ella Yeshin advised that she would shortly be given responsibility for consultants and would forward costing details and whether they were delivering to specification. The Chair commented on the difficulty in this respect being experienced by the Head of Corporate Procurement. Ella to forward information to the working group via Cllr Perkins.

**7. REVIEW OF WORK OVER THE PAST YEAR**

A list of the Committee's main Inquiries/Reviews for the Municipal Year 2004-2005 was circulated:

The committee was advised that reports from all Scrutiny Committees would be compiled detailing their work over the past year for presentation at Full Council. Individual scrutiny reports would then make up the first Scrutiny Annual Report, which may include work over the past two years.

**8. HOUSING BENEFITS REVIEW - REQUEST FROM HOUSING SCRUTINY**

Consideration of this item was taken at 7(c).

**9. FUTURE WORK**

That the following be discussed at the next meeting: -

- 1 Implementation of the recommendations from the Internal Audit Plan – Directors to attend.

2 Progress of workgroups

The meeting concluded at 8.22 pm

**NORTHAMPTON BOROUGH COUNCIL****PLANNING COMMITTEE****Wednesday, 22 June 2005**

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

**1. APOLOGIES**

An apology was received from Councillor Crake.

**1. APOLOGIES**

An apology was received from Councillor Crake.

**2. MINUTES**

The minutes of the meetings of the Committee held on 27 April 2005 and 25 May 2005 were signed by the Chair.

**3. DEPUTATIONS / PUBLIC ADDRESSES**

- RESOLVED:**
- (1) That Mr D Stott be granted leave to address the Committee in respect of application No N/2005/586  
Erection of Security Fencing, provision of All Weather  
Playing Surface and Fencing, Upgrading of Existing  
Gymnasium and Provision of 2 Car Parking Spaces at  
Barry Road PDC Barry Road.
  - (2) That Mr D Smith be granted leave to address the  
Committee in respect of application N/2005/366 -  
Development of Industrial Starter Units Ware-housing  
Lorry Compound and Workshops with Associated  
Offices and Facilities at Land at Junction of Bedford  
Road and Lilliput Road, Brackmills.
  - (3) That Mr F Kuna be granted leave to address the  
Committee in respect of application No N/2005/666 -  
Demolition of Existing Factory and Erection of 52 no  
Residential Units at 35-39 Talbot Road.
  - (4) That Mr T Heart be granted leave to address the  
Committee in respect of application no N/2005/365 -  
Former Military Road School, Military Road.
  - (5) That Mr G T Farey and Miss Webb be granted leave to  
address the Committee in respect of application No  
N/2005/447 - 18 Henry Street.
  - (6) That Miss Webb be granted leave to address the  
Committee in respect of application No N/2005/460 -  
18/20 Henry Street
  - (7) That Messrs J Binstead and J Berrington be granted

- leave to address the Committee in respect of application No N/2005/494 - 16 Sheep Street.  
(Decided not to speak)
- (8) That Messrs Overbury and Kilsby and N Wye be granted leave to address the Committee in respect of application No N/2005/547 - 21/23 St Matthews Parade.
  - (9) That Mr Huffadene-Smith and Councillor Boss and Mr Viewing be granted leave to address the Committee in respect of application No N/2005/558 - Boys Brigade, Meeting Lane.
  - (10) That Mr J Patel and Mr N Ceranic be granted leave to address the Committee in respect of application No N/2005/582 - 145 Park Avenue North.
  - (11) That Councillor Larratt and Messrs Rawsthorne and Watson be granted leave to address the Committee in respect of application No N/2005/591, 22 Merlin Grove.
  - (12) That Mr R Kilsby be granted leave to address the Committee in respect of application No N/2005/608 - 8 Kingsthorpe Grove.
  - (13) That Councillor Hope and Messrs Meaden and Routledge be granted leave to address the Committee in respect of application No N/2005/623 (PN) – Ladybridge Drive (between Hunslet Lane and Ladymead Close).
  - (14) That Mr Jervis be granted leave to address the Committee in respect of application No N/2005/669 Land off Lincoln Street.
  - (15) That D Crockford be granted leave to address the Committee in respect of application No N/2005/670 256 Wellingborough Road.
  - (16) That Cllr Hadland, Mrs Hopkinson and Mrs Fowkes be granted leave to address the Committee in respect of item 11(A) 26 Honeysuckle Way.

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

The Chair was of the opinion that the following item be discussed as a matter of urgency due to the undue delay if consideration were deferred:

##### **APPLICATION NO N/2004/1104**

The Head of Planning, Transportation and Regeneration reported since Resolution to approve the amendment to the Use Classes Order has, come into force and that Committee authorisation now required to change description of development from A3 to A4 and that as hot food takeaway is now a specific class in its own right request the deletion of the condition referring to the provision of Hot Food Refreshment from the existing planning permission.

**RESOLVED:** That approval be given to the deletion of the condition relating

to Hot Food refreshment.

## 5. LIST OF CURRENT APPEALS AND INQUIRIES

Members considered a List of Current Appeals and Inquiries. It was noted that in respect of N/2005/163 - Removal of Condition at Duston Oils, that the deadline for the receipt of written representation was two weeks hence. It was noted that in respect of N/2004/1435 ground level raising at Swan Valley that a public inquiry was expected to be held during July 2006.

**RESOLVED:** That the list and position be noted.

## 6. FRINGE AREA APPLICATIONS

None.

## 7. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

### (A) N/2005/586 - ERECTION OF SECURITY FENCING, PROVISION OF ALL WEATHER PLAYING SURFACE AND FENCING, UPGRADING OF EXISTING GYMNASIUM AND PROVISION OF 2 CAR PARKING SPACES AT BARRY ROAD PDC, BARRY ROAD

Members considered a report seeking the demolition of former school buildings currently used as a teachers training centre and the provision of an all weather playing surface. The existing gymnasium would be remodelled and the grassed open space would remain with the site to be ringed by three metre high security fencing.

Mr Stott a local resident and Governor of Barry Road Primary School, commended the application to the Committee to provide for facilities for the new Primary School. He commented that the site would be protected by security fencing and access would be controlled by the school caretakers. There would be no flood lighting of this facility that would be shared with Vernon Terrace School and Abington Primary School.

- RESOLVED:**
- (1) That the County Council be informed that the Committee raises no objection in principle subject to further consideration being given to hours of use of the site with a view to restricting the use of the playing pitches to 5 pm week days and 12 noon on Saturdays term time only, for use by schools only, and to request that a condition be imposed relating to contaminated land.
  - (2) That the County Council be advised that the Borough Council would not wish to see flood lights introduced at a later date and that the use of the gymnasium should be strictly controlled and not used for other than educational/sporting uses.

NB (1) Councillor Edwards declared an interest in this item which he regarded as being prejudicial and left the meeting during consideration of it.

(2) Councillor B Hoare declared an interest in this item as a Governor of

Stimpson Avenue School which he did not regard as being prejudicial and spoke and voted thereon.

## **8. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS**

None.

## **9. PRINCIPAL ITEMS**

### **(A) N/2005/366 DEVELOPMENT OF INDUSTRIAL STARTER UNITS, WAREHOUSING, LORRY COMPOUND AND WORKSHOPS WITH ASSOCIATED OFFICES AND FACILITIES AT LAND AT JUNCTION OF BEDFORD ROAD AND LILLIPUT ROAD, BRACKMILLS**

Members considered a report that sought the relocation of an industrial use at Ransome Road to land at the junction of Bedford Road and Lilliput Road Brackmills that would enable the future development of Ransome Road and Nunn Mills. It was noted that a stretch of highway from the proposed roundabout into the site would not be adoptable and that the Highway Authority had commented that they were happy with the proposal in this instance. Members were also referred to a supplementary report that had been previously circulated and to an addendum that sought to impose further conditions on any approval that might be granted.

Mr Smith commented that he had been retained by the applicant to deal with the Civil Engineering aspects of the scheme and in particular the safety concern of having the site entrance on a major roundabout. He commented that his client did not want the stretch of road from the highway to the first internal roundabout in the site to be adopted, however as the site was to be used as a lorry park it would have to be constructed to an adoptable standard or higher. In respect of safety the originally proposed gatehouse had been removed and vehicles refused entry would be able to turn around within the site and then egress. There would be manned security 365 days a year and rising bollards would be used to facilitate egress.

It was noted that the removal of the gatehouse from the scheme had satisfied the highway authority as to the safety of the proposal on this occasion.

**RESOLVED:** That the application be approved in principle subject to the applicants entering into a Section 106 Agreement to secure for public art and a contribution to public transport and the conditions as shown on the Decisions List, attached.

### **(B) N/2005/446 PROPOSED MIXED USE DEVELOPMENT COMPRISING 78NO. APARTMENTS, D1 (NON-RESIDENTIAL INSTITUTIONS), A1 (RETAIL), AND B1 (OFFICE) WITH ASSOCIATED ACCESS, CAR AND CYCLE PARKING AT LAND ADJACENT TO COTTON END, SOUTHBRIDGE WEST**

Members considered a report seeking approval for a mixed use development bounded by Cotton End, The Old Towcester Road and Southbridge West. Members were referred to an addendum that set out that a Section 106 Legal Agreement should secure a contribution towards education facilities and that further conditions should be placed on any permission. Environmental Housing (NBC) had made some detailed

comments about the internal layout of the site and the Police Crime Prevention Advisor had commented upon the definition between private and public space and the level of surveillance of car parking. Revised drawings had been received that included more boundary treatment and together with the additional conditions were believed to overcome the comments made by the Police Crime Prevention Design Advisor.

- RESOLVED:** (1) That the application be approved in principle subject to
- (a) the prior finalisation of a legal agreement to secure the provision of on site affordable housing at a rate of 35% in line with adopted Council policy; contribution to offset provision/enhancement of public amenities for example Waterside and/or Delapre Park; and
  - (b) a contribution towards education facilities; and
  - (c) that the conditions be as shown on the Decisions List, attached.

**(C) N/2005/507 - DEMOLITION OF SCHOOL AND RESIDENTIAL DEVELOPMENT - OUTLINE APPLICATION AT ST GREGORYS SCHOOL SITE, GRANGE ROAD**

Members considered a report seeking approval to the demolition of St Gregorys Primary School and the residential development of the site. Councillor B Markham commented that at a recent meeting of the Area Partnership for that area two young girls had attended and addressed the meeting promoting the provision of facilities for young people. He suggested that the recommendation to the report be amended to reflect this request.

Members were advised of an addendum to the report that revised the site access details and set out additional recommended conditions.

- RESOLVED:** That the application be approved in principle subject to the prior finalisation of a legal agreement to secure;
- (a) the provision of on-site affordable housing in line with adopted Council policy; a contribution to enhance Eastfield Park for facilities for young people; and a contribution to education facilities.
  - (b) that the conditions be as shown on the Decisions List, attached.

**(D) N/2005/666 - DEMOLITION OF EXISTING FACTORY AND ERECTION OF 52NO. RESIDENTIAL UNITS AT 35-39 TALBOT ROAD**

Members considered a report that sought the demolition of the existing factory at 35/39 Talbot Road and the erection of 52 number residential units. Members were advised of an addendum to the report setting out detailed points raised by Health and Environmental Housing.

Mr F Kuna on behalf of the applicant commented that the site was in the middle of Northampton and was a .17 hectare brown-field area. There was an existing consent for residential development on part of the site and his client had now been able to purchase the rest of the site. The applicant was a Registered Social Landlord and it

was proposed that all the units would be affordable being split by tenure, 40 units shared ownership and 12 rented.

Concern was expressed at the proposed density of the site and queried whether there should be a Section 106 Agreement in respect of infrastructure to the site. The applicant was not making any proposals in respect of play areas or contribution towards education.

Councillor Malpas proposed and Councillor Yates seconded "That the application be refused due to its extreme density and design."

Upon a vote it was agreed that the application be refused.

**RESOLVED:** That the application be refused due to the proposed extreme density of the scheme and its overall design.

## **10. SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION**

It respect of application No N/2005/0365 - Former Military Road School, Military Road the circulation of Councillor Evans letter dated 21 June 2005 was noted. The Committee were advised of an addendum detailing a further objection to the proposal from 25 Military Road; the Northamptonshire Police had received assurances from the Architect in connection with achieving Secured by Design Accreditation for the scheme and that English Heritage had indicated that the recommendation that the existing buildings be not listed had been accepted. The addendum also set out additional conditions.

Mr Heart in respect of application number N/2005/0365 - Former Military Road School, Military Road commented that he represented the architects retained by Servite Housing who were a Registered Social Landlord and specialised in providing public housing for those most in need. The Housing Corporation and Servite Homes were proposing to invest some £4.6 million in this development. The existing building was not fit for purpose and UCN had moved out of the premises some 3 / 4 years previously.

Mr G T Farey addressed the Committee in respect of application No N/2005/447 - 18 Henry Street, commenting upon the problems of car parking in Henry Street and the difficulty that the existing drainage and sewer networks had in coping with the existing development. He commented that the previous planning permission for 6 flats with 6 car parking spaces was a more realistic development of the site.

Miss Webb in respect of application N/2005/447 – 18 Henry Street commented that the existing Victorian Sewer System was not capable of coping with further developments and that the car parking situation in Henry Street was already appalling.

Miss Webb in respect of application N/2005/460 18/20 Henry Street commented that the existing Victorian Sewer System could not cope with further development in this area and referred to the appalling car parking situation in Henry Street.

Nicola Wye in respect of application N/2005/547 21/23 St Matthews Parade, commented that whilst generally in favour of the proposal had some concerns as to

how the boundary of the site at the rear would be secured and how the existing service road could be prevented from being used as a dumping ground and reduce the thefts from existing garages.

Mr Overbury in respect of application N/2005/547 – 21/23 St Matthews Parade, commented that the building had fallen into disrepair and he was concerned that it did not revert to hostel use. He accepted that a commercial use for the building was the only realistic way of it being renovated and was generally in favour of the scheme but shared concerns in respect of car parking at the rear.

Mr Kilsby in respect of application N/2005/547 – 21/23 St Matthews Parade, commented that the refurbishment of the building would represent a £250,000 investment and that further measures had been taken to improve disabled access within the building.

Mr D Viewing in respect of application N/2005/558 Boys Brigade, Meeting Lane commented that whilst he supported the work of the Boys Brigade he had concerns about unrestricted use; he believed that they would have resort to type of commercial use to recoup their investment.

Mr Huffadene-Smith in respect of application N/2005/558 - Boys Brigade, Meeting Lane on behalf of Duston Parish Council Planning Committee commented that the proposed flats adjacent to the Boys Brigade site had yet to be built and that the Boys Brigade carried out much valuable work. The proposed building design had attractive Baptist Hall overtones. He commended the application to the Committee.

Councillor Boss in respect of application N/2005/558 - Boys Brigade, Meeting Lane commented that the existing building urgently needed replacing and the new build would be to a far better specification. It felt it unfair to propose a condition that the building could only be used by the Boys Brigade which would prevent any possibility of future Lottery Funding and also that it would be unfair to impose a condition of no amplified music. He suggested that a sound scheme with a limit of hours of use would be satisfactory.

Mr J Patel in respect of application N/2005/582 145 Park Avenue North, commented that he had objected to the first planning application and believed that the current application would be detrimental to his lifestyle. It would restrict light to the rear of his property in particular the garden and kitchen. From an existing permission he had already lost the view of the local church.

Mr N Ceranic in respect of N/2005/582 145 Park Avenue North, commented that he did not believe that his proposal would obscure light to the neighbouring newsagent's living accommodation. He would replace an existing proposed window with a skylight if this were a more preferable solution. The aim of his application was to improve the internal layout of his hairdressers business to the benefit of customers and his staff.

Councillor Larratt in respect of application N/2005/591 - 22 Merlin Grove, commented that the application was unusual in that it was a large front extension and felt that the Committee should visit the site.

Mr Rawsthorne in respect of application N/2005/591 - 22 Merlin Grove, commented

that his application for an extension was purely for family requirements. He had three children and needed additional space. His family had lived at the premises for thirteen years and they had no intention of moving. The plot was the largest on the development and the house was set well back from the footpath. The proposed extension would take up less than 10% of the front garden space and would still be some eleven metres from the footpath. He commented that the site had been visited by a planning officer and by the Parish Council Planning Committee Chair, neither of whom had made any adverse comment.

Mr Watson in respect of application N/2005/591 - 22 Merlin Grove, commented as architect for the applicant in respect of comments from neighbours in respect of various windows in the development, some of them being required to obtain building regulation approval.

Mr R Kilsby in respect of application N/2005/608 8 Kingsthorpe Grove, commented that the proposal was for a development with a maximum of nine residents.

Mr Meaden in respect of application N/2005/623 (PN) Ladybridge Drive (between Hunslet Lane and Ladymead Close), expressed concern that the proposed telecommunications mast would be some thirty-eight feet high and would be incongruous with existing trees and properties. He also commented that this particular locality with Hunsbury Hill at its rear meant that the mast needed to be taller than it might otherwise be for signal reception.

Mr Routledge in respect of application N/2005/523 (PN) - Ladybridge Drive (between Hunslet Lane and Ladymead Close) - commented that several sites had been previously rejected because of proximity of houses and in his view this location presented the same issue. The mast would be taller than the surrounding trees and would become more prominent during the winter without leaf cover. He also queried the positioning of the mast close to a bus shelter often used by children. He queried whether the mast could be located closer to the M1.

Councillor Hope in respect of application N/2005/623 (PN) - Ladybridge Drive (between Hunslet Lane and Ladymead Close), commented that this issue had caused a lot of adverse public reaction and also commented on the mast's detrimental impact on the visual amenity of the area. She noted that previously proposed site on a roundabout or adjacent to a section on the dual carriageway had been refused because of impact on visual amenity although housing was not particularly close.

Mr Jervis in respect of application N/2005/669 Land of Lincoln Street, commented that although there had been some comment about removal of a silver birch tree. He also commented that a better specimen within the site would be retained. He commented that whilst the car park would be for clients and staff, generally speaking, clients were visited rather than them coming to his offices.

Mr D Crockford in respect of application N/2005/670 - 256 Wellingborough Road, commented that the applicant had no right of access across his land to the side of the site and referred to existing drainage problems. He also commented that the extension would be particular close to an existing fuel storage tank and that his business from time to time blocked the indicated access with containers to do with his business. Similarly there would be no external access for rubbish bins.

- RESOLVED:**
- (1) That application nos N/2005/409, N/2005/547, N/2005/558, N/2005/566, N/2005/591, N/2005/607, N/2005/608, N/2005/669 and N/2005/670 be approved be approved as shown on the Decisions List attached.
  - (2) That in respect of an application no N/2005/1071 a condition relating to access for disabled purposes be not attached to the planning permission due to the difficulty of achieving without detracting from the character of the building.
  - (3) That application no N/2005/0365 be deferred pending negotiations with the applicant to reduce the number of units and car parking spaces in order to loosen the rear boundary.
  - (4) That application no N/2005/447 be refused contrary to the officers' recommendations by virtue of density of the proposal and exacerbation of car parking problems in this street and as shown on the Decision List attached.
  - (5) That application no N/2005/460 be deferred pending negotiations with the applicant to achieve approximately a ratio of 1:1 units to car parking spaces.
  - (6) That application N/2005/494 be approved in principle contrary to the Officers' recommendations to bring the building back into economic use and as shown on the Decision List.
  - (7) That applications nos N/2005/582 and N/2005/629 be refused as shown on the Decisions List attached.
  - (8) That application no N/2005/623 (PN) be refused contrary to the Officers' recommendations on grounds of siting and visual amenity.
  - (9) That the withdrawal of application nos N/2005/633 and N/2005/683 be noted.

- NB
1. Councillors Edwards and Yates declared non-prejudicial interests in respect of application numbers N/2005/365 and N/2005/558 as members of the County Council's Development Control Committee and spoke and voted thereon.
  2. The Meetings Services Manager, Mr F McGown, declared his relationship as a domestic neighbour of the applicant of application no N/2005/582.
  3. Councillor Robinson declared a non-prejudicial interest in respect of application no N/2005/608 as a Care Home Owner and spoke and voted thereon.
  4. Councillor B Hoare declared that he was a near neighbour of Mr Meaden, a public speaker, in respect of application no N/2005/623.
  5. Councillor Yates declared that he was a near neighbour of the applicant of application no N/2005/669.

## **11. ENFORCEMENT MATTERS**

### **(A) 26 HONEYSUCKLE WAY**

Members considered a report that indicated that the owners of 26 Honeysuckle Way had removed the central section of the bridge to the nature reserve only. They had taken down but not removed the horse shelter and had not removed the associated fencing in response to the enforcement notice previously agreed by the Committee.

Mrs Hopkinson expressed concern that the owners of 26 Honeysuckle Way had not complied with the enforcement notice and requested that the Committee carry through its previous decision.

Mrs Fowkes expressed concern that the decision of the Committee had been flouted and that the nature reserve should be returned to its former state.

Councillor Hadland commented that the owners of 26 Honeysuckle Way had not complied with the terms of the enforcement notice and the Committee should seek their full compliance.

The Chief Solicitor advised that there were technical legal reasons why the original enforcement notice could not be served.

- RESOLVED:**
- (1) That the Head of Planning, Transportation & Regeneration in conjunction with the Chief Solicitor prepare and serve an enforcement notice requiring the removal of the two remaining jetties and associated works and structures and the associated fencing to the horse shelter to be complied with within three months.
  - (2) That the Head of Planning, Transportation & Regeneration in conjunction with the Chief Solicitor prepare and serve an enforcement notice requiring that the materials formerly comprising their horse shelter be removed from the site to be complied with within three months.

## **12. OTHER REPORTS**

None.

## **13. LISTS OF DELEGATED APPLICATIONS**

### **(A) LIST OF DELEGATED APPLICATIONS APPROVED**

Members considered the List of Delegated Applications Approved during the period 28 April 2005 to 25 May 2005.

**RESOLVED:** That the list be noted.

### **(B) LIST OF DELEGATED APPLICATIONS REFUSED**

Members considered the List of Delegated Applications Refused during the period 28 April 2005 to 25 May 2005.

**RESOLVED:** That the list be noted.

**14. LIST OF DEFERRED APPLICATIONS**

Members considered the List of Deferred Applications.

**RESOLVED:** That the report be noted.

>

The meeting concluded at 22.23 hours.

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**NORTHAMPTON BOROUGH COUNCIL  
PLANNING COMMITTEE  
22 JUNE 2005  
DECISION LIST**

Application No: **N/2005/366**  
Location: **Land at junction of Bedford Road and Liliput Road, Brackmills**  
Proposal: **Development of Industrial Starter Units, Warehousing, Lorry Compound, and Workshops with Associated Offices and facilities**

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

Whilst the proposal is contrary to the provisions of the Development Plan, the relocation of the businesses from their current site would result in improved amenities for existing residents and would enable substantial regeneration of a town centre site. Furthermore the proposed development would not result in undue harm to interests of acknowledged importance. The proposal complies with the aims and objectives of PPS1, PPG3, PPG4 and PPG13.

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

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

**(2)** Full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the building (s) hereby permitted and retained thereafter.

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

**(3)** Details of the provision for the storage of refuse and materials for recycling shall be submitted to and approved by the Local Planning Authority, implemented prior to the occupation or bringing into use of the buildings and thereafter maintained.

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

**(4)** Details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

**(5)** The floodlighting hereby approved shall be erected and angled in accordance with the submitted scheme and thereafter maintained as such.

**Reason:** To secure a satisfactory standard of development and in the interests of amenity.

**(6)** All foul sewage or trade effluent including chemical additives, vehicle washing water including steam cleaning effluent shall be discharged to the sewer.

**Reason:** To prevent pollution of the water environment.

(7) All drums and small containers of used oil and other chemicals shall be stored in bunded areas which do not drain to any water course, surface water sewer or parking/fuelling areas and shall pass through a suitably sized oil separator prior to being discharged into a watercourse, surface water sewer or soakaway.

**Reason:** To prevent pollution of the water environment.

(8) Prior to the commencement of any development, a scheme for the provision and implementation of (foul water drainage) (surface water drainage) (pollution control) (flood risk protection) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and completed fully in accordance with the approved details and the approved implementation programme and maintained thereafter.

**Reason:** (To secure satisfactory drainage of the site) (To prevent pollution of the water environment) (To reduce the risk of flooding).

(9) 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.

(10) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner. The landscaping shall be maintained in accordance with a landscape management plan to be agreed in writing with the Local Planning Authority prior to the commencement of development.

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

(11) All trees and hedges shown to be retained in the approved plans shall be protected for the duration of the development 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 areas 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 and hedges on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality.

(12) If during the development, contamination not previously identified, is found to be present at the site, then no further development shall be carried out (unless otherwise agreed in writing by the Local Planning Authority) until the developer has submitted and obtained written approval from the Local Planning Authority for an addendum to the Method Statement. The addendum must detail how the unsuspected contamination shall be dealt with and work shall be carried out in accordance with the addendum before the development recommences.

**Reason:** In the interests of the environment

**(13)** Prior to the commencement of any development, a detailed surface water drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include (i) a detailed surface water drainage scheme incorporating Sustainable Urban Drainage System in accordance with the approved Flood Risk Assessment dated March 2005, (ii) an assessment of overland flood routing/flow paths through the site prior to and after development and (iii) provision for the long term maintenance of the drainage system.

**Reason:** To prevent the increase in flood risk.

**(14)** The approved surface water drainage scheme shall be implemented concurrently with the development and confirm the completion of the scheme in writing to the Local Planning Authority within one month thereafter.

**Reason:** To prevent the increase in flood risk.

**(15)** 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 gates, fences, walls or any means of enclosure or similar structures shall be erected or constructed without the prior written approval of the Local Planning Authority.

**Reason:** In the interests of amenity and highway safety.

**(16)** Prior to the commencement of development, details of the provision of directional signage shall be submitted to and approved in writing by the Local Planning Authority. The approved signs shall be erected prior to the development being brought into use and maintained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of amenity and highway safety.

**(17)** Prior to the commencement of development, details for the provision of CCTV coverage within the site shall be submitted to and approved in writing by the Local Planning Authority. The approved CCTV system shall be implemented on commencement of the use and thereafter maintained.

**Reason:** In the interests of personal safety, general security and the prevention of crime.

**(18)** A scheme to restrict access to the site including rising bollards shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be operational at all times that the site is in use.

**Reason:** To prevent crime.

**(19)** No development shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include a strip of dense landscaping 15m wide on the boundary adjacent to the Bedford Road.

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

**(20)** 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 vehicles 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:** In the interests of the environment and general amenity.

(21) No development shall take place until details of the means of reducing potential pollution to air quality is submitted as part of a scheme to be approved in writing by the Local Planning Authority. The scheme shall be implemented at all times unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of the environment and general amenity.

(22) No development shall take place until details in respect of the provision of a footway along the eastern side of Liliput Road, from Bedford Road to the site entrance, have been submitted to and approved by the Local Planning Authority and the approved details.

**Reason:** In the interests of pedestrian and highway safety.

(23) No development shall take place until details in respect of the provision of two bus stops with shelters, locations to be agreed, have been submitted to and approved by the Local Planning Authority and the approved details have been implemented.

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

(24) Prior to commencement of development a Travel Plan be submitted to the Local Planning Authority to be approved and the plan be implemented on occupation.

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

(25) No dismantling or breaking of vehicles or storage of scrap shall take place on the site.

**Reason:** In the interests of visual and environmental amenity.

Application No: **N/2005/409**  
 Location: **Land at Lynton Avenue (rear of 44 Harborough Road)**  
 Proposal: **Erection of two-storey house**

**APPROVAL** subject to conditions and for the following reason:

The proposed development would bring under-used and unkempt garden space into better use. Moreover, due to its scale, location and context, the proposal would not detrimentally affect amenity or the character of the area and would not harm other interests of acknowledged importance in accordance with Policies of the Development Plan and government guidance.

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

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

(2) Full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the building hereby permitted and retained thereafter.

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

**(3)** 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 northern and eastern elevations of the proposed development 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 to the residential development hereby permitted without the prior written consent of the Local Planning Authority.

**Reason:** To allow the Local Planning Authority opportunity to assess the implications of additional development in the interests of protecting the amenity of neighbouring residents and the character of the area.

**(5)** Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development in relation to 2 Lynton Avenue shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

**Reason:** In the interests of residential and visual amenity.

**(6)** 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.

**(7)** The ash tree protected by TPO no.151 shall be protected for the duration of the development by stout fences to be erected and maintained on alignments to be approved in writing by the Local Planning Authority before any development works 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.

**(8)** All existing vehicle crossovers shall be reinstated to footway and full details of which shall be submitted to and approved in writing by the Local Planning Authority and the works shall be carried out prior to the development being first brought into use.

**Reason:** In the interests of highway safety.

**(9)** Notwithstanding the details shown on the approved site layout drawing the proposed vehicle crossover and hardstanding shall be sited no less than 4.5m from the centre of the trunk of the Ash tree protected by TPO no.151 in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved scheme shall included details of the surface treatment of the area between the Ash tree and the hardstanding and measures to prevent encroachment of the vehicles on to this area. These details shall be implemented concurrently with the vehicle crossover and hardstanding and shall be retained thereafter.

**Reason:** In order to protect the Ash tree in the interests of amenity.

**(10)** The existing garage and associate hardstanding shall only be demolished / removed in accordance with a detailed scheme to be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall include detail to demonstrate that the demolition / removal shall be not result in any harm to the Ash tree protected by TPO no.151.

**Reason:** In order to protect the Ash tree in the interests of amenity.

Application No: **N/2005/446**  
 Location: **Land Adjacent to Cotton End, Southbridge West**  
 Proposal: **Proposed mixed use development comprising 78no. apartments, D1 (Non-Residential Institutions) , A1 (Retail) and B1 (Office) with associated access, car and cycle parking**

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

The proposed development would bring previously developed land into more efficient use through a mixed use development without harm to interests of acknowledged importance in accordance with Policies of the Development Plan and the aims / objectives of government policy.

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

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

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

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

**(3)** The flat 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.

(4) Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development in relation to Cotton End and Old Towcester Road shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

**Reason:** In the interests of visual amenity and the amenity of neighbouring residents.

(5) A minimum of 10% of the total number of dwellings shall be constructed to the Council's mobility housing standard and details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site and thereafter implemented concurrently with the development.

**Reason:** To ensure adequate provision of facilities in line with Local Plan Policy.

(6) Unless otherwise agreed in writing by the Local Planning Authority, the parking areas, bin store and cycle store shown on the approved drawings shall be fully implemented prior to the first occupation of the development hereby permitted and thereafter retained.

**Reason:** To secure a satisfactory standard of development, for the avoidance of doubt and to ensure adequate provision of on-site parking and bin and cycle storage.

(7) 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.

(8) Full details of all roads and sewers including cross-sections, and longitudinal sections, highway boundaries 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:** To secure a satisfactory standard of development.

(9) Full details of the proposed surface treatment of all roads, access and parking areas, footpaths and private drives including their gradients shall be submitted to and 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:** To secure a satisfactory standard of development.

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

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

(11) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

(12) Prior notice shall be given to the Local Planning Authority nominated archaeologists, Built and Natural Environment, Northamptonshire County Council, PO Box 287, 27 Guildhall Road, Northampton NN1 1BD (Tel: 01604-237247) of the exact date on which it is proposed that construction of the development hereby permitted is to begin. During the construction period representatives of the Built and Natural Environment, 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 interface unreasonably with the progress of the development.

**Reason:** In the interests of archaeological research.

(13) No development shall take place until a desk top study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

**Reason:** To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment.

(14) Unless otherwise agreed in writing by the Local Planning Authority, if during development contamination not previously identified is found to be present at the site then no further development shall be carried out until an addendum to the Method Statement identified in condition 13 has submitted to and approved in writing by the Local Planning Authority. The approved addendum to the Method Statement shall detail how the unsuspected contamination shall be dealt with and shall be implemented concurrently with the development and fully completed prior to the first use of any part of the development.

**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.

(15) Prior to the commencement of development a detailed noise insulation scheme to ensure all floors and facades fall within NEC A as defined by PPG24 shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall include the provision of mechanical ventilation. The approved scheme shall be fully implemented prior to the first use of the dwelling unit to which it relates and thereafter retained.

**Reason:** To protect the enjoyment of future occupiers of their dwellings.

(16) All of the requirements of the approved flood risk assessment (FRA) dated November 2004 (ref. no. 04004/2) shall be fully implemented in accordance with the approved implementation programme concurrently with the development. Written confirmation that the FRA works have been fully implemented shall be provided to the Local Planning Authority within one month of their completion.

**Reason:** To prevent the increase in flood risk.

(17) Prior to the commencement of development precise details of the surface water drainage scheme, including the design, provision, implementation and its long term maintenance fully in accordance with the requirements of the approved flood risk assessment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed and implemented concurrently with the development and maintained thereafter.

**Reason:** To ensure there is no increase in flood risk and to prevent pollution of the water environment.

(18) Prior to the commencement of development, detailed support calculations to justify the proposed mitigation of lost flood storage volume of 1,200 m<sup>3</sup> shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority the compensatory storage shall be fully provided in accordance with the flood risk assessment prior to the commencement of the development.

**Reason:** To prevent increase in flood risk.

(19) Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of development a detailed scheme for piling foundations shall be submitted to and approved in writing by the Local Planning Authority. Piling shall only be carried out in accordance with approved scheme.

**Reason:** To prevent pollution of the water environment.

(20) Full details of the method of the treatment of the external boundaries of the site together with internal property boundaries shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the buildings hereby permitted and retained thereafter. The approved scheme shall clearly define and separate private and public space.

**Reason:** To ensure that the boundaries of the site are properly treated in the interests of safety, to reduce the potential for crime and antisocial behaviour, and to secure a satisfactory standard of development.

(21) A lighting scheme for the development shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of the dwellings hereby permitted and retained thereafter.

**Reason:** In the interests of safety and to reduce the potential for crime and antisocial behaviour.

Application No: **N/2005/447**  
 Location: **18 Henry Street (T & A Crack)**  
 Proposal: **Conversion of factory to 10no apartments**

**REFUSAL** for the following reasons:

(1) The development, by reason of the quantity of residential units proposed and the absence of any off-street parking, would result in increased demand for on-street parking in an area where demand is already high and the capacity of the streets surrounding the site is limited. Consequently the development would lead to conditions prejudicial to highway safety and the freeflow of traffic contrary to Policy T3 of the Northamptonshire County Structure Plan and Policies H6, T9 and T17 of the Northampton Local Plan.

(2) The development, by reason of the quantity of residential units proposed and the inadequate quantity/capacity of secure functional cycle storage proposed, would compromise national and local sustainable transport objectives contrary to Policy T8 and T9 of the Northamptonshire County Structure Plan and the aims and objectives of the PPG13 – Transport and the Council’s Supplementary Planning Guidance – Parking.

Application No: **N/2005/494**  
 Location: **16 Sheep Street**  
 Proposal: **Change of Use from Former Gun Shop (Class A1) to Pubs and Bars (Class A4)**

**APPROVAL IN PRINCIPLE** subject to conditions and for the following reasons:

The proposed development would bring an existing building, which has been vacant for some 7 years, back into use. The economic, social and visual benefits that would be reaped through re-use of this building, combined with the migrating effects of the requirements of the attendant Section 106 Legal Agreement and planning conditions out balance any negative impact that the development might have in respect of retail character / vitality, public order, and residential / general amenity in line with the wider Policies of the Development Plan and the aims and objectives of the government guidance.

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

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

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

**Reason:** In the interests of amenity.

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

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

(4) The premises shall not remain open to customers between the hours of 23.30pm and 09.00am

**Reason:** In the interests of general amenity and in the interests of the protection of residential amenities.

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

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

Application No: **N/2005/507**  
 Location: **St Gregory's School Site, Grange Road**  
 Proposal: **Demolition of School and Residential Development (Outline Application)**

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

The proposed development would bring previously developed land into more efficient use through the provision of new dwellings with no harm to interests of acknowledged importance in accordance with the Council's Interim Policy Statement on Surplus School's Sites, Policies of the Development Plan and the aims / objectives of government policy.

**(1)** Approval of the details of the siting, design and external appearance of the buildings, and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority.

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

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

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

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

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

**(4)** Full details of all roads and sewers including cross-sections, and longitudinal sections, highway boundaries and proposed ground and floor levels shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of their construction work on site. The approved scheme shall be implemented concurrently with the development to which it relates and fully completed prior to its first public use.

**Reason:** To secure a satisfactory standard of development.

**(5)** Unless otherwise agreed in writing by the Local Planning Authority, the submission of reserved matters shall include the provision of secure and safe cycle parking for the development hereby permitted.

**Reason:** To ensure the provision of adequate cycle facilities to promote the use of modes of transport other than the private car.

**(6)** No development shall take place until a desk top study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

**Reason:** To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment.

**(7)** 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 Howard Biley Gardens, Buttermere Close and Grange Road shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

**Reason:** In the interests of visual amenity and the amenity of neighbouring residents.

**(8)** Construction and works associated with the development hereby permitted shall only proceed following the approval in writing by the Local Planning Authority of a scheme to protect neighbouring residents from noise and disturbance during construction.

**Reason:** To protect the amenities of neighbouring residents.

**(9)** The trees within the site and close to the eastern and western site boundaries identified in the Tree Report (ref 3121/C01/001 of 2 June 2005) submitted as part of the planning application shall be protected for the duration of the development by stout fences. The type and alignment of the fencing shall be approved in writing by the Local Planning Authority before any development works 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 and close to the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality.

**(10)** Unless otherwise agreed in writing by the Local Planning Authority, no buildings shall be sited within 3m of the outer limit of the Tree Protection Zone identified on plan ref M1 Rv0 of the Tree Report (ref 3121/C01/001 of 2 June 2005) submitted as part of the planning application.

**Reason:** To ensure an adequate standard of residential environment for further occupiers of the development and to ensure adequate protection of existing trees in the interests of maintaining the amenity of the locality.

**(11)** Unless otherwise agreed in writing by the Local Planning Authority, no buildings shall be sited within 8m of the western site boundary nor within 21m of the rear elevations of nos. 7, 8 and 9 Buttermere Close which ever is the greater.

**Reason:** To ensure an adequate standard of residential environment for further occupiers of the development and to protect the amenities of residents of nearby dwellings.

**(12)** Unless otherwise agreed in writing by the Local Planning Authority, buildings sited within 20m of the western site boundary shall be no more than two storeys high.

**Reason:** To protect the amenities of residents of nearby dwellings.

**(13)** The site shall be developed at a density of no less than 35 dwellings per hectare.

**Reason:** To comply with policy of the Development Plan to ensure efficient use of land.

Application No: **N/2005/547**  
 Location: **21-23 St Matthews Parade**  
 Proposal: **Change of use from hostel to private hotel/guest house (Class C1)**

**APPROVAL** subject to conditions and for the following reason:

The proposal would bring back into use a vacant building and bearing in mind the authorised use of the site would not cause undue detriment to residential or general amenity in accordance with policies H19 and H27 of the Northampton Local Plan.

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

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

**(2)** Full details of the method of the treatment of the external boundaries of the site 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:** To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development.

**(3)** 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.

**(4)** All new and altered first and second floor side facing windows and rooflights shall be glazed with obscured glass before the development hereby permitted is first occupied and thereafter retained in that form at all times.

**Reason:** To safeguard the privacy of the adjoining properties.

**(5)** All external alterations shall be constructed with materials of the same type, texture and colour as the external walls of the existing building.

**Reason:** In the interests of visual amenity to ensure the alterations harmonise with the existing building.

(6) Details and / or samples of any new or replacement windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

**Reason:** In the interest of visual amenity.

(7) Full details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site, implemented concurrently with the development and retained thereafter.

**Reason:** To secure a satisfactory standard of development.

(8) 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.

(9) The parking spaces shown on the submitted plan shall be laid and marked out prior to the development being first brought into use and retained thereafter.

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

(10) The car parking spaces 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.

(11) No development shall take place until details in respect of the making good of the portion of the service road to the rear of the site have been submitted to and approved in writing by the Local Planning Authority and the approved details have been implemented unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To secure a satisfactory standard of development.

(12) Full details of the proposed surface treatment of the parking area, 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:** To secure a satisfactory standard of development.

(13) 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 frontage of the site.

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

(14) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

**(15)** Notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992 (or any regulations revoking and re-enacting those regulations with or without modification), no notice, sign or advertisement shall be displayed on the land or building without the prior written consent of the Local Planning Authority.

**Reason:** In the interests of visual amenity and to maintain a satisfactory external appearance of the development.

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

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

**(17)** No bar or restaurant facilities open to persons other than residents of the guest house/hotel or their guests shall be provided.

**Reason:** To safeguard the amenities of the area and to minimise the possibility of inconvenience to nearby residents.

Application No: **N/2005/558**  
 Location: **Boys Brigade, Meeting Lane, Duston**  
 Proposal: **Demolition of existing single storey building and replacement with two storey building to be used by Boys Brigade**

**APPROVAL** subject to conditions and for the following reason:

The proposed development would provide for an improved community building without undue detriment to existing or future residents in accordance with Policy L14 of the Northampton Local Plan.

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

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

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

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

**(3)** 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)** Full details of the method of the treatment of the external boundaries of the site shall

be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the building hereby permitted and retained thereafter.

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

(5) 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.

(6) 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 occupation or bringing into use of the building and thereafter maintained.

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

(7) The premises shall be open only between the hours of 0800 and 2200 from Mondays to Saturdays and 1000 and 1700 on Sundays or Bank or Public Holidays.

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

(8) No development shall take place until a desk top study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

**Reason:** To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment.

(9) Before the development hereby permitted commences 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. 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.

Application No: **N/2005/566**  
 Location: **5 Duke Street**  
 Proposal: **Change of use from hostel to 10no. flats together with rear**

**extension**

**APPROVAL** subject to conditions and for the following reason:

The proposal would continue the residential use of the property without harm to interests of acknowledged importance in accordance with Development Plan Policy and the aims / objectives of PPG3 - Housing and PPG13 - Transport.

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

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

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

**Reason:** To ensure that a satisfactory standard and layout of accommodation is provided in the interests of the amenity of future occupants

**(3)** Full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the building hereby permitted and thereafter maintained.

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

**(4)** Details and/or samples of all proposed external facing materials (including windows, gates and door) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site. The development shall only be implemented in accordance with the approved details.

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

**(5)** Unless otherwise agreed in writing by the Local Planning Authority, the parking areas, bin store and cycle store shown on the approved drawings shall be fully implemented prior to the first occupation of the development hereby permitted and thereafter retained.

**Reason:** To secure a satisfactory standard of development, for the avoidance of doubt and to ensure adequate provision of on-site parking and bin and cycle storage.

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

**Reason:** To ensure the provision and retention of dwellings(s) suitable for use by people with disabilities in accordance with local plan policy.

**(7)** Unless otherwise agreed in writing by the Local Planning Authority, full details of a sound insulation and ventilation scheme to protect the development from external noise shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the occupation of the dwellings hereby permitted and retained thereafter.

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

**(8)** A scheme for lighting the area within the site to the rear of the building shall be

submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of the dwellings hereby permitted and retained thereafter.

**Reason:** In the interests of safety and to reduce the potential for crime and antisocial behaviour.

Application No: **N/2005/582**  
 Location: **145 Park Avenue North**  
 Proposal: **First floor extension above garage**

**REFUSAL** for the following reasons:

(1) The proposed extension, by reason of its height, size and relationship with no.s 143 and 147 Park Avenue North, would have an overbearing effect on these properties detrimental to the amenity presently enjoyed by the occupants contrary to Policies E20 and R12 of the Northampton Local Plan.

(2) The proposed extension, by reason of its height, size and design, would represent an overdevelopment of the site out of keeping with the scale, form and design of adjacent development and would be detrimental to the visual amenities of the surrounding area contrary to Policies E20 and R12 of the Northampton Local Plan.

Application No: **N/2005/591**  
 Location: **22 Merlin Grove, East Hunsbury**  
 Proposal: **Two Storey Front Extension**

**APPROVAL** subject to conditions and for the following reason:

The impact on the character of the original building, street scene and 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) 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 additional windows shall be installed in the elevations of the proposed extension without the prior written consent of the Local Planning Authority.

**Reason:** To safeguard the privacy of adjoining properties.

Application No: **N/2005/607**  
 Location: **42-46 Kingsthorpe Grove**  
 Proposal: **Conversion of dwellings into 6 no. flats including rear extensions and front and rear dormer windows**

**APPROVAL** subject to conditions and for the following reason:

The location, design, density and layout of the development is acceptable and has no detrimental impact on residential amenity and accords with policies H6, H12, H15, H18, H21, H22, H23 and H25 of the Northampton Local Plan.

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

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

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

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

(3) Notwithstanding the details submitted further details shall be submitted to and approved in writing by the Local Planning Authority in respect of the layout of the car parking, including one disabled car parking space. This shall be laid and marked out prior to the occupation of the flats hereby permitted and retained thereafter.

**Reason:** In the interests of highway safety.

(4) Notwithstanding the details as submitted, the existing garages shall be demolished and the new vehicle access fronting Osborne Road shall be 5m in width and including 2m visibility splay to each side, full details of which shall be first submitted to and approved in writing by the Local Planning Authority and implemented prior to the occupation of the flats hereby permitted and retained thereafter.

**Reason:** In the interests of highway safety.

(5) 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 occupation of the flats hereby permitted and retained thereafter.

**Reason:** To secure a satisfactory standard of development.

(6) Before the development hereby permitted commences, an acoustic survey and control scheme for the proposed flats shall be agreed in writing by the Local Planning Authority. This scheme shall specify the sources of noise from surrounding roads and proposed mitigation methods for the development. The approved scheme shall be implemented prior to the occupation of the flats hereby permitted and retained thereafter.

**Reason:** In the interests of residential amenity.

(7) The vehicle access gates fronting Osborne Road shall be electronically controlled and installed prior to the occupation of the flats hereby permitted and retained thereafter.

**Reason:** In the interests of highway safety.

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

**Reason:** In the interests of highway safety.

Application No: **N/2005/608**

Location: **8 Kingsthorpe Grove**  
 Proposal: **Change of use from residential (Class C3) to residential care home (Class C2) for a maximum of nine residents together with erection of a two storey side extension with car park and single storey rear extension**

**APPROVAL** subject to conditions and for the following reason:

The use of the building as a care home is acceptable and in accordance with Policy H29 of the Northampton Local Plan. The siting, size and design of the extensions and their impact on residential amenity is acceptable and in accordance with Policies E20 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 premises shall be used for a residential care home and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

**Reason:** In the interests of amenity and to ensure that effective planning control is retained by the Council.

**(3)** The planning permission hereby granted shall not be exercised in addition to or in combination with planning permission no. N/2003/1531 dated 7 January 2004 and shall be treated as an alternative to that permission.

**Reason:** To prevent overdevelopment of the site.

**(4)** The number of residents living at the property shall be limited to a maximum of nine.

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

**(5)** Details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

**(6)** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed in the side elevations of the proposed extension without the prior written consent of the Local Planning Authority.

**Reason:** To safeguard the privacy of adjoining properties.

**(7)** The windows in the first floor side elevation shall be glazed with obscured glass before the development hereby permitted is first occupied and thereafter retained in that form at all times.

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

**(8)** A scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the sources of noise on the site whether from fixed plant or

equipment or noise generated within the building and the provisions to be made for its control and the approved scheme shall be implemented prior to the commencement of the use hereby permitted and retained thereafter.

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

Application No: **N/2005/629**  
 Location: **133 Queens Park Parade**  
 Proposal: **Erection of 6no. flats**

**REFUSAL** for the following reasons:

(1) By reason of the siting of the proposed development in relation to the existing property at no. 133 Queens Park Parade and the scale proposed, the development would be likely to have a seriously detrimental effect upon the residential amenities of the occupiers of this property contrary to policies H10, H12, and H15 of the Northampton Local Plan.

(2) The proposed development, by reason of its proximity to and relationship with 1, 3 and 5 Osborne Road, would be likely to have a seriously detrimental effect on the residential amenities of the occupiers of these properties contrary to Policies E20, H10 and H15 of the Northampton Local Plan.

(3) The proposed development by reason of the layout of the external space and lack of refuse and cycle storage, would not provide an adequate, safe or attractive residential environment for future occupiers and would be contrary to Policy E40, SPG 'Parking' and the aims and objectives of PPS1: Delivering Sustainable Development.

(4) The proposed development, by reason of its size, height and siting in relation to the restricted plot size, would present a cramped and visually intrusive appearance out of character with the pattern of surrounding development and would be detrimental to the visual amenities of the locality contrary to Policies E20, H6, H10 and H15 of the Northampton Local Plan.

Application No: **N/2005/666**  
 Location: **35-39 Talbot Road**  
 Proposal: **Demolition of existing factory and erection of 52no. residential units**

**REFUSAL** for the following reasons:

(1) The proposed development, by reason of its design, massing and density, would constitute an incongruous feature out of keeping with the surrounding streetscape and would be detrimental to both the visual and general amenities of the locality contrary to Policy GS5 of the Northamptonshire County Structure Plan and Policies E20, E22, H6, H11 and H15 of the Northampton Local Plan and the aims and objectives of PPS1: Delivering Sustainable Development.

Application No: **N/2005/669**  
 Location: **Land off Lincoln Street**  
 Proposal: **Construction of 4 no. flats**

**APPROVAL** subject to conditions and for the following reason:

The siting, size, and design of the proposed building and its impact on residential amenity are considered acceptable in accordance with Policies E20, E40, H6, H11, H15 and T17 of the Northampton Local Plan and the aims and objectives of national guidance as set out in PPG3 and PPG13.

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

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

(2) Full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the building hereby permitted and retained thereafter.

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

(3) 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.

(4) The parking spaces shown on the submitted plan shall be constructed and laid out fully in accordance with the approved details prior to the first occupation of the building hereby approved and retained thereafter.

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

(5) The refuse and cycle storage area shown on the approved ground floor plan shall be implemented prior to the first occupation or bringing into use of the building hereby permitted and retained thereafter.

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

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

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

(7) Notwithstanding the details shown on the approved drawing, further details and / or samples of all proposed window frames and glazing (including cross sections, profiles and materials) shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

(8) Full details of the proposed surface treatment of the access way, parking areas and footpaths shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site and thereafter fully implemented prior to the first occupation of the development hereby approved.

**Reason:** To secure a satisfactory standard of development.

(9) Full details of the widening of the existing vehicle crossover and footway reinstatement shall be submitted to and approved in writing by the Local Planning Authority prior to the

commencement of construction work on site and thereafter fully implemented prior to the first occupation of the development hereby approved.

**Reason:** In the interests of highway safety.

**(10)** The gates to the car park are to be electronically operated by remote control and maintained as such.

**Reason:** In the interests of highway safety.

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

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

**(12)** All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner of shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

**(13)** No development shall take place until a desk top study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

**Reason:** To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment.

Application No: **N/2005/670**  
 Location: **256 Wellingborough Road**  
 Proposal: **Change of use and extension to first floor to extend existing ground floor restaurant**

**APPROVAL** subject to conditions and for the following reason:

The use of the first floor as a restaurant and proposed extensions and alterations to the premises are considered acceptable and would not adversely affect the character of the district centre in line with Policies R9, R10, R12, E20 and E21 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 (additional) window(s) shall be installed in the east elevation of the proposed extension without the prior written consent of the Local Planning Authority.

**Reason:** To safeguard the privacy of adjoining properties.

(4) Before the development hereby permitted is occupied a scheme shall be agreed with the Local Planning Authority which specifies the sources of noise on the site, whether from fixed plant or equipment or noise generated within the buildings, and the provisions to be made for its control. The scheme shall be fully implemented prior to the first floor being brought into use for the permitted purpose and shall be maintained thereafter.

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

(5) Before the development hereby permitted is occupied a scheme shall be agreed in writing by the Local Planning Authority that specifies the provisions to be made for the collection, treatment and dispersal of cooking odours. The agreed scheme shall be implemented prior to the development coming into use and shall be maintained thereafter.

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

(6) The permission hereby granted does not confer consent for the proposed alterations to the existing shopfront.

**Reason:** For the avoidance of doubt as the information submitted is inaccurate.

(7) Notwithstanding the details as submitted, further details of the rear elevation including roof detail of the proposed extension shall be first submitted to and approved in writing by the Local Planning Authority and implemented.

**Reason:** For the avoidance of doubt.

**PLANNING COMMITTEE**

**22 JUNE 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/2002/1041	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/2003/524	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/2003/1588	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/2004/265	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/2004/354	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/2004/510	Residential, community facilities and associated development, access improvements and retention of operational railway line (outline application) at land off Ransome Road
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/2004/1117	Refurbishment of existing retail park including subdivision of unit 3 (courts) and extension of unit 5 (Allders) to create a new unit with reconfiguration of car parking and landscaping at St James Retail Park, Towcester Road
N/2004/1124	Erection of new four/five storey block of apartments and conversion of existing buildings to residential units at Northern portion of former St Edmunds Hospital site, Wellingborough Road
N/2004/1294	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
N/2005/219	Residential integrated primary care trust centre at land east of Upton Way, south of Walter Tull Way, west of Storton Pits, Upton
N/2005/332	Conversion of former factory into 8No. residential units at 3 Gray Street

**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/2002/1676	Mixed employment uses at land at Pineham North
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/2004/530	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/2004/1718	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/2005/144	Residential development of 103no. units at Area E. St Crispin Hospital site, Duston
N/2005/368	Conversion of existing bedding factory to 10no. flats at 74-76 Overstone Road
N/2005/370	Residential development at Abington Vale Middle School at land off Brdiegwater Drive
N/2005/390	Demolition of existing building and construction of new school buildings at Kingsthorpe Community College Boughton Green Road
N/2005/438	Erection of 160no. dwellings at Area G, Sr Crispins, Duston
N/2005/450	Redevelopment of existing industrial unit at Salthouse Road, Brackmills Ind Est
N/2005/500	Conversion of factory to 19no. flats at 74-76 Overstone Road
N/2005/551	C/U to Abington Avenue guest house no. 123 Abington Avenue at 129 Abington Avenue

**NEW APPLICATIONS:**

N/2005/619	Variation of condition no.5 of planning permission no. N/2004/1459 to allow retail operating hours from 7am to 10pm 7 days per week at 123 Wellingborough Road
N/2005/638	Erection of a retail development with associated car parking and service areas at former NDES site, Gambrel Road
N/2005/644	Variation of condition 8 on planning permission 98/0994 to allow unrestricted B1 use of the building at Kings House (formerly east and west barns), Tithe Barn Road, Swan Valley
N/2005/647	Erection of a two-bedroom one and a half storey detached dwelling at land adjacent to 86 Cottingham Drive, Moulton
N/2005/656	Proposed residential development of 10no. town houses in a mews court development at 544-548 Wellingborough Road
N/2005/678	A new 45 mental health unit for adult females comprising three fully serviced 15 bed wards across two floors (LGF and UGF) on a sloping site with tribunal and child visits facilities. Patient therapy centre and office accommodation within the roofspace at St Andrews Hospital, Billing Road
N/2005/681	Pursuant to outline planning permission 90/0732; a) approval of all reserved matters for the erection of a warehouse for uses within Class B8; b) approval in relation to condition 12 and 14 relating to landscaping and hedgerows at Plot 440 Swan Valley

- N/2005/688 Refurbishment of existing retail park and leisure unit, including subdivision of unit 3 and change of use of one unit for mixed retail and leisure uses with associated plant room extension, extension of unit 5 to create new unit. Reconfiguration of car parking and landscaping at St James Retail Park, Towcester Road
- N/2005/698 Demolition of existing building and erection of new building with 14 flats and D1 use on ground and lower ground floors at 23 Woolmonger Street
- N/2005/719 Change of use to health club including coffee bar at 21 Tenter Road, Moulton Park

## NORTHAMPTON BOROUGH COUNCIL

## EXECUTIVE

Monday, 27 June 2005

**PRESENT:** Councillor Larratt (Chair); Councillor Hadland (Deputy Chair); Councillors Caswell, Lane, J Lill and Palethorpe

**1. APOLOGIES**

An apology was received from Councillor Hill.

**2. DEPUTATIONS/PUBLIC ADDRESSES**

None.

**3. DECLARATIONS OF INTEREST**

Councillor Larratt declared an interest in item 5 "West Northamptonshire Development Corporation – Development Control Powers" in respect of his membership of the WNDC Board which he did not regard as being prejudicial and spoke and voted thereon.

**4. STATEMENT OF ACCOUNTS 2004/05 (FS)**

The Head of Financial Strategy submitted a report that set out the Council's Statement of Accounts for 2004/5 as required by the code of recommended practice. The Appendices that had been excluded from the Revenue Outturn Report to the Executive in May had been included within this report.

**RECOMMENDED That Executive recommend to Council**

- (1) **The approval of the level of earmarked reserves as set out in Appendix D of the report.**
- (2) **The approval of the Statement of Accounts 2004/5.**
- (3) **That the Mayor certify the Statement of Accounts 2004/5 as approved by Council.**

**5. WEST NORTHAMPTONSHIRE DEVELOPMENT CORPORATION- DEVELOPMENT CONTROL POWERS (PRT)**

The Head of Planning, Transportation and Regeneration submitted a report that set out the result of further discussions with the County Council and South Northants and Daventry District Councils in the light of an agreed approach to the planning powers to be exercised by the West Northamptonshire Development Corporation. The four Councils had now agreed an option of 100 dwellings or 5000 square metres net commercial space as being a threshold for Development Corporation involvement. The Development Corporation had not yet considered this option but their own report was based on the original option 2 proposed in the previous report plus all applications (except householder) within the town centre area. A briefing note prepared for Councillor Larratt to present to the Development Corporation Board was circulated which pointed out that the option being considered by them did not follow the documentation circulated by the ODPM or commented upon by Lord Rooker. Reference was made to the decisions reached by the Planning, Transportation and Regeneration Overview and Scrutiny Committee on 16 June 2005 the second of which it was proposed that the Executive adopt.

**RESOLVED:** (1) That the option agreed by the four authorities (Northamptonshire County Council, Northampton Borough Council, South Northamptonshire Council and

Daventry District Council) be approved for submission to the Office of the Deputy Prime Minister.

- (2) That development control powers below the agreed threshold in Northampton Town Centre be retained by the Borough Council informed by a close and co-operative working relationship with the WNDC to deliver shared objectives.

**Northampton Borough Council**

**Licensing Committee**

**Tuesday, 5 July 2005**

**Present:** Councillor Taylor (Chair)  
Councillors Caswell, Concannon, Duncan, Markham, Miah, Roy,  
Stewart and Wire

**1. Apologies**

Apologies for absence were received from Councillors Acock and Woods.

**2. Minutes**

The minutes of the meeting held on 24 May 2005 were agreed and signed by the Chair.

**3. Deputations / Public Addresses**

**Resolved:** (1) That Mr Minion be granted leave to address the Committee in respect of Item 5 – “Alteration to change the name to shop frontage, 86 Wellingborough Road”.

(2) That Mr Rolfe, Mr Kelly, Mr Farmer, Mr Paris, Mr Overton, Mrs Barber, Mr Barber, Ms Whiting, Mr Matthews and M Curtis be granted leave to address the Committee in respect of Item 6 – “Proposed introduction of an additional vehicle as a Hackney Carriage”.

**4. Matters Of Urgency Which By Reason Of Special Circumstances The Chair Is Of The Opinion Should Be Considered**

There were none.

**5. Alteration To Change Of Name To Shop Frontage, 86 Wellingborough Road**

The Solicitor referred to the report and picture previously circulated and commented that, ordinarily, such a decision would be delegated to an Officer, but it was felt that the Committee should consider whether the proposed alteration might be offensive.

Members discussed the list on the shop front, which promoted the types of goods being sold. Councillor Roy commented that the use of the words ‘adult toy’ was unsuitable in light of the fact that a school clothing outlet had recently opened nearby and children would be walking by. Members also felt the list to be inappropriate as it could be misleading or offensive.

Councillor Wire proposed and Councillor Caswell seconded that the alteration to the shop front without the list of goods be approved.

**Resolved:** That the application for the alteration and change of name to shop frontage, 86 Wellingborough Road, be approved, subject to the list of goods being omitted from the alteration.

**NB** Councillor Duncan abstained from voting.

## **6. Proposed Introduction Of An Additional Vehicle As A Hackney Carriage**

Mr Paris, representing Cab Direct, manufacturers of the E7, addressed the Committee and spoke in support of the proposed vehicle. He commented that the E7 vehicle had been well accepted by the trade in other areas. It was fully accessible for disabled people and was capable of catering for larger wheelchairs. He further commented that the intention was not that the E7 would replace the other Hackney vehicles but would be introduced alongside them to give drivers a choice of vehicle. He also stressed that the vehicle was a taxi and not an MPV.

Mr Overton, Market Development Consultant for LTI vehicles, addressed the Committee, commenting that the Authority had previously chosen to adopt the Metropolitan Conditions of licensing. He therefore questioned whether it was the right time to be considering a new type of vehicle, as the London review had not yet concluded whether this was a suitable vehicle and suggested that a decision be made after the review was complete. It was anticipated that this would be within the next few weeks. He raised concerns about some safety aspects of the vehicle, such as the sliding doors. The Licensing Officer stated that a number of reports had been issued on the Transport for London Website that did not substantiate these concerns.

Mr Rolfe, a Hackney driver, explained his concerns that, should the E7 be introduced as a Hackney vehicle, there was the possibility that MPV private hire vehicles could be mistaken for this and flagged down in the street, thereby transporting passengers illegally. He also felt the entire taxi trade in Northampton needed review.

Mr Kelly stated that he objected to the E7 on the grounds of safety and that there were a number of problems with, for example, the pull-out ramp and restricted vision. He also commented that the vehicle on display before the meeting was not the same model as that being advertised.

Mr Farmer, co-Chair of the Disabled People's Forum commented to the Committee that disabled people needed to feel both safe and comfortable and the E7 was a most suitable vehicle for disabled people.

Mrs Barber, representing Arthritis Care Link Group, advised that she had been at the Hackney carriage road-show last year, and of all the vehicles demonstrated, the E7 was the easiest to get in and out of as the seats were higher and could also easily accommodate buggies. Mr Barber added that the E7 was economical to run and more environmentally friendly than existing hackney vehicles. He also commented that recognition between the E7 and a private hire MPV was not a problem, as mentioned by Mr Rolfe.

Ms Whiting, a Hackney driver, addressed the Committee and commented that she was a contracted driver for the County Council and NHS and stated that the E7 vehicle would be unsuitable for her to drive because of its size. She also felt that the wheelchair ramp was unsafe.

Mr Matthews, Chair of the Hackney Association, believed that the introduction of the E7 as a Hackney vehicle would contravene 47(2) of the Local Government (Miscellaneous Provisions) Act, 1976, in that its design or appearance could be confused with a private hire vehicle. He also commented that there had been no proper consultation about the proposed

vehicle. The Licensing Officer commented that Mr Matthews had taken extensive part in the aforementioned road-show that had taken place the previous year.

Mr Curtis, a taxi driver of 25 years, addressed the Committee and stated that the E7 was a larger vehicle than both the TX1 and Metrocab and was therefore more suitable for transporting disabled passengers. It was built with a recess for a wheelchair and could accommodate four passengers as well as a wheelchair, while the other Hackney vehicles could only accommodate two passengers. He asked the Committee to consider allowing a choice of vehicles.

Mr Paris responded to the comments and concerns. With regard to concerns about standards and safety, he advised that the vehicle met with the necessary European requirements. He advised that the E7S vehicle on display was the current production vehicle and that the E7S and the E7SE were the proposed models and both these vehicles met with the necessary European standards.

**The Chair moved that the public be excluded from the meeting by virtue of paragraph 12 of Schedule 12A of the Local Government Act 1972. The motion was carried.**

The Committee took legal advice from the Solicitor.

The public part of the meeting then resumed.

Councillor Roy proposed and Councillor Wire seconded that a decision be deferred to the next meeting of the Licensing Committee, subject to further consultation with Hackney Association members and disabled groups.

**Resolved:** That consideration of the proposed introduction of an additional vehicle as a Hackney Carriage be deferred to the next meeting of the Committee, subject to further consultation.

## **7. Review Of The Street Trading Regulations And Street Trading Consents**

The Licensing Officer submitted a report, which outlined both the intended additional street trading consent sites and designated prohibited roads and streets, and sought agreement from the Committee to publish a notice to such end.

Councillor Roy proposed and Councillor Stewart seconded that the notice be published.

**Resolved:** That a notice of the Council's intention to pass a resolution designating the additional street trading consent sites and designate the roads and streets in the borough that did not exist on 6 October 2003 as prohibited with effect from 6 October 2005 be published.

## ORTHAMPTON BOROUGH COUNCIL

COMMUNITY SAFETY AND E- GOVERNMENT OVERVIEW & SCRUTINY  
COMMITTEE

Wednesday, 6 July 2005

**PRESENT:** Councillor S Stewart (in the Chair); Councillors J Duncan, D Edwards, M Pritchard, L Tavener (substituting for Councillor Lane); and J Hollis (substituting for Councillor A Woods)

Maureen Hunter	Head of Overview and Scrutiny
Tracy Feltham	Scrutiny Officer
Councillor J Lane	Portfolio Holder

**1. BUSINESS****(A) APOLOGIES**

Apologies for absence were received from Councillor Barron (Chair) and Councillor Woods.

**RESOLVED:** That in the absence of Councillor Barron that Councillor S Stewart chair this meeting.

**(B) MINUTES**

The minutes of the meeting held on 17 May 2005 were signed by the Chair.

**(C) DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)**

None.

**(D) DEPUTATIONS / PUBLIC ADDRESSES**

None.

**2. CRIME & DISORDER UNIT REPORT**

Information from Lee Owens, Anti Social Behaviour Unit Manager, was circulated.

Councillor J Lane, Portfolio Holder, commented that all Councillors were welcome to visit the Unit, which is based at Cliftonville.

The Dispersal Orders Working Group continues to meet, of which, Councillors Pritchard and Woods are members.

**RESOLVED:** The update was noted, there being no significant data to examine the position is noted for future review.

**3. FUTURE WORK FOR INCLUSION IN NEW SCRUTINY COMMITTEE'S  
WORKPLAN 2005/06**

Members suggested that the list of the Committee's main Inquiries/Reviews for the Municipal Year 2004-2005 that had been circulated at the previous meeting form the

basis of the future work plan 2005/06:

- Effectiveness of Dispersal Orders (Working Group)
- The Council's new website
- Improving Services through E-Government – monitoring
- CCTV Working Group – University of Leicester Report

The Head of Overview and Scrutiny advised that reports would be compiled for all Scrutiny Committees detailing their work over the past year. Scrutiny Chairs would have the opportunity to present their Committee's report to Full Council. The individual reports would make up the Scrutiny Annual Report, which would be circulated to Members in due course and would be published.

Councillor Pritchard conveyed her concerns about the trees obscuring the CCTV cameras located at Lumbertubs shops, commenting that she had reported this issue several times. The Portfolio Holder undertook to discuss this issue with the Crime and Disorder Unit, advising that the Community Safety Manager should be able to ensure that the trees were cut back in accordance with S17 of the Crime and Disorder Act.

- RESOLVED:**
- (1) That it be recommended that the new Scrutiny Committees continue the ongoing work of this Committee:
    - Effectiveness of Dispersal Orders (Working Group)
    - The Council's new website
    - Improving Services through E-Government – monitoring
    - CCTV Working Group – University of Leicester Report
  - (2) That the Portfolio Holder discusses the problem of the trees obscuring the CCTV cameras located at Lumbertubs shops with the Community Safety Manager, who will liaise with Councillor Pritchard.

The meeting concluded at 6:15 pm

**NORTHAMPTON BOROUGH COUNCIL**  
**HOUSING OVERVIEW & SCRUTINY COMMITTEE**

**Thursday, 14 July 2005**

**PRESENT:** Councillor L Mason (Acting Chair); Councillors T Crake, J Duncan, I Markham, J Robinson, J Yates, L Patterson (substituting for Councillor P Evans), A Timson (co-optee) and H Genus (co-optee)

Tracy Feltham	Scrutiny Officer
Christine Stevenson	Corporate Manager
Marianne North	Homelessness Partnership & Strategy Manager (item 2)
Madeline Spencer	Senior Housing Needs Officer (item 2)
Sue Davis	Housing Strategy and Enabling Manager (item 3)
Karina Wearmouth	Head of Strategy & Enabling
Helen Rooke	Environmental Health Officer (item 5)
Lorraine Edmundson	Team Leader, Environmental Health & Private Sector Housing (item 5)
Councillor Palethorpe	Portfolio Holder
Councillor Woods	Observer
Councillor B Markham	Observer

Brian Binley Mp  
Sally Keeble MP

**Local Residents**

Messrs. Adams, Inquieti and Winder.

**1. BUSINESS**

**(A) APOLOGIES**

An apology for absence was received from Councillor P Evans.

**(B) MINUTES**

Subject to the clarification of the percentage of return rate for the questionnaire in response of the Sheltered Housing Review (item 2), the minutes of the meeting held on 9 June 2005 were signed by the Chair.

**(C) DEPUTATIONS / PUBLIC ADDRESSES**

Sally Keeble, MP, Brian Binley, MP, and Mr N Adams addressed the Committee at item 6.

**(D) DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)**

None.

## 2. HOMELESS STRATEGY ACTION PLAN

The Committee heard that the Homeless Strategy Action Plan would now be submitted to the Executive at its September meeting.

Marianne North, Homelessness Partnership & Strategy Manager, emphasised the importance that homelessness would play in the performance of the Council.

The key priorities were:

- To establish clear points of contact for customers and agencies and provide good quality housing options and assessment services.
- Establish and develop awareness of homeless prevention across the Council.
- Produce and implement a Temporary Accommodation Strategy – Government requirement to reduce the use of temporary accommodation placements by 50% by 2010.

Councillors discussed the Homeless Strategy Action Plan, commenting:

- NBC had the highest number of families placed in bed and breakfast accommodation in the East Midlands.
- The average stay for families in temporary accommodation, is within the Office of the Deputy Prime Minister's (ODPM) guidance of six weeks.
- Usually, individuals paid for their own moving costs. However, on occasions they did not have any furniture and NBC would provide equipment.
- NBC did not have furniture stores. There were strict laws about providing second hand furniture. However, NBC has contact with individuals and agencies that provided furniture. Many people preferred new furniture and a scheme where flat pack furniture could be bought and paid for via the rent scheme was being investigated.
- Shared ownership schemes and private sector renting was being investigated.
- 74 private sector tenancies provided temporary accommodation.
- The Department of Work and pensions (DWP) had funded a Homeless Prevention Officer within Revenues and Benefits. This Officer provides the liaison with landlords and agencies dealing with clients in receipt or awaiting housing benefits, to resolve issues that could lead to clients becoming homeless. The role would identify systems and pathways within the Housing Benefits service for improving performance and preventing homelessness.
- BVPI 225 referred to domestic violence.
- In accordance to the Domestic Crime and Victims Bill, the police had powers to arrest when injunctions were breached.
- More family accommodation was required.
- A gap had been identified regarding homeless clients presenting with complex needs. This need would be addressed within Supporting People's five year strategy and through NBC's Supporting Housing Forum lead by Housing Strategy and Enabling.

Marianne undertook to provide details of how many 16-18 year olds were on the waiting list for accommodation. There was a range of different needs for this age group.

The Chair commented that homelessness was an important area, with a lot of ongoing work, which Scrutiny needs to monitor. She suggested that it be recommended that the new Scrutiny Committee include the Homeless Strategy Action Plan in its work plan 2005/06.

**RESOLVED:** (1) That it be recommended that the new Scrutiny Committee include the Homeless Strategy Action Plan in its work plan 2005/06.  
(2) That details of how many 16-18 years olds were on the waiting list for accommodation be provided to the Committee.

### **3. KEY WORKER RESEARCH - AFFORDABLE HOUSING**

Sue Davis, Housing Strategy and Enabling Manager, advised that the Shared Ownership launch had been very successful and extremely well attended. The launch was the forerunner for future events. NBC had established a database of individuals interested in shared ownership.

A survey had been conducted by questionnaires to key workers in health, police, education and planning officers in Local Authorities; face to face interviews with Human Resources Managers of the key worker employers, key workers, estate agents, South Northants District Council regarding its key worker policy and the County Strategy Officers Group.

Amongst the key worker groups surveyed, teachers received the highest annual income and nurses the lowest. An affordability strategy needs to recognise the income differentials to provide key workers equal access.

Daventry and South Northants' average house prices were more expensive than some areas in the Key worker Living Areas Initiative. Corby was affordable to all key worker groups. Daventry, South Northants and Northampton were unaffordable to all key worker groups. Wellingborough and Kettering were only affordable to teachers and the police. Northamptonshire as a county was excluded from the key worker Area Initiative, but had been identified as a growth area as part of the Milton Keynes South Midlands Study, without attracting any benefits for key workers living and working in the county.

Private renting, shared ownership and living with family/friends were the current options for a majority of young key workers. Key workers who are owner-occupiers are highest amongst the older age groups in rural and urban areas. Highest levels are in the eastern parts of the county compared to the western districts. Owner occupation is highest amongst health workers. Key workers needed to travel further to obtain affordable housing.

The Committee discussed the Key worker research – affordable housing:-

- The Northamptonshire Key Worker Housing Needs – Final Report would be submitted to the Housing Corporation and the West Northamptonshire Urban Development Corporation (WNUDC).
- Initial shared ownership shares, usually 25%, 50% or 75%, were purchased and rent was paid to Housing Associations on the remainder.
- The shared ownership resale policy is important to avoid manipulation of the scheme. Properties must be offered for resale to the Registered Social Landlord (RSL) in the

- first instance, and only after this can it go on the open market.
- Several Housing Associations have merged.
  - Affordability is a key message that needs to be carried through to the Regional Board.
  - The Council has made a policy decision not to use council stock for key workers.

Sue asked the committee to forward any individuals questions to her on the Northamptonshire Key Worker Housing Needs – Final Report.

**RESOLVED:** That the Northamptonshire Key Worker Housing Needs – Final Report be noted.

#### **4. SHELTERED HOUSING REVIEW REPORT**

An interim report on the Sheltered Housing Review was circulated.

The draft final report would be presented to the Project Board on 7 July for the Board's comments and amendments. A further meeting would be held with the Corporate Director and Corporate Manager, who may also require further work on the report.

The Committee commented:-

- The report did not address whether NBC was efficient at providing this service. Affordability was not just about whether individuals could pay the fees but also about an efficient service.
- Councillors enquired about the cost of NBC's units compared to the best in the country.
- Concerns were conveyed about the return rate to the review questionnaire.
- In some sheltered housing schemes, without lift provision, which had become difficult to let, the Lettings Policy allowed allocations to persons over 40.
- Vigorous safety measures should be put in place for staff using technology such as hand held computers.

Christine Stevenson, Corporate Manager, confirmed that the final Sheltered Housing Review report would be submitted to scrutiny.

**RESOLVED:** That the final Sheltered Housing Review Report be submitted to scrutiny.

#### **5. STUDENT ACCREDITATION SCHEME**

Helen Rooke, Environmental Health Officer, outlined the details of the Northampton Student Property Accreditation scheme. The scheme is included in the Council's Recovery Plan projects, and had been prepared in partnership with National Landlords Associations Northampton Branch, University College Northampton and the Student Union.

Accreditation schemes were recognised by central Government and a wide range of private rented sector stakeholders including, National Landlord Associations, Local Authorities, Shelter, the National Union of Students and the Chartered Institute of Environmental Health.

Helen emphasised that the designing and printing of the material for distribution to landlords and students would be met within existing budget limits. Staff resources to meet the demand from landlords wanting their properties to be accredited would have to be within existing private sector staff resources, utilising the flexibility of technical staff in the service.

The Committee discussed the Student Accreditation scheme:

- There would be provision in the scheme to remove accreditation if complaints were received.
- Design and printing of the packs would cost around £500.
- Local standards applied to multi occupancy premises, such as fire doors, smoke alarms and physical conditions (fitness standards).
- Councillors were concerned that accreditation was for 5 years and preferred annual inspections.
- The university also undertook accommodation checks.
- The Student Accreditation Scheme would be promoted.
- The Accreditation Scheme could be used for any tenure.
- The Scheme operated well in other areas of the country.
- Helen sat on the National Accreditation Steering Group.

The Committee welcomed the scheme and suggested that contact be made with the university regarding entering an agreement, whereby the university carried out additional checks, in between NBC's 5-yearly checks, and notified NBC if they had a concern with a property. NBC could then contact the landlord.

- RESOLVED:**
- (1) That the Committee welcomed the Student Accreditation Scheme.
  - (2) That the UCN be contacted regarding the possibility of entering an agreement with NBC, whereby the University would carry out additional property checks.

## **6. FUTURE WORK FOR INCLUSION IN NEW SCRUTINY COMMITTEE'S WORKPLAN 2005/2006**

Mr N Adams addressed the Committee, expressing his concerns about the new political structure and that work in progress might not be continued. He referred to the Full Council meeting of 7 March that had resolved that a report would be submitted to Housing Scrutiny Committee on the suspension of the Customer Panel. To date, this report had not been received. NTACTION (the new Customer Panel)'s constitution would be endorsed by the Executive. Mr Adams was concerned that the constitution had not had a solicitor's input.

The Portfolio Holder advised that he would ascertain when the meeting to review the set up of the Customer Panel would be held and confirmed that the Legal Department would have an input into NTACTION's constitution before its submission to the Executive.

- RESOLVED:** That it be recommended that the new Scrutiny Committee includes the following in its work plan 2005/06:-

- Monitoring the Homeless situation

- Asset Management Strategy
- HRA and Housing Repairs
- Growth and Enabling Agenda

The Chair invited Sally Keeble, MP, to address the Committee.

Sally Keeble, MP, conveyed her concerns about how the Authority delivered its housing services. She felt there needed to be a more structured approach. A role of this Committee was to hold the Executive to account and to scrutinise housing performance.

Regarding the policy framework for housing services, Sally Keeble, MP, commented that housing services needs a framework for private, voluntary sector and the Council to work together to provide housing services. Tenants should be equal partners in decision making, for example, in Welland City Gardens, tenants ran their own repairs service.

Homelessness Policies were important as were Domestic Violence Policies. Sally Keeble, MP, acknowledged that the Council had policies for Homelessness and Domestic Violence, but they needed to be operationalised. A fifth to a quarter of homelessness was due to domestic violence.

Women leaving private housing due to domestic violence would create continued pressure on housing stock.

Sally Keeble, MP, queried the implementation of the Authority's Racial Harassment Policy.

She commented that the decent homes standard was a big issue and that stock was declining in the Eastern district. She queried whether it was appropriate to have the same housing management service across the town and how NBC would manage its housing allocations. She added that the majority of people wanted to chose where they lived and felt that a move towards Choice Based Letting would be beneficial. Harborough District Council had introduced such a scheme.

Sally Keeble then referred to a family with three children residing in one room, illegal sub letting and repairs and planned maintenance. The worst cases of homelessness that the MP had seen were within the ethnic minority groups.

With respect to the day-to-day framework, signage could be improved and the reception area made more welcoming with an area for children.

Brian Binley, MP, concurred with Sally Keeble's comments adding that it was now time to review housing services. He was concerned that the Council had resolved to retain its Council stock, as a result of its Housing Options Appraisal. He then referred to a recent visit to the Minister, commenting that he had been impressed by the fact the three political party leaders wanted to work together. He felt that the MPs could work with the Council.

Councillor David Palethorpe, Housing Portfolio Holder, commented that issues had moved on over the last two years. Two years ago, there had been no planned maintenance and no repairs book. The Customer Panel had recently produced the repairs book.

A Stock Condition Survey was carried out prior to the Housing Options Appraisal. Everything had been taken into account prior to making a decision on the Housing Options Appraisal. NBC would retain homes at a decent standard and would review all of its stock to ascertain condition.

Following the Housing Inspection in October 2004, Housing Service had been awarded one star. A policy had been introduced whereby two tenant representatives regularly met with the Contracts Officer. The management of the authority's estates was too centralised, a new structure was proposed with area teams. New Corporate Managers with housing, social and welfare experience would be joining the Authority shortly. Single persons accommodation was a secure tenancy. NBC did not allocate single person accommodation to families.

Housing was now top of NBC's agenda. He invited the MPs to attend a meeting with the corporate director, himself and other housing Councillors.

Sally Keeble, MP, advised that other Local Authorities had Choice Based Letting Schemes, no bed and breakfast premises for temporary accommodation, procurement of housing schemes and major refurbishments. Bed and breakfast accommodation should only be used in emergency situations for a maximum of six weeks. She felt that the Council should provide high quality assistance and advice to homeless youngsters.

She added that NBC was not particularly proactive in bidding for funding and suggested that the authority worked with the MPs who would present the Council's plans and challenges.

Christine Stevenson, Corporate Manager, advised that the Council recognised that it was a poor authority and as a result had gone through a lot of change. The intention was to ensure that NBC could deliver improved services. Political reviews were underway. The Corporate Plan was in place, recognising housing as a priority. A big culture change was underway.

The Committee commented:-

- Northampton has one of the fastest growth rates in Europe.
- NBC now had below 200 void properties.
- Funding was needed to deliver better housing to the 7,000 on the housing waiting list.
- Tenants had been actively involved in housing issues.

The Chair thanked the MPs for their attendance.

The meeting concluded at 9.15pm

## NORTHAMPTON BOROUGH COUNCIL

## TREE PRESERVATION PANEL

Thursday, 14 July 2005

**PRESENT:** Councillor Hadland (Chair); Councillors Lane and I.Markham

**1. TO CONSIDER AN OBJECTION TO TREE PRESERVATION ORDER NO 158 - LAND AT DISUSED SEWAGE WORKS QUINTON ROAD WOOTTON**

Consideration was given to a report presented by H Stears outlining the background to the making of Tree Preservation Order No 158 and to the objection of the Order from the Owner of the site. In making his statement he drew attention to a number of points. Firstly, he emphasised that Tree Preservation Orders were made when it was thought that trees were at risk and then only the best and most important trees were included and this was defined by Public Amenity Value. Tree Preservation Orders were made when it was thought that trees were at risk. In this particular instance because of a Planning Application to develop the site it was considered that the trees might be at risk. It was anticipated that either the land owner or the developers would wish to carry out remedial pruning and possibly tree removals prior to construction on the site, neither of which could be controlled without the presence of a Tree Preservation Order. The Order included 15 of the 22 trees which were early mature hybrid black poplars and were prominent as a group in terms of amenity value rather than on an individual basis.

Mr Imrie Land Owner then put his case objecting to the Order. He commented that he had objected on the grounds of an issue which had arisen from comments made by Highways Engineers in respect of access to the site although this had now been resolved. Mr Imrie also questioned the need for a Tree Preservation Order on this occasion when none had been made in respect of previous applications for the site. He expressed the view that the Order was implemented solely for the reason of refusing the planning application when no other reasons could be found. Mr Imrie commented that he had owned the site since 1976 and had never cut down any trees and in fact planned to plant more trees. He stated that he had contacted a Mr Rose from the Forestry Commission to carry out a report on the poplars. Mr Rose had confirmed that they were Black Poplars and that he thought they were Hybrid Black Poplars. Furthermore, he had specified that crown reduction would be a prudent precaution as if the already large crowns continued to develop there might be potential for one of the limbs to fail. Mr Rose stated that he was prepared to undertake a regular routine programme of Crown Reduction and as there was no threat to the trees there was really no need for a Tree Preservation Order.

Following the presentation of their cases the panel questioned those present 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 No 158 be confirmed without amendment as the Panel considered the group of trees to be an important part of the landscape in terms of public amenity value and any development would be a threat to the trees and a Tree Preservation Order would thus ensure that the trees would be responsibly managed.

The meeting concluded at 1910 hours.

**NORTHAMPTON BOROUGH COUNCIL****EXECUTIVE****Monday, 18 July 2005**

**PRESENT:** Councillor Larratt (Chair); Councillor Hadland (Deputy Chair); Councillors Caswell, Hill, Lane, Lill and Palethorpe

**1. APOLOGIES**

None.

**2. MINUTES**

The minutes of the meetings of Executive held on 6 June and 27 June 2005 were signed by the Chair.

**3. DEPUTATIONS/PUBLIC ADDRESSES**

- RESOLVED:** (1) That Mr C Grethe be granted leave to address the Executive in respect of item 16 "Weston Favell Master Plan".
- (2) That Councillor Roy be granted leave to address the Executive in respect of item 18 "Taxi Rank Marshalling Scheme".
- (3) That Messrs Butterworth and Smith be granted leave to address the Executive in respect of item 8 "Root and Branch Review".
- (4) That Mrs L Dickinson be granted leave to address Executive in respect of item 25 "Grosvenor/Greyfriars".

**4. DECLARATIONS OF INTEREST**

1. Councillor Hill declared an interest in item 25 "Grosvenor/Greyfriars" which he regarded as being prejudicial and left the room during discussion of it.
2. Councillor Larratt declared an interest in item 25 "Grosvenor/Greyfriars" which he regarded as being non-prejudicial and spoke and voted thereon.
3. Councillor Larratt declared an interest in item 17 "Draft Northamptonshire Sub-Regional Economic Strategy" which he regarded as being prejudicial and vacated the Chair in favour of the Deputy-Chair.
4. Councillor Glynane declared an interest in item 5A Strategic Flood Risk Assessment as Chair of Northampton Flood Alliance that he regarded as non prejudicial and spoke thereon.

**5. ISSUES ARISING FROM OVERVIEW AND SCRUTINY COMMITTEES**

(A) Strategic Flood Risk Assessment.

Councillor Glynane submitted a report that had considered the Northampton Strategic Flood Risk Assessment prepared by Bullen Consultants. Northampton Flood Alliance, Bullens and the Environment Agency had been involved with the Planning, Transportation and Regeneration Overview and Scrutiny Committee. The Assessment prepared by Bullens had been found to be robust. He drew attention to the recommendations set out in the report and elaborated upon the reasons for them.

**RESOLVED:** That, subject to the amendment of recommendation (1) to replace the reference to “Wootton Park and Collingtree Areas” with “Nene Valley and West Hunsbury Wards”, the recommendations set out in the report be accepted.

(B) Child and Vulnerable Adults Protection Policy.

Councillor Allen submitted a report following a meeting of the Leader of the Council Overview and Scrutiny Committee which had examined progress on safe guarding children and protecting vulnerable Adults. The Chief Executive welcomed the report and commented upon the work of the County Council in establishing a Childrens Trust which was intended to bring a range of organisations and services together. She further commented that in the new management structure a Director and Corporate Manager would have the lead responsibility for this area of work.

**RESOLVED:** That the report be noted and reconsidered in the Autumn so as to allow the contents of the report to be considered in the light of the development of a Child and Vulnerable Adult Protection Policy.

(C) Proposals for a Stronger Compact.

Councillor Glynane submitted a report that had been prepared following a meeting of the Community Leadership Overview and Scrutiny Committee. The Committee had found that Officers were very knowledgeable and keen to progress the concept however the issue needed the attention and support of the Chief Executive and Directors. He referred to page two of the report and the risk of non implementation as experienced by Leicester City Council.

Councillor Hill commented that the report was wide ranging and he referred to a meeting of the Community Enabling Fund Advisory Panel held on 15 June 2005 which had set out progress that was being made on the Review. Some 80 organisations had been invited to a seminar of which 30 had attended. It was hoped that in future that the Panel would comprise two members from the voluntary sector.

Councillor Hadland commented that training for all Councillors on the work and scope of the voluntary sector would be valuable. The Chief Executive commented that a Corporate Manager would be taking this issue on board.

**RESOLVED:** That the recommendations set out in the report be accepted.

(D) Future Delivery of Events.

Councillor Marriott submitted a report from a meeting of the Financial Strategy Performance Overview and Scrutiny Committee which in fact was a second report to an earlier one prepared on the Destination Management Partnership.

The Director of Living in Northampton commented that although the resourcing of the Events Team at present was much depleted that the work of its permanent complement had been tremendous and other working arrangements were being investigated: The Root and Branch review would also have an effect.

**RESOLVED:** That the recommendations contained within the report be accepted within the context of the Root and Branch Review.

## 6. RECOVERY PLAN (LC)

The Chief Executive circulated a draft letter to Councillors and elaborated thereon. It was noted that announcements about the appointment of Corporate Managers were hoped to be made in the near future once medical clearance had been given. Reference was also made to the meeting with the Minister and the seriousness of the Council’s situation and Minister’s assessment that the Council was the worst of the poor rated Councils. The Chief Executive commented on the Minister for Housing and Planning’s response that the Council could

retain its housing stock on the basis that the Council would be expected regularly to review its position. She also made reference to the developing partnership with Bedford Borough Council and which it was hoped that both parties would gain something positive from this initiative.

In the context of the political structures, the Chief Executive referred to the need to strengthen support to Councillors in their Ward work.

**RESOLVED:** That the draft letter be received.

## **7. CPA PROGRESS ASSESSMENT (LC)**

Councillor Larratt commented that whilst the assessment did not make for happy reading it was a statement of where the Council was. However, progress had been made towards the review of delivery of services, the development of partnerships and performance management. It was noted that Mr Jones would address full Council on 21 July and make a presentation of the report.

**RESOLVED:** That the report be noted.

## **8. ROOT AND BRANCH REVIEW (LC)**

The Chief Executive submitted a report and commented that whilst structural issues were within her delegations it was felt because of the nature of this particular review that Councillors should be involved. The report had been compiled following a lengthy and exhaustive process and she passed her thanks to everyone involved. She commented that the work put into the report was both admirable and innovative.

The Director of Enabling Northampton commented that the report focused on Managers and Team Leaders. There was intention that there would be no more than five layers of management anywhere in the authority which included the Chief Executive, Directors and Corporate Managers. Within the report the advice of the Senior Management Team had been included together with employee and Trade Unions comments. The three Corporate Directors had not, so far, sought to influence the outcome of the report. He made reference to the recommendations and commented in respect of the Civil Contingency Act 2004 that all the other county district councils were seeking a Service Level Agreement with the County Council which was intended to lead to a better ability to respond and a more efficient response to civil emergencies. In respect of the proposal for comprehensive employee welfare assistance the model proposed of a confidential arms length organisation was one that was successfully used elsewhere.

The Director for Living in Northampton commented that the partnership agreement with Bedford Borough Council was intended to drive up performance through partnership and whilst initially focusing on Revenues and Benefits could be used to develop further improvements to both Councils.

S Butterworth on behalf of the Trade Union side read out a joint statement commenting that Trades Union Side had represented both Trades Union and non Trades Union members. They shared the Management Team's and Councillor's views that the Council needed to provide high quality services and were aware that there would be further opportunities for them to address particular concerns. Many employees were concerned that this report only dealt with management aspects and not the actual services themselves.

Councillor Larratt thanked S Butterworth for his statement and agreed that the uncertainty that existed needed to be resolved as quickly as possible. It was also noted that if officers

decided to leave the authority the technical expertise within the Council could be reduced. This was agreed as a potential issue. The Chief Executive commented that following the consultation period it was intended that implementation would move as quickly as possible.

A Smith on behalf of Unison commented that as a largest Trades Union represented on the Council they supported the process that had been undertaken.

Councillor Hadland raised a query as to the proposed movement of Land Charges from Legal Services to Planning. The Director of Enabling Northampton commented that there was never only one way of delivering a service. In his view Land Charges was no more legally based than it was Planning/Building Control based. It was true to say that the service was one of the Councils better performing ones but as a customer facing service, the relationship with Planning and Building Control seemed more appropriate.

- RESOLVED:**
- (1) That the implementation of a structure be supported and that in making this decision regarding this the Chief Executive should take into account the views of the Directors who will be responsible for the provision of services and the management thereof. The Directors are the ones charged to deliver and their views should be seriously considered.
  - (2) That the option appraisal process for the future provision of Leisure Services be deferred until the final implementation of the Root and Branch Review.
  - (3) That the option to enter into a partnership agreement with Bedford Borough Council to mutually focus on delivering and sustaining step change performance improvements across a range of services initially concentrating on Revenue and Benefit Services be agreed.
  - (4) That the proposal to discharge the Borough Council's responsibilities under the Civil Contingency Act 2004 through an annual service level agreement with the County Council be agreed.
  - (5) That the proposal to deliver a comprehensive employee Welfare Assistance Service through a confidential arms length organisation be agreed.
  - (6) That the informal agreement that an additional £250,000 investment for additional tree maintenance, enforcement and education and Town Centre enhancement be deferred and considered in the context of budget priorities for 2006/07.
  - (7) That the identified high level risks set out in appendix 6 of the report and the mitigation measures proposed be noted.
  - (8) That the Chief Executive be requested to take on board as appropriate the comments of the Trades Unions and individual employees as included within the report or as might come forward during the consultation period.

## 9. HOUSING STRATEGY 2005- 2010 (H)

Councillor Palethorpe commented that the report represented the results of a first consultation process. The Head of Housing Strategy and Finance submitted a report that set out the Council's proposed Housing Strategy for 2005 to 2010. The last strategy had been prepared in 2002 but as a lot had happened in Housing Market since then a revised strategy had been prepared. A consultation event had been held at the Saints at which 80 attendees had been present and their comments had been included in the report. It was intended that further consultation would take place with the report being submitted to the Executive in September as a document fit for purpose. It was noted that the strategy had been split into seven chapters and acknowledged the Communities Plan, the fact that Northampton was part of a Government growth area, and the West Northants Development Corporation. The

proposals within the Root and Branch Review to split the strategic and operational housing roles was welcomed.

- RESOLVED:** (1) That the progress in developing the Housing Strategy for 2005 - 2010 and the overall timetable be noted.
- (2) That the draft Housing Strategy 2005 to 2010 be accepted.

#### 10. WATERSIDE NORTHAMPTON (PRT)

Councillor J Lill commented that the report would provide much needed regeneration of the River frontage from Sixfields right through the town to Barnes Meadow. By accepting the recommendations in the report funding opportunities could be further explored

The Outdoor Environment Manager submitted a report and commented that the joint initiative projects at Ransome Road, Sixfields, Harvey Reeves Road and Avon Cosmetic had given an opportunity for the whole of the river frontage through Northampton to be examined. A report had been commissioned from Halcrow and three themed areas had been identified upon which he elaborated. The estimated cost of the project totalled some £11 million and a bid had been made to the ODPM for £7 million for the infrastructure works. It was expected that other funding opportunities would be available to meet the balance of funding needed. Discussions had commenced with the County Council and potential developers. It was also noted that whilst some of the river frontage was in private ownership it was intended that discussions would be held with private landowners in respect of the landscaping of their frontages.

- RESOLVED:** (1) That the outcome of the feasibility study of the river valley between Duston Mill and Barnes Meadow and the final production of a development framework and master plan be noted.
- (2) That investigations into the sourcing of funding and procurement for the design and construction improvements of the River Valley based on the master plan be agreed.
- (3) That the consultation on the master plan to influence design be agreed.

#### 11. BEST VALUE PERFORMANCE PLAN 2005/06 (FS)

(1) Report of Financial Strategy and Performance Overview and Scrutiny Committee. Councillor Marriott commented that Council had referred the Best Value Performance Plan to both Executive and Overview and Scrutiny. He commented that the report had been easy to follow and the Committee had welcomed that BVPI's were being collected across the Authority and being used to inform Service Plans. The recommendation that had been made had been supported by the Head of Change Team who had presented the report. He commended the eight recommendations to the Executive.

(2) The Head of the Change Team submitted a report and commented that the views of the Overview and Scrutiny Committee had been welcomed and commented that Performance Monitoring now took place monthly. An action plan would be developed out of the Monitoring Process.

**RESOLVED:** That the report and recommendations from the Financial Strategy and Overview and Scrutiny Committee be accepted.

**RECOMMENDATION:** That Council adopt the Best Value Performance Plan 2005/06.

## 12. DISPOSAL OF PUBLIC OPEN SPACE- FAR COTTON COMMUNITY FACILITY (FS)

The Project Development Team Manager submitted a report seeking authority for the disposal of public open space at Far Cotton Recreation Ground to enable the construction of the Learning, Leisure and Health Resource Centre and its subsequent occupation and use.

**RESOLVED:** That the intention to dispose of an area of public open space as set out in the plan attached to the report be advertised and that any objections be considered at a future meeting of the Executive.

## 13. CAPITAL PROGRAMME 2005/06- 2007/08 MONITORING REPORT (FS)

The Technical Finance Manager submitted a report that set out the latest position on 2005/06 Capital Programme and requested variations.

**RESOLVED:** That the report be noted and the proposed virement set out in Appendix A of the report be approved.

## 14. URBAN ENHANCEMENT PROGRAMME (PRT)

The Assistant Head of Planning submitted a report setting out schemes proposed for consultation, further investigation and implementation as this years Urban Enhancement programme. It was noted that the progress was being made in respect of the Francis Crick Memorial and that planning permission would be sought.

**RESOLVED:** (1) That the schemes proposed in the report be approved for consultation with appropriate officers and organisations as set out.  
 (2) That the preliminary estimates provided for each scheme be noted and any case of significant variation in the cost resulting from consultation or detailed investigation a further report be submitted to the Executive before proceeding with that project.  
 (3) That the information on the Francis Crick memorial project as set out in paragraphs 3.1 and 3.2 of the report and on completed schemes within last years programme in Appendix 1 be noted.

## 15. PROPOSED ABINGTON PARK CONSERVATION AREA (PRT)

The Assistant Head of Planning submitted a report that set out a proposal to designate a Abington Park Conservation Area as identified in the report and to seek views on the proposed designation.

**RESOLVED:** That the report be received and that local residents, property owners and other interested parties and appropriate Area Partnerships be consulted on the proposal and the comments be reported back to the Executive for its consideration before designation.

## 16. WESTON FAVELL MASTERPLAN (PRT)

Mr C Grethe commented on what consultation had taken place with local Councillors and local people in respect of this project.

The Planning Policy and Conservation Team Leader submitted a report that set out progress towards preparation of a master plan for the Weston Favell District Centre. He commented that the report was a culmination of work of the preceding 12 to 18 months and was a joint project between the Council, the County Council and the PCT to examine spatial use in the area immediately to the east of the shopping complex. Discussions had already taken place with a wide range of stakeholders including Area Partnerships and local Councillors. It was

noted that the West Northamptonshire Development Corporation were considering a bid to support the project.

- RESOLVED:**
- (1) That the Master Plan be noted and adopted as Interim Planning Policy for the area.
  - (2) That discussions be held with the West Northamptonshire Development Corporation with respect to the implementation of the Master Plan proposals.

#### **17. DRAFT NORTHAMPTONSHIRE SUB REGIONAL ECONOMIC STRATEGY (PRT)**

The Acting Economic Development Manager submitted a report that summarised the key points of the new draft Northamptonshire Sub-Regional Economic Strategy which provided an opportunity for the Executive to influence and comment as part of the Borough Council's response. Particular concerns were noted in respect of the lack of recognition of roles of District Councils and the lack of recognition of Northampton as the predominate major urban area within the County.

- RESOLVED:**
- (1) That the draft strategy and vision and five objectives at its core be welcomed as the basis for a joined up economic strategy that covers the Borough of Northampton area and makes clear its importance to the County framework.
  - (2) That the comments contained in the report, additionally suggesting a form of wording in respect of Northampton's position within the County, be forwarded to the Northamptonshire Partnership as the views of the Council.

#### **18. TAXI RANK MARSHALLING SCHEME (CSE)**

Ms A Roy, Chair of the Community Safety Partnership, supported the report which sought to address issues of violent crime within the town centre.

The Community Safety Partnership Manager submitted a report that sought agreement to a proposed pilot scheme to introduce taxi marshals within the town centre on Wednesday, Friday and Saturday nights at identified hotspots as detailed within the report. It was noted that some funding was available through Section 106 monies. The Director for Enabling Northampton commented that a similar scheme had proved very effective in Bath where there had been a higher proportion of residents living in the town centre.

- RESOLVED:**
- (1) That approval be given to the implementation of a pilot taxi marshal scheme at identified hotspots areas within the town centre on Wednesday, Friday and Saturday evenings which will run from September 2005 until 13 March 2006.
  - (2) That the setting up of marshalled pick up zones for pre-booked private hire vehicles in The Drapery and for hackney carriage vehicles outside Time and Envy on Friday and Saturday nights be supported.
  - (3) That the use of the pilot taxi marshal scheme be promoted through the media.
  - (4) That the Community Safety Partnership monitor the effectiveness and value for money delivered by the pilot project and explore the viability of a jointly funded project across public and private sectors to secure the service on a sustainable basis following the end of the pilot in March 2006.

**19. CASTLE STATION SITE DEVELOPMENT PRINCIPLES (PRT)**

The Planning Policy and Conservation Team Leader Manager submitted a report which sought endorsement on principles of development opportunities and regeneration for the Northampton Castle Station and the surrounding area. The principles were outlined in the interim statement attached to the report. It was noted that the report was intended to stimulate a dialogue with the County Council and rail companies, including Network Rail for the development of the site as a part of a wider strategy. Discussions with the West Northamptonshire Development Corporation had commenced.

**RESOLVED:** That the contents of the Interim Statement attached to the report be agreed and that it be submitted as part of the Consultant's Brief to prepare a Feasibility Study and Master Plan for the area.

**20. STORTON'S PITS LOCAL NATURE RESERVE DECLARATION (PRT)**

The Planning Policy and Conservation Team Leader submitted a report that sought approval for the declaration of Stortons Pit as a Local Nature Reserve. It was noted that this proposal came as a result of the Joint Initiative and the development of the Southern Development Link Road. It was noted that the land was currently owned by English Partnerships and leased to the Wildlife Trust; the land would be transferred to the Council's ownership.

**RESOLVED:** That approval be given to the declaration of Stortons Pit as a Local Nature Reserve.

**21. PARTNERSHIP PROPOSALS FOR DEVELOPING AN ACTION PLAN FOR THE TOWN CENTRE (LC, PRT)**

The Policy Planning and Conservation Team Leader submitted a report that set out the proposed partnership arrangements for developing an area action plan to provide a long term framework for revitalising and upgrading the quality and facilities of the central area of Northampton. The proposed Town Centre Commission would provide an opportunity for anyone with an interest in the town centre to be represented.

**RESOLVED:** That the proposal for establishing the Town Centre Commission to oversee the development for the Town Centre Action Plan be endorsed.

**22. FREESCHOOL STREET MASTERPLAN; COMPREHENSIVE REDEVELOPMENT SITE (FS)**

The Principal Regeneration Officer submitted a report which informed members of the progress of the Freeschool Street Master Plan as the framework for the development of the site and the process leading to the adoption of the Master Plan as supplementary planning guidance. It was noted that properties to the north east of the site could be brought within the scheme at a later stage.

**RESOLVED:** That the adoption of the Freeschool Street Master Plan as supplementary planning guidance to Policy D26 of the Local Plan subject to the necessary consultation process be approved.

**23. 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.

## 24. ISSUES FROM OVERVIEW AND SCRUTINY COMMITTEES

### (A) FUTURE DELIVERY OF EVENTS.

The two recommendations proposed by the Financial Strategy and Performance Overview and Scrutiny Committee in respect of the future delivery of events as discussed earlier on the agenda were discussed.

**RESOLVED:** That the two recommendations be accepted in line with the resolution of item 5(d) above.

## 25. GROSVENOR/ GREYFRIARS (LC)

Ms L Dickinson on behalf of Donaldsons Consultants elaborated upon the progress of negotiations with Legal and General and the particular need to resolve the issues of the resiting of the Bus Station and bus layover facility for Stagecoach. A number of options had been considered but potentially the most feasible appeared to be to have a bus passenger facility based in The Drapery with the Stagecoach bus layover facility provided along The Upper Mounts. Legal and General had reworked the rear entrance area of the Centre to provide a food and drink orientated plaza which had a more contemporary feel.

The Chair commented that any development on The Mounts would have to be of a high design quality because of the character of the buildings surrounding it.

In respect of the future development of the Fish Market it was noted that the development of a larger site was being explored with the County Council to provide a bus passenger facility on the ground floor with a residential arts mix over the top.

**RESOLVED:**

- (1) That the Executive agree to endorse the latest proposals from Legal and General in particular (a) the inclusion of the Upper Mounts Car Park site for development of a multi-storey car park and long term bus layover facility for Stagecoach to be constructed and designed to a high standard and (b) the early disposal of the Grosvenor Car Park to generate a capital receipt to assist in facilitating the relocation of the bus passenger facility.
- (2) That a further report be submitted to the Executive in respect of the revenue implications and risks of the proposals.
- (3) That the next steps required to move the project forward be noted.

## 26. KINGSTHORPE HALL (FS)

The Chief Estates Surveyor submitted a report that sought approval to the revised offer from Chris Smith Developments Limited in respect of Kingsthorpe Hall. It was noted that the revised lower offer made by Chris Smith Developments had been assessed by Abbey Ross Consultants who had concluded that the offer matched current market values.

**RESOLVED:** That approval be given to the revised offer of £475,000 plus a £16,000 contribution towards security costs from Chris Smith Developments Limited in the light of a valuation report from Abbey Ross acting on behalf of the Council and having regard to the financial implications of delaying disposal further.

## 27. BLUEBERRY DINER AND STUDIO 1 (FS)

The Chief Estates Surveyor submitted a report which updated Executive on progress in the bid for funding for the purchase of the Blueberry Diner and Studio One and set out more detailed analysis of the capital and revenue implications of proceeding with the initiative. It was noted that a successful bid for the purchase had been made to Invest Northamptonshire

however, it was subject to conditions: firstly that 50% of the floor space area be used for office use and secondly that 50% of any Capital Receipt received from a future sale of the site be paid to Invest Northamptonshire. It was noted that the proposal had little effect on the Council's revenue budget. The proposed conditions could however leave the Council receiving a lower receipt upon the sale of the whole site than the value of its existing ownership.. A further approach had been made to Invest Northamptonshire with a view to negotiating a smaller office use percentage and a non-acceptance of the requirement to share any future capital receipt received .

- RESOLVED:**
- (1) That the report be noted and the potential implications of proceeding with the purchase and redevelopment of the site on the Borough Council's resources be noted.
  - (2) That approval be given to the purchase of the above premises subject to;
    - (i) Exploring the reduction of the 50% office element of the scheme with Invest Northamptonshire; and
    - (ii) An additional condition precedent; That any funding conditions must allow the Council to recover the value of its existing ownerships together with any costs of disposal from the sale of the site prior to sharing any additional value the combined site may generate with Invest Northamptonshire.

**28. ITEM WITHDRAWN**

**29. ITEM WITHDRAWN**

The meeting concluded at 21.44 hours.

**NORTHAMPTON BOROUGH COUNCIL****PLANNING COMMITTEE****Wednesday, 20 July 2005**

**PRESENT:** Councillor Robinson (Chair); Councillor Flavell (Deputy Chair);  
Councillors Crake, Edwards, Hoare, Malpas, Markham and Yates

**1. APOLOGIES**

Apologies for absence were received from Councillor McCutcheon.

**2. MINUTES**

The minutes of the meeting held on 22 June 2005 were agreed and signed by the Chair.

**3. DEPUTATIONS / PUBLIC ADDRESSES**

- RESOLVED:**
- (1) That Councillor Glynane, Mr Goodhall and Peter Springett be permitted to address the Committee regarding application N/2002/1676 – mixed employment uses, B1 (business and distribution), business support centre and parkland with associated access, parking, infrastructure and landscaping (outline application) at Land at Pineham North.
  - (2) That David Evans, Mrs Oakenfall and Councillor Tavener be permitted to address the Committee regarding application N/2005/0438 – erection of 156 dwellings together with roads, sewers and all ancillary works (approval of reserved matters) at Area G, former St Crispins Hospital site, Duston.
  - (3) That Angela Reynolds, Laurence Wilbraham and Councillor Hadland be permitted to address the Committee regarding application N/2005/0656 – erection of 10 town houses in a mews court development at 544-548 Wellingborough Road.
  - (4) That Miss Webb and Stuart Ellis be permitted to address the Committee regarding application N/2005/0460 – conversion and extension of factory to create 12 apartments at 18/20 Henry Street.
  - (5) That Laurie Douggan and Councillor Allen be permitted to address the Committee regarding application N/2005/0571 – change of use to residential care home (retrospective) 10 Repton Court.
  - (6) That Tina Harvey be permitted to address the Committee regarding application N/2005/0595 – new B1 office building with parking at former St Edmunds Hospital site, Wellingborough Road.
  - (7) That David Mercer be permitted to address the Committee regarding application N/2005/0789 – conversion and extension of existing residential

building to 4 self-contained flats at 52 East Park Parade.

- (8) That Mrs Hopkinson, Mrs Fowkes, Mr McCormick, Mrs McCormick and Councillor Hadland be permitted to address the Committee regarding application N/2005/0838 – erection of bridge at rear of 26 Honeysuckle 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 items, which were considered by the Chair to be Matters of Urgency because of the undue delay if consideration of them was delayed, be as follows:

##### **(A) N/2002/0441 - THE RIDINGS ARCADE**

The members were informed that a legal agreement had been drafted in accordance with the Resolution, but that the freeholder of the property had refused to be a party to the legal agreement and so it was requested that an extra condition be added to the Planning Permission Notice safeguarding the affordable housing provision.

**RESOLVED:** That the following additional condition be included on the Planning Permission Notice:  
The proposed development hereby permitted shall comprise at least 22% of affordable housing. The affordable housing shall only be used for the purposes of providing housing accommodation to be occupied by households in need of rented affordable housing and/or subsidised low cost home ownership in the local plan area and to meet the objectives of a registered social landlord. No occupation of any of the general market housing on the site shall take place until full details of the affordable housing have been submitted to and approved in writing by the Local Planning Authority. The details submitted for approval shall include a plan indicating the size, position, design, materials, means of access and egress of the affordable housing and the allocation of the affordable housing. The affordable housing shall be built and allocated as approved in writing by the Local Planning Authority.  
Reason:  
To ensure that adequate affordable housing is retained in line with the Local Planning Authority's Affordable Housing Policy.

##### **(B) PRIOR NOTIFICATIONS**

Members were informed of two applications for telecommunications masts and were advised that the consultation period would end between now and the next meeting of the Planning Committee:

Regarding application N/2005/0814 – Weedon Road, the members were informed that two objections had been received, both on the grounds of siting and visual amenity and that Highways had also objected because planned improvements to the road would necessitate the re-siting of the mast.

Regarding application N/2005/0815 – Harvey Reeves Road, Members were informed that Highways had objected because planned improvements to the road would necessitate the re-siting of the mast .

- RESOLVED:**
- (1) That officers be given delegated authority to refuse application N/2005/0814 on Highway grounds.
  - (2) That officers be given delegated authority to refuse application N/2005/0815 on Highway grounds.

## **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 decision of an Inspector appointed by the Secretary of State regarding the appeal against the Committee's decision regarding application N/2004/0681 – 42 Brunel Drive. It was reported that the Inspector's decision letter had included the point that the issue of ownership was not a planning consideration.

- RESOLVED:** That the report and position be noted.

## **6. FRINGE AREA APPLICATIONS**

There were none.

## **7. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS**

There were none.

## **8. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS**

There were none.

## **9. PRINCIPAL ITEMS**

- (A) N/2002/1676 - MIXED EMPLOYMENT USES, B1 (BUSINESS AND DISTRIBUTION), BUSINESS SUPPORT CENTRE AND PARKLAND, WITH ASSOCIATED ACCESS, PARKING, INFRASTRUCTURE AND LANDSCAPING (OUTLINE APPLICATION) LAND AT PINEHAM NORTH**

Members considered the report outlining the application for mixed employment uses, B1 (business and distribution), business support centre and parkland, with associated access, parking, infrastructure and landscaping (outline application) at land at Pineham North.

Brian Wooding (Head of Transport Implementation, Northamptonshire County Council) attended the meeting to give the County Council's perspective. He reported that two points of access were needed, one at Swan Valley for Heavy Goods Vehicles and another at Danes Camp for other vehicles. He warned that this was a serious issue

and that delay could jeopardise the development of the South West District.

Councillor Glynane addressed Members as a member of the Flood Defence League. He referred to the floods of 1998, which affected 10,000 people and in which 2 people died. He asserted that Environment Agency advice had been lacking at this time.

He also referred to the Inquiry held regarding this application and comments made by the Inspector that 3 roads were needed to service this particular site.

Councillor Glynane commented that if the proposed road followed the land, it will be impassable for much of the year. He added that if the applicants were serious they would have presented detailed plans regarding the roads by now.

Mr Goodhall also addressed Members. He commented that the Secretary of State had determined that these proposals were unsafe. He added that design can minimise flood risk, but the essential need for the development needed to be shown.

He stated that the Borough Council could be held liable for flood damage if this application was approved.

He requested that the application be deferred so that Members could further examine the information prepared by Councillor Glynane.

Peter Springett addressed the Committee reporting that English Partnerships had taken on board the Inspector's suggestion that landowners should review their strategic plans. He added that the consultation process included the Borough and County Councils, the Environment Agency and others and that this was an opportunity to introduce employment to support a residential area and that it is a huge step forward.

**RESOLVED:** That the application be deferred to enable Members to receive a full briefing by Planning officers so that they could then consider the issues further.

**(B) N/2005/144 ERECTION OF 109 DWELLINGS (APPROVED OF RESERVED MATTERS) AT AREA E, FORMER ST CRISPIN HOSPITAL SITE, DUSTON**

Members considered a report outlining the application for the erection of 109 dwellings (approval of reserved matters) at Area E of the former St Crispin Hospital site, Duston.

**RESOLVED:** That officers be given delegated authority to approve the application in principle, subject to the prior finalisation of the variation of a legal agreement to secure the repositioning of the open space land within Area E.

**(C) N/2005/438 - ERECTION OF 156 DWELLINGS TOGETHER WITH ROADS, SEWERS AND ALL ANCILLARY WORKS (APPROVAL OF RESERVED MATTERS) AT AREA G, FORMER ST CRISPINS HOSPITAL SITE, DUSTON**

Members considered a report detailing the application for the erection of 156 dwellings, roads, sewers and all ancillary works (approval of reserved matters) at Area G of the

former St Crispins Hospital site.

David Evans addressed Members, querying the classification of the site as brownfield, as it had previously been the hospital garden (crops had been grown there as late as last year). He expressed concern at the proximity of the proposed properties to existing homes and requested deferral pending a Members' site visit.

Mrs Oakenfull also addressed Members. She too expressed concern at the proximity of the proposed properties to existing homes, commenting that the privacy of existing residents would be affected.

Councillor Tavener addressed Members, commenting that it was a shame that residents living near to this site had not been given the same opportunity for consultation with developers as the residents living near to the former Princess Marina Hospital site. She commented that it had proved difficult to get the developer to take any responsibility for the safety of the trees on the site, adding that, when the development is complete, each tree would belong to a different home / land owner. There would be a lack of an overall approach to care.

**RESOLVED:** That the application be deferred pending negotiations regarding the positioning of the proposed housing in relation to the trees on the site.

**(D) N/2005/638 - RETAIL DEVELOPMENT WITH ASSOCIATED CAR PARKING AND SERVICE AREA AT FORMER NDES SITE, GAMBREL ROAD**

Members considered a report outlining the application for a retail development with associated car parking and service area at the former NDES site, Gambrel Road.

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

**(E) N/2005/656 - ERECTION OF 10 NO TOWN HOUSES IN A MEWS COURT DEVELOPMENT AT 544-548 WELLINGBOROUGH ROAD**

Members considered a report detailing the application for the erection of 10 town houses in a mews court development at 544-548 Wellingborough Road.

Angela Reynolds addressed Members expressing concern at the size density and character of the proposals. She commented that she was certain that both existing and new residents would suffer through the cramped conditions this development would cause.

Laurence Wilbraham also addressed Members commenting that a number of schemes had been submitted for this site. The applicants had spent a lot of time drawing up this scheme. In answer to concerns regarding the character of the proposals, he commented that this part of the Wellingborough Road was not homogenous – there were already houses of many different styles, ages and sizes. Mr Wilbraham added that the density of the proposals was approximately half of what the regulations require. The architects had shown that the proposed dwellings would not be overbearing.

Councillor Hadland addressed Members, commenting that the officers' recommendation to refuse the application was the right one in this case.

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

**(F) N/2005/678 - NEW 45 BED MENTAL HEALTH UNIT FOR ADULT FEMALES, COMPRISING THREE FULLY SERVICED 15 BED WARDS ACROSS WITH TRIBUNAL AND CHILD VISIT FACILITIES AT PATIENT THERAPY CENTRE AND OFFICE ACCOMMODATION. ST ANDREWS HOSPITAL, BILLING ROAD**

Members considered a report outlining the application for a new 45 bed mental health unit for adult females, comprising three fully serviced 15 bed wards with tribunal and child visit facilities, patient therapy centre and office accommodation at St Andrews Hospital, Billing Road.

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

## **10. SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION**

Members considered reports outlining six applications for various developments in the Borough.

Miss Webb addressed Members regarding application N/2005/0460 – 18/20 Henry Street. She commented that the current parking situation in the area is finely balanced between residents and workers. Developments had already increased the residential population in the area and the Victorian infrastructure cannot cope.

Stuart Ellis also addressed Members regarding application N/2005/0460 – 18/20 Henry Street. He commented that he aimed to provide additional homes while maintaining the character of the existing buildings. He added that the main parking problems occur during the day due to workers and delivery vehicles. Regarding the infrastructure, he commented that the proposed development would only marginally increase the amount of surface water in the street. The problem would be solved if the sewers were cleaned properly. He concluded by saying that this development could only add to the area.

Laurie Douggan addressed Members regarding application N/2005/0571 – 10 Repton Court. She commented that there had, in the last 30 years, been many changes in the way that people with learning disabilities are treated – they now had the right to live in ordinary houses in ordinary streets rather than being hidden away.

Councillor Allen also addressed Members regarding application N/2005/0571 – 10 Repton Court, commenting that objections seemed to centre around parking and change of use issues. She informed Members that she had visited the house and could see nothing that made it appear different. She concluded that it was important that this application be approved because the current residents were settled and doing well.

Tina Harvey addressed Members regarding application N/2005/0595 – former St

Edmunds Hospital site, Wellingborough Road, commenting that her main concerns were the affect the proposed development would have on privacy and parking. The level of the windows will impact on the way existing residents use their homes. She requested that Members carry out a site visit to see how close the new building would be to existing properties.

David Mercer addressed Members regarding application N/2005/0789 – 52 East Park Parade. He informed Members that, as there were no objections to the application, he was happy to rely on the information given by officers.

Mrs Hopkinson addressed Members regarding application N/2005/0838 – rear of 26 Honeysuckle Way. She commented that the proposals are the same as those submitted retrospectively and refused by the Committee in 2003 and they were just as unacceptable now as they were then.

Mrs Fowkes also addressed Members regarding application N/2005/0838 – rear of 26 Honeysuckle Way. She commented that, since the Members' Resolution in 2003 the applicants had decided not to keep the horse and now maintain that the bridge is needed to enable their children to feed the wildlife on the Wildlife Trust land.

Mr McCormick addressed members regarding N/2005/0838 – rear of 26 Honeysuckle Way. Regarding the issue of privacy, he commented that the residents of No 24 had no fencing around their property at all and the other properties all had 6ft fencing around their gardens. He added that he had used traditional materials to make the bridge sympathetic to the area and that his family maintains the land to avoid the spread of ragwort.

Mrs McCormick also addressed the Committee regarding N/2005/0838 – rear of 26 Honeysuckle Way, commenting that the bridge is needed to allow access to land they have leased from the Wildlife Trust. She added that the family worked regularly to improve the environment and that they had checked and found that the bridge would not be detrimental to the environment. She concluded by saying that the objectors had refused invitations to meet to discuss this matter.

Councillor Hadland addressed the Committee regarding N/2005/0838 – rear of 26 Honeysuckle Way, commenting that this was the third time that the Committee had considered this matter and that the issue had been well aired.

- RESOLVED:**
- (1) That applications N/2005/0571 and N/2005/0595 and N/2005/0789 be approved as shown in the Decision List attached.
  - (2) That applications N/2005/0460 and N/2005/0789 be approved with extra and/or amended conditions as reported and as shown in the Decision List attached.
  - (3) That application N/2005/0838 be refused, contrary to the officer's recommendation as Members believed the proposals would be detrimental to the environment and the amenity of neighbouring residents.
  - (4) That application N/2005/0774 be approved in principle subject to:
    - (i) the prior finalisation of a Section 106

- agreement to secure affordable housing on the site; and
- (ii) the inclusion of a condition to replace condition 10 N1c in the report submitted:  
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 by the applicant and approved by the Local Planning Authority and conditions as shown in the Decision List attached.

Councillor Robinson declared a non-prejudicial interest in respect of application N/2005/0571 as the owner of a care home, and remained to speak and vote thereon.

## **11. ENFORCEMENT MATTERS**

There were none.

## **12. OTHER REPORTS**

### **(A) STREET NAMING - NEW ROAD OFF WOOTTON HOPE DRIVE**

Members considered a report informing them of proposed names for new roads off Wootton Hope Drive: Elm Grove, Bancroft Way, and Bancroft Close.

Councillor Edwards requested that future consideration be given to naming roads after individuals.

**RESOLVED:** That the reports and new road names be noted.

## **13. LISTS OF DELEGATED APPLICATIONS**

### **(A) LIST OF DELEGATED APPLICATIONS APPROVED**

Members considered the List of Delegated Applications Approved during the period 26 May to 22 June 2005, submitted for information.

**RESOLVED:** That the report be noted.

### **(B) LIST OF DELEGATED APPLICATIONS REFUSED**

Members considered the List of Delegated Applications Refused during the period 26 May to 22 June 2005, submitted for information.

**RESOLVED:** That the report be noted.

## **14. LIST OF DEFERRED APPLICATIONS**

Members considered the List of Deferred Applications, submitted for information.

**RESOLVED:** That the report be noted.

**DRAFT DECISION LIST20JULY**

<TRAILER\_SECTION>

The meeting concluded at 9:00 pm

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**NORTHAMPTON BOROUGH COUNCIL**  
**PLANNING COMMITTEE**  
**20 JULY 2005**  
**DECISION LIST**

Application No: **N/2005/460**  
Location: **18/20 Henry Street**  
Proposal: **Conversion and extension of factory to create 12no apartments**

**APPROVAL** subject to conditions and for the following reason:

The proposal would bring a building into residential use within a predominantly residential area and result in the removal of a non-conforming use and potential source of nuisance without undue harm to residential amenity or other interests of acknowledged importance in accordance with Development Plan Policy and the aims / objectives of PPG3 - Housing and PPG13 - Transport.

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

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

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

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

**(3)** Full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the building hereby permitted and thereafter maintained.

**Reason:** To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development and to safeguard the privacy of the adjoining properties.

**(4)** Details and/or samples of all proposed external facing materials (including windows, gates and door) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site. The development shall only be implemented in accordance with the approved details.

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

**(5)** Details of the provision for the storage of refuse, materials for recycling and cycles shall be submitted to and approved by the Local Planning Authority, implemented prior to the occupation or bringing into use of the buildings and thereafter maintained.

**Reason:** To secure a satisfactory standard of development and to ensure adequate provision of on-site bin, recycling and cycle storage facilities.

**(6)** Prior to their first occupation of units 6, 7, 8, 9, 10, 11 and 12 the south facing windows of these units shall be glazed with obscured glass in accordance with details to be submitted to and approved in writing by the Local Planning Authority and thereafter retained in accordance with the approved details that form at all times.

**Reason:** To safeguard the privacy of the adjoining properties.

**(7)** Prior to their first occupation of units 7 and 8 a detailed scheme to screen the amenity areas of both units shall be submitted to and approved in writing by the Local Planning Authority full implemented and thereafter retained.

**Reason:** To safeguard the privacy of the adjoining properties.

(8) Unless otherwise agreed in writing by the Local Planning Authority, prior to the first occupation of any of the dwellings hereby permitted the vehicular access from Henry Street shall be fitted with automatic electronic gates the details of which shall first be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be retained thereafter.

**Reason:** In the interests of highway safety, the free flow of traffic visual amenity and residential amenity.

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

**Reason:** To ensure the provision and retention of dwellings(s) suitable for use by people with disabilities in accordance with local plan policy.

(10) One of the parking spaces hereby permitted shall be marked for use by people with disabilities prior to the first use of the development in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure adequate facilities of people with disabilities.

(11) The roof areas above units 11 and 12 shall not be used for amenity purposes and shall only be used to allow access for maintenance purposes.

**Reason:** To safeguard the privacy of the adjoining properties.

(12) Unless otherwise agreed in writing by the Local Planning Authority, full details of a sound insulation and ventilation scheme to protect the development from external noise shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the occupation of the dwellings hereby permitted and retained thereafter.

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

(13) No development shall take place until a detailed scheme in respect of reconstruction of the footway fronting the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the first use of any part of the development unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of highway safety.

(14) Unless otherwise agreed in writing by the Local Planning Authority, prior to the first occupation of any of the dwellings hereby permitted the vehicular access from Cromwell Street shall be fitted with automatic electronic gates the details of which shall first be submitted to and approved in writing by the Local Planning Authority. The details shall include the method of hanging of the gates and the associated closing mechanisms. The approved scheme shall be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.

**Reason:** In the interests of highway safety, the free flow of traffic, visual and residential amenity.

Application No: **N/2005/571**  
 Location: **10 Repton Court**  
 Proposal: **Change of use to residential care home (Retrospective)**

**APPROVAL** subject to conditions and for the following reason:

The proposed use will not create any detrimental impacts in terms of residential amenity or highway safety and will provide residential care within a normal community environment in accordance with Policy H29 of the Northampton Local Plan.

**(1)** The premises shall be used as a residential care home for a maximum of 3 residents plus staff and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

**(2)** The attached double garage shall at all times remain in use as a garage and shall not be converted to additional living accommodation without the prior written approval of the Local Planning Authority.

**Reason:** To ensure the retention of adequate parking facilities.

**(3)** The existing driveway shall be widened to allow for 2 off-road parking spaces, further details of which should be submitted to and approved in writing by the Local Planning Authority. The driveway shall then be widened within 3 months from the date of this permission, carried out in accordance with the approved details and maintained thereafter.

**Reason:** To ensure the retention of adequate parking facilities.

Application No: **N/2005/595**  
 Location: **Former St Edmund's Hospital Site, Wellingborough Road**  
 Proposal: **New B1 office building with parking**

**APPROVAL** subject to conditions and for the following reason:

The proposal would bring previously developed land back into beneficial use and facilitate the comprehensive redevelopment of the greater St Edmund's hospital site without harm to the historic or architectural character of the nearby listed building and without undue harm to residential amenity or other interests of acknowledged importance in accordance with Development Plan Policy and the aims / objectives of government policy.

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

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

**(2)** Full details of the method of the treatment of the external and internal boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the building hereby permitted and thereafter maintained.

**Reason:** To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development and in the interests of visual amenity and to protect the special character of the listed buildings.

(3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no additional gates, fences, walls, or any means of enclosure or telegraph poles or similar structures shall be erected, constructed or planted on any part of the site without the written agreement of the Local Planning Authority.

**Reason:** To ensure that the open character of the development is maintained in the interests of visual amenity and to protect the special character of the listed buildings.

(4) Prior to the commencement of construction work on site, details of the existing and proposed ground levels and finished floor levels of the permitted new build development in relation to the buildings to be retained on-site and nos.1-5 Portland Place 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:** To secure a satisfactory development and to protect the special character of the listed building.

(5) Full details of all roads and sewers including cross-sections, and longitudinal sections, highway boundaries and proposed ground and floor levels shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site. The approved scheme shall be implemented concurrently with the development to which it relates and fully completed.

**Reason:** To secure a satisfactory standard of development prior to the first use of the development, to protect trees and to protect the setting of listed buildings.

(6) Full details of the proposed surface treatment of all roads, access ways, parking areas and footpaths including their gradients shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site. The approved scheme shall be implemented concurrently with the development to which it relates and fully completed.

**Reason:** To secure a satisfactory standard of development prior to the first use of the development and to protect the setting of listed buildings.

(7) At the time of commencement of any part of the development hereby permitted or such longer period as may be approved in writing by the Local Planning Authority, the new junction of the site with Wellingborough Road Road shall be laid out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety, and to protect the special character of listed buildings.

(8) Parking facilities for people with disabilities shall be provided concurrently with the development in accordance with details to be first submitted to and approved in writing by the Local Planning Authority and retained thereafter.

**Reason:** To ensure the satisfactory provision of facilities for people with disabilities.

(9) Prior to the commencement of development a detailed timetable for the development of the former St Edmund's Hospital site, including the all demolition and conversion works shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, the permitted works shall be carried out in full compliance with the approved timetable.

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

(10) Notwithstanding the details shown on the approved drawings, details and/or samples of all proposed external facing materials, including windows, doors, fascias, soffits and rainwater goods shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site. Development shall only proceed in accordance with the approved details.

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

(11) The building hereby permitted shall be used as offices only and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

**Reason:** For the avoidance of doubt and to ensure that effective planning control is retained by the Local Planning Authority in the interests of highway safety and the free flow of traffic.

(12) 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 and provisions to be made for its control. The approved scheme shall be fully implemented prior to the commencement of the permitted restaurant use and maintained thereafter.

**Reason:** In the interests of the amenity of the nearby residents and surrounding area.

(13) 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 visual amenity and to protect the special character of the listed buildings.

(14) Unless otherwise agreed in writing by the Local Planning Authority prior to the first use of the proposed new site access with Wellingborough Road, the existing Wellingborough Road access shall be permanently closed (and highway reinstated) in a manner to be approved in writing by the Local Planning Authority, and no further points of access be created thereafter.

**Reason:** To confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic or the conditions of highway safety along the neighbouring highway.

(15) Full details of facilities for the secure and covered parking for at least 7 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.

**(16)** The first floor flat roof area above to the rear entrance and toilets shall not be used for amenity purposes and shall only be used to allow access for maintenance purposes and as means of escape.

**Reason:** To safeguard the privacy of the adjoining properties.

**(17)** Notwithstanding the details shown on the approved drawings, the vehicular entrance to the proposed car park shall be no more than 6m wide in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The approved scheme shall be fully implemented prior to the first use of the development hereby permitted and shall be retained thereafter.

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

Application No: **N/2005/638**  
 Location: **Former NDES site, Gambrel Road**  
 Proposal: **Retail development with associated car parking and service areas**

**REFUSAL** for the following reasons:

**(1)** The site lies in an out-of-centre location. Since the goods likely to be sold from this development could be sold from expanded floorspace within existing town and district centres, the proposal is contrary to Policy TCR2 of the Northamptonshire County Structure Plan, Policy R2 of the Northampton Local Plan and the advice contained in PPS6 (Planning for Town Centres).

**(2)** There is no evidence submitted with the application to justify that the site is sequentially more superior than other available sites in Northampton for retail development contrary to Policy TCR2 of the Northamptonshire County Structure Plan and the advice contained in PPS6 (Planning for Town Centres).

**(3)** The proposal represents an overdevelopment of the site and creates a form of development which would appear over-dominant and out of keeping with adjacent developments in the area and detrimental to the visual amenities of the locality contrary to Policies E20 and R3 of the Northampton Local Plan.

**(4)** The car park entrance/exit ramp will be situated under the proposed enlarged roundabout/site access. This proposed arrangement is unacceptable in terms of the adoption of the highway, as the Highway Authority does not accept private structures supporting the highway. The proposal is therefore contrary to Policy T10 of the Northampton Local Plan.

Application No: **N/2005/656**  
 Location: **544-548 Wellingborough Road**  
 Proposal: **Erection of 10 No town houses in a mews court development**

**REFUSAL** for the following reason:

**(1)** The proposal due to its design, massing and density represents a cramped form of development out of character with its suburban location and detrimental to neighbouring residents and future occupiers of the development, contrary to Policies H6 and E20 of the Northampton Local Plan.

(2) The development proposed is out of keeping with the character of this part of Wellingborough Road, the car parking proposed to the front of the buildings together with the lack of landscaping and the dominance of hard surfacing will create the impression of a car-dominated development, out of keeping with the character of the area and contrary to Policy E20 of the Northampton Local Plan.

Application No: **N/2005/678**  
 Location: **New 45 bed mental health unit for adult females comprising 3 fully serviced 15 bed wards with tribunal and child visiting facilities, patient therapy centre and office accommodation**  
 Proposal: **St. Andrews Hospital, Billing Road**

**APPROVAL** subject to conditions and for the following reason:

The siting, design and layout of the proposed development are satisfactory and in keeping with the character of the locality in attendance with the Policies E20 and E25 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 the proposed external facing materials of the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site and thereafter implemented as approved concurrently with the development.

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

(3) The building hereby approved shall be used only for the purposes of mental health care within Class C2 of the Schedule to the Town and Country Planning Use Classes Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

**Reason:** For the avoidance of doubt and to ensure adequate control over the use.

(4) Prior to the commencement of development, details of the design, sizes, materials, colours and profiles of all new external windows and doors (including cross-sections where appropriate), shall be submitted to and approved in writing by the Local Planning Authority, thereafter the windows and doors shall be implemented in accordance with the approved details prior to the first occupation of the development and maintained as such.

**Reason:** In the interests of visual amenity.

(5) Prior to the commencement of construction work on site, details of the provision for the storage of bicycles shall be first submitted to and approved in writing by the Local Planning Authority implemented before the first occupation of the building, and thereafter maintained as approved.

**Reason:** To secure a satisfactory standard of development in the interests of amenity.

(6) Prior to the commencement of the development, a scheme to specify 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 shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented concurrently with the development and maintained as such.

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

(7) Prior to the commencement of the development, details of hard and soft landscaping scheme (including boundary treatments) for the site shall be submitted to and approved in writing by the Local Planning Authority, commenced and completed in accordance with the approved details within the next available planting season after first occupation of the building and thereafter maintained as such.

**Reason:** To secure a satisfactory standard of development in the interests of amenity.

(8) The trees on site to be retained, shall be protected for the duration of the development works by a stout fence to be erected and maintained in locations to be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of the development. Within the fenced areas no development works shall take place on, over or under the ground, no vehicles shall be driven, no materials or waste shall be deposited, no bonfires shall be lit or the ground level altered during the periods of development.

**Reason:** For the avoidance of doubt to ensure the adequate protection of trees to be retained.

(9) The parking and servicing areas, including the dedicated disabled parking spaces, shown on the approved site layout plan shall be constructed and made available for use prior to the first occupation of the building and thereafter maintained.

**Reason:** To ensure the provision and retention of adequate parking provision.

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

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

(11) Prior to the commencement of development, 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 (PPG 25) shall be submitted to and approved by the Local Planning Authority.

**Reason:** To prevent the increase in flood risk.

Application No: **N/2005/774**  
Location: **26 Regent Street**  
Proposal: **Erection of 15 no. self-contained flats with 8 no. car parking Spaces**

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

The siting, design and density of the proposed development is considered acceptable and in accordance with Policies E20, H7, H15 and H20 of the Northampton Local Plan.

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

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

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

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

(3) The secure and covered parking of bicycles hereby approved shall be provided prior to the development being first brought into use and thereafter maintained.

**Reason:** To ensure the provision of adequate facilities.

(4) The refuse storage arrangements shown on the approved plans shall be provided prior to the development being first brought into use and thereafter maintained.

**Reason:** To ensure the provision of adequate facilities.

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

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

(6) Notwithstanding the details shown on the approved drawings, further details of the window frames, window glazing, external doors and balcony railings (including cross-sections, profiles and materials) of the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction, installed concurrently with the construction and thereafter maintained as approved and shall not be altered or replaced without the prior written consent of the Local Planning Authority.

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

(7) No development approved by this planning permission shall be commenced until:

- a) A site investigation has been designed for the site using the information obtained from the desktop study and any diagrammatical representations (Conceptual Model). This should be submitted to and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable: a risk assessment to be undertaken relating to human health, ground and surface waters associated on and off the site that may be affected; refinement of the

Conceptual Model; the development of a Method Statement detailing the remediation requirements.

- b) The site investigation has been undertaken in accordance with details approved by the Local Planning Authority and a risk assessment has been undertaken.
- c) A Method Statement detailing the remediation requirements, including measures to minimise the impact on human health, ground and surface waters, using the information obtained from the Site Investigation has been submitted to the Local Planning Authority. This should be approved in writing by the Local Planning Authority prior to that remediation being carried out on the site.

**Reason:** In the interests of health and safety and the quality of the environment generally.

**(8)** If during development, contamination not previously identified, is found to be present at the site then no further development (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.

**Reason:** In the interests of health and safety and the quality of the environment generally.

**(9)** The mobility standard flats shown on the approved floor plans shall be constructed to the Council's full mobility standards concurrently with the development and thereafter maintained.

**Reason:** To ensure adequate provision is made for people with disabilities in accordance with local plan policy.

**(10)** Prior notice shall be given to the Local Planning Authority 's nominated archaeologists (Northamptonshire County Council, Built and Natural Environment, PO Box 163, County Hall, Northampton NN1 1AX) of the exact date on which it is proposed that construction of the development hereby permitted is to begin. During the construction period representatives of The 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.

**(11)** Unless otherwise agreed in writing by the Local Planning Authority, prior to the first occupation of any of the dwellings hereby permitted the vehicular access from Cromwell Street shall be fitted with automatic electronic gates the details of which shall first be submitted to and approved in writing by the Local Planning Authority. The details shall include the method of hanging of the gates and the associated closing mechanisms. The approved scheme shall be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.

**Reason:** In the interests of highway safety, the free flow of traffic, visual and residential amenity.

**(12)** No development shall take place until a detailed scheme in respect of reconstruction of the footway, vehicle crossover and provision of street lighting bounding the site

frontages has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the first use of any part of the development unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of highway safety.

Application No: **N/2005/789**  
 Location: **52 East Park Parade**  
 Proposal: **Conversion and extension of existing residential building to 4 no. self contained flats**

**APPROVAL** subject to conditions and the following reason:

The impact on the character of the original building, conservation area and the impact on residential amenity is considered acceptable in accordance with Policy H18, H21, H25, E20, E26 and E40 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) Full details of facilities for the secure and covered parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby permitted, provided prior to the development being first brought into use and retained thereafter.

**Reason:** To ensure the provision of adequate facilities.

(4) Details of the provision for the storage of refuse 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.

(5) Before the commencement of the development hereby permitted a scheme shall be submitted to and approved in writing by the Local Planning Authority for protecting the dwellings from noise from the highways. The noise levels at the boundary of any property shall not exceed the upper bound of (NEC C/NEC B) as defined in PPG 24: September 1994. The approved scheme shall be implemented concurrently with the development completed before the first occupation or use of the development and thereafter retained.

**Reason:** To protect the enjoyment of future occupiers of their dwellings.

(6) Where facades or doors do not fall into NEC A, a noise insulation scheme which will require the provision of mechanical ventilation, shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to the flats being occupied.

**Reason :** In the interest s of amenity.

(7) The parking spaces as shown on the submitted plan shall be provided prior to the occupation of the flats hereby approved and retained thereafter.

**Reason:** To ensure adequate facilities are provided.

Application No: **N/2005/838**  
Location: **Rear of 26 Honeysuckle Way**  
Proposal: **Erection of a Bridge**

**REFUSAL** for the following reasons:

(1) The bridge represents an inappropriate structure detrimental to the character of the local landscape, contrary to Policies E20 and L16 of the Northampton Local Plan.

(2) The proposed bridge, by reason of its siting and use would result in additional overlooking of neighbouring properties leading to loss of privacy detrimental to the residential amenities of the occupants. It is therefore contrary to Policies E20, H19 and H20 of the Northampton Local Plan.

**PLANNING COMMITTEE**

**20 JULY 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/2002/1041	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
RN/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/2003/524	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/2003/1588	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/2004/265	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/2004/354	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/2004/510	Residential, community facilities and associated development, access improvements and retention of operational railway line (outline application) at land off Ransome Road
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/2004/1117	Refurbishment of existing retail park including subdivision of unit 3 (courts) and extension of unit 5 (Allders) to create a new unit with reconfiguration of car parking and landscaping at St James Retail Park, Towcester Road
N/2004/1124	Erection of new four/five storey block of apartments and conversion of existing buildings to residential units at Northern portion of former St Edmunds Hospital site, Wellingborough Road
N/2004/1294	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
N/2005/219	Residential integrated primary care trust centre at land east of Upton Way, south of Walter Tull Way, west of Storton Pits, Upton
N/2005/332	Conversion of former factory into 8No. residential units at 3 Gray Street

**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/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/2004/530	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/2004/1718	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/2005/368	Conversion of existing bedding factory to 10no. flats at 74-76 Overstone Road
N/2005/370	Residential development at Abington Vale Middle School at land off Brdiegwater Drive
N/2005/390	Demolition of existing building and construction of new school buildings at Kingsthorpe Community College Boughton Green Road
N/2005/450	Redevelopment of existing industrial unit at Salthouse Road, Brackmills Ind Est
N/2005/500	Conversion of factory to 19no. flats at 74-76 Overstone Road
N/2005/551	C/U to Abington Avenue guest house no. 123 Abington Avenue at 129 Abington Avenue
N/2005/619	Variation of condition no.5 of planning permission no. N/2004/1459 to allow retail operating hours from 7am to 10pm 7 days per week at 123 Wellingborough Road
N/2005/644	Variation of condition 8 on planning permission 98/0994 to allow unrestricted B1 use of the building at Kings House (formerly east and west barns), Tithe Barn Road, Swan Valley
N/2005/681	Pursuant to outline planning permission 90/0732; a) approval of all reserved matters for the erection of a warehouse for uses within Class B8; b) approval in relation to condition 12 and 14 relating to landscaping and hedgerows at Plot 440 Swan Valley
N/2005/688	Refurbishment of existing retail park and leisure unit, including subdivision of unit 3 and change of use of one unit for mixed retail and leisure uses with associated plant room extension, extension of unit 5 to create new unit. Reconfiguration of car parking and landscaping at St James Retail Park, Towcester Road
N/2005/698	Demolition of existing building and erection of new building with 14 flats and D1 use on ground and lower ground floors at 23 Woolmonger Street
N/2005/719	Change of use to health club including coffee bar at 21 Tenter Road, Moulton Park

**NEW APPLICATIONS:**

N/2005/719	C/U to health club including coffee bar at 21 Tenter Road, Moulton Park
N/2005/730	Construction of 135no. 1 and 2 bedroom apartments with 2 levels of private car parking at land off Woolmonger Street
N/2005/777	Erection of 'green column' with wind generator and photo voltaic panel to provide electrical energy to disabled toilet facility on allotment ground at Allotment Garden, Rothersthorpe Road
N/2005/778	Erection of 'green column' with wind generator and photo voltaic panel to provide electrical energy to disabled toilet facility on allotment ground at Allotment Garden, Welford Road

- N/2005/779 Erection of 'green column' with wind generator and photo voltaic panel to provide electrical energy to disabled toilet facility on allotment ground at Allotment Gardens, Bants Lane
- N/2005/784 Residential development – outline application at 166-169 St Andrews Road
- N/2005/797 Offices at ground floor and 24no. flats in floors above – reserved matters application pursuant to planning permission ref N/2003/1485 at 44-50 St Andrews Road
- N/2005/800 Erection of 30no. flats and 3no. houses (amendment to planning permission N/2003/1500) at land off Lyttleton Road/Countess Road
- N/2005/817 Erection of 5no. semi detached and terraced houses and associated parking at land at Camelot Way/The Drive, Duston
- N/2005/822 C/U to two flats, reinstate front entrance to flats, remove rear pitched roof and erection of rear extension at 311-313 Wellingborough Road
- N/2005/831 Erection of 2no. single storey 2 bedroom dwellings at land at rear of 44 High Street, Hardingstone
- N/2005/834 C/U to beauty parlour as an annex to existing ladies hairdressing salon at 133A Harborough Road
- N/2005/836 C/U to no. 8 Kingsthorpe Grove and 2-storey side and rear extensions – max 8 residents at 2 Kingsthorpe Grove
- N/2005/837 Redevelopment of existing leisure, entertainment and retail facilities at Billing Aquadrome, Crow Lane
- N/2005/866 Replan of residential development of 113no. dwellings at Area C, David Wilson Homes, Wootton Hope Drive
- N/2005/878 Demolition of existing commercial building and erection of one house and 15no. apartments with associated parking, refuse and cycle storage at 18 St Edmunds Road
- N/2005/881 Erection of 5no. class B2/B8 business units with off-road parking and loading at Plot 4, Fortune Close, Roverside Business Park

**ANORTHAMPTON BOROUGH COUNCIL****PLANNING COMMITTEE****Wednesday, 17 August 2005**

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

**1. APOLOGIES**

Apologies for absence were received from Councillors Evans and Robinson.

**2. MINUTES**

The minutes of the meeting held on 20 July 2005 were agreed and signed by the Chair.

**3. DEPUTATIONS / PUBLIC ADDRESSES**

- RESOLVED:**
- (1) That Councillors Hollis and Woods be permitted to address the Committee regarding application N/2005/0953 – Construction of new school buildings including car parking, hard play areas, Muga's and ancillary works at Kingsthorpe Community College, Boughton Green Road.
  - (2) That Mark Walton be permitted to address the Committee regarding application N/2005/0730 – Construction of 135 No one and two bedroom apartments with 2 levels of private car parking at Land off Woolmonger Street.
  - (3) That Louise Cotter be permitted to address the Committee regarding application N/2005/0365 – Former Military Road School, Military Road.
  - (4) That Rod Kilsby be permitted to address the Committee regarding application N/2005/0551 – 129 Abington Avenue.
  - (5) That Ms Porobic and Councillor Roy be permitted to address the Committee regarding application N/2005/0693 – 54-56 Craven Street.
  - (6) That Mr Baines, Gary Houghton, Peter Baynes and Simon Knight be permitted to address the Committee regarding application N/2005/0817 – Land at Camelot Way.
  - (7) That Rod Kilsby be permitted to address the Committee regarding application N/2005/0836 – 2 Kindsthorpe Grove.
  - (8) That Jon Wannop be permitted to address the Committee regarding application N/2005/0899 – Sir Pickering Phipps Public House, 237-239 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. LIST OF CURRENT APPEALS AND INQUIRIES**

The Acting Assistant Head of Planning, Transportation and Regeneration submitted a List of Current Appeals and Inquiries and elaborated thereon.

Regarding the appeal regarding application N/2004/0203 – Klaussner Furniture, 119 St James Mill Road, Members were informed that the Borough Council's High Court challenge of the decision of the Planning Inspectorate had proved successful and that the matter had been referred back to the Planning Inspectorate for reconsideration.

The Members were also informed of two Appeals which have been lodged in respect of:

- application N/2005/0327 – 38A Main Road, Duston – to be determined by written representations and
- application N/2005/0588 appeal against non determination of a certificate of lawfulness for operational development at Wild Acres, Billing Park, Wellingborough Road. The appeal is to be determined by Planning Inquiry.

**RESOLVED:** That the report and positions be noted.

#### **6. FRINGE AREA APPLICATIONS**

There were none.

#### **7. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS**

##### **(A) N/2005/953 - CONSTRUCTION OF NEW SCHOOL BUILDINGS INCLUDING CAR PARKING, HARD PLAY AREAS, MUGA'S AND ANCILLARY WORKS AT KINGSTHORPE COMMUNITY COLLEGE, BOUGHTON GREEN ROAD**

The Acting Assistant Head of Planning Transportation and Regeneration submitted a report outlining the application for the construction of new school buildings including car parking, hard play areas, MUGAs and ancillary works at Kingsthorpe Community College, Boughton Green Road, and elaborated thereon.

Members were advised of the addendum detailing the comments from Environmental Health, the Crime Prevention Design Advisor and the Officer's amended recommendations: members also received an update regarding the concentration of the buildings and the inclusion of floodlighting around the existing all-weather pitch.

Councillor Hollis addressed Members as Ward Councillor. Concerns expressed included the fact that allotment holders are not recognised as consultees; the need for the facility to be available to the community out of school hours; the need for the security of the electricity sub-station to be established; the need for a 1.8m high fence to prevent damage to nearby housing; and that vandalism is rife on the allotments.

She requested the addition of a condition requiring a 1.8m high fence. Councillor Hollis also asked that the existing trees and hedges be retained, that notices be displayed informing road users that this is not a through route and that local residents be informed of when work is due to commence.

Councillor Woods was invited to address the Committee but declined to do so, commenting that Councillor Hollis had covered the points he had wished to make.

- RESOLVED:** That the Borough Council has no objection subject to:
- (1) securing the public use of the sports facilities.
  - (2) the imposition of conditions relating to noise, contaminated land and hours of use of the sports pitches as recommended by Environmental Health.
  - (3) and upgrading of the pedestrian crossing on Boughton Green Road.

Councillors Yates (governor of the School) and Edwards (member of the Development Board) each expressed an interest which both considered to be non-prejudicial, so both remained to speak and vote thereon.

## **8. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS**

### **(A) N/2005/777 - ERECTION OF "GREEN COLUMN" WITH WIND GENERATOR AND PHOTOVOLTAIC PANEL TO PROVIDE ELECTRICAL ENERGY FOR A TOILET FACILITY ON ALLOTMENT GROUND AT ALLOTMENT GARDENS, ROTHERSTHORPE ROAD**

The Acting Assistant Head of Planning, Transportation and Regeneration submitted a report outlining the application for the erection of a 'green column' with wind generator and photovoltaic panel to provide electrical energy for a toilet facility on allotment ground at the Allotment Gardens, Rothersthorpe Road, and elaborated thereon.

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

### **(B) N/2005/778 - ERECTION OF "GREEN COLUMN" WITH WIND GENERATOR AND PHOTOVOLTAIC PANEL TO PROVIDE ELECTRICAL ENERGY FOR A TOILET FACILITY ON ALLOTMENT GROUND AT ALLOTMENT GARDENS, WELFORD ROAD**

The Acting Assistant Head of Planning, Transportation and Regeneration submitted a report outlining the application for the erection of a 'green column' with wind generator and photovoltaic panel to provide electrical energy for a toilet facility on allotment ground at the Allotment Gardens, Welford Road, and elaborated thereon. Members were advised of a correct site plan.

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

### **(C) N/2005/779 - ERECTION OF "GREEN COLUMN" WITH WIND GENERATOR**

**AND PHOTVOLTAIC PANEL TO PROVIDE ELECTRICAL ENERGY FOR A TOILET FACILITY ON ALLOTMENT GROUND AT ALLOTMENT GARDENS, BANTS LANE**

The Acting Assistant Head of Planning, Transportation and Regeneration submitted a report outlining the application for the erection of a 'green column' with wind generator and photovoltaic panel to provide electrical energy for a toilet facility on allotment ground at the Allotment Gardens, Bants Lane, and elaborated thereon. Members were advised of a correct site plan.

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

**9. PRINCIPAL ITEMS**

**(A) N/2002/1676 - MIXED EMPLOYMENT USES B1 (BUSINESS), B2 (GENERAL INDUSTRIAL), B8 (STORAGE AND DISTRIBUTION), BUSINESS SUPPORT CENTRE AND PARKLAND, WITH ASSOCIATED ACCESS, PARKING, INFRASTRUCTURE AND LANDSCAPING - OUTLINE APPLICATION AT LAND AT PINEHAM NORTH**

The Acting Assistant Head of Planning, Transportation and Regeneration submitted a report outlining the outline application for mixed employment uses B1 (business), B2 (General Industrial), B8 (Storage and Distribution), Business Support Centre and parkland with associated access, parking and infrastructure and landscaping at land at Pineham North. Members commented that following the report given to them at the meeting held on 20 July 2005 and the full briefing that they had received from Planning Officers in the interim period together with the information contained in the report they now felt that they had sufficient understanding of the application to determine it.

**RESOLVED:** That the application be approved in principle subject to:

1. The prior finalisation of a Section 106 agreement to secure the following: bus service including 4 bus stops with shelters, contributions to a cycleway, country park, Park and Ride and bus priority measures.
2. Provision of Section A to C of the Cross Valley Link Road and link road to Swan Valley, flood maintenance strategy, travel plan and to reserve a site for the Business Support Centre and
3. Conditions as shown in the Decision List attached.
4. Details of the roads and infrastructure of the development submitted for Approval of Reserved Matters to be reported back to Committee.

**(B) N/2005/698 - DEMOLITION OF EXISTING BUILDING AND ERECTION OF NEW BUILDING WITH 14 FLATS AND CLASS D1 (NON-RESIDENTIAL INSTITUTION) USE ON GROUND AND LOWER GROUND FLOORS AT 23 WOOLMONGER STREET**

The Acting Assistant Head of Planning, Transportation and Regeneration submitted a report detailing the application for the demolition of the existing building and erection of a new building with 14 flats and Class D1 (Non-Residential Institution) use on the

ground and lower ground floors at 23 Woolmonger Street, and elaborated thereon. Members were also advised of the addendum detailing the correct site plan; representations from the Environment Agency and Nottingham Community Housing Association; and the recommended additional condition concerning elevational treatment.

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

**(C) N/2005/730 - CONSTRUCTION OF 135 NO. ONE AND TWO BEDROOM APARTMENTS WITH 2 LEVELS OF PRIVATE CAR PARKING AT LAND OFF WOOLMONGER STREET**

The Acting Assistant Head of Planning, Transportation and Regeneration submitted a report outlining the application for the construction of 135 one and two bedroom apartments with 2 levels of car parking at land off Woolmonger Street, and elaborated thereon. Members were also advised of the addendum detailing the officer's recommendation for additional and amended conditions concerning elevational treatment, parking facilities for people with disabilities and improvements to Woolmonger Street and Kingswell Street.

Mark Walton addressed members regarding the 'noise report' that concluded that the area qualified for the need for special conditions for residential development. He requested the addition of conditions requiring a noise survey prior to occupation to protect the amenity of future residents.

**RESOLVED:** That the application be approved in principle subject to:

1. The prior completion of a Section 106 agreement to secure the provision of a minimum of 22% affordable dwellings within the site;
2. The prior completion of a Section 106 agreement to secure planning obligations by the applicant to fund the provision of two CCTV cameras on Kingswell Street and Woolmonger Street including 5 years monitoring and maintenance fees and the upgrading of an existing CCTV camera in the vicinity of the site and contribution towards an environmental improvement scheme to the south of Bridge Street; and
3. Conditions as shown in the Decision List attached.
4. Additional Conditions relating to checking noise levels before first occupation; cabling ducts; and removal of General Permitted Development Rights regarding satellites – in all instances officers to have delegated powers to settle these additional conditions.

**(D) N/2005/837 - REDEVELOPMENT OF EXISTING LEISURE ENTERTAINMENT AND RETAIL FACILITIES AT BILLING AQUADROME, CROW LANE**

The Acting Assistant Head of Planning, Transportation and Regeneration submitted a report detailing an application for the redevelopment of the existing leisure, entertainment and retail facilities at Billing Aquadrome, Crow Lane, and elaborated

thereon. Members were also advised of the addendum detailing representations by Northamptonshire County Council, Billing Parish Council, Environmental Health, and Construction and Programming; and additional conditions concerning further details of elevational treatment, noise, contamination and a wildlife strategy.

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

## **10. SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION**

Louise Cotter addressed Members regarding application N/2005/0365 – demolition of school buildings and redevelopment for residential purposes at the former Military Road School, Military Road. She commented that concerns had been addressed since this issue was last considered – the number of dwellings had been reduced from 45 to 39 units, allowing revision of amenity space and landscape buffer. The scheme has been changed to enable natural surveillance of the car park which has been repositioned to address concerns raised. She commented that the loss of the school building was not a material consideration and concluded that the scheme (offering 100% affordable housing) was immediately deliverable and would help in the provision of much needed affordable housing in the area.

Members were also referred to the addendum detailing objections from 34 Austin Street in relation to application N/2005/0365.

Rod Kilsby addressed Members regarding application N/2005/0551 – use of premises as a Hostel for short stay homeless at 129 Abington Avenue. He assured Members that the proposed use will be a controlled environment because the owner lives next door to the property. The property has been used for short-term accommodation for the last few years without complaint from neighbours.

Members were also referred to the addendum detailing additional letters from the Applicant, additional letters in support of the application from 168 Abington Avenue and Flat 3, 131 Abington Avenue; and letters of objection from 200, 133, 117 and 121 Abington Avenue in relation to application N/2005/0551.

Selma Porobic addressed Members regarding application N/2005/0693 – demolition of workshops to the rear and erection of 7 flats at 54-56 Craven Street. She reported that the footprint of the proposed building was 10% smaller than that of the existing building and the density of the proposed development is similar to that of neighbouring developments. She added that there would be no interruption of light from the new development. The number of units had already been reduced from 8 to 7 and the development had been designed so that no windows face onto other windows. She added that the activities of the businesses on the site were currently annoying residents and that this development would improve the area as well as providing much needed starter homes.

Councillor Roy addressed the Committee as a local resident regarding application N/2005/0693. She commented that local residents wanted more starter homes in the area. The current use of the site is the source of considerable noise nuisance.

Members were also referred to the addendum detailing a letter of support from the

Applicant's agent in relation to application N2/005/0693.

Members were referred to amended plans in relation to applications N/2005/0712 and N/2005/0728.

Mr Baines addressed Members regarding application N/2005/0817 – erection of 5 semi-detached and terraced houses at land at Camelot Way. He commented that this piece of land was originally sold with planning permission for two houses. After this, two further houses were demolished. He added that the proposed special needs bungalows would result in an increase in the number of vehicles in the area, which would test the good will of local residents. This development included too many properties in too small a space. He cited three recent accidents caused by large vehicles reversing in and out of small cul-de-sacs.

Gary Houghton also addressed Members regarding application N/2005/0817, commenting that there was no provision in the application for adequate parking, which would lead to more cars being parked in Camelot Way, which in turn would hamper access for emergency vehicles. He asserted that the proposals were not in keeping with the local area and urged Members to reduce the number of houses.

Peter Baynes addressed Members regarding application N/2005/0817, commenting that the site was being used appropriately to provide self-contained, high quality housing. The would be smaller than the existing neighbouring properties but they would be in keeping with the area. The development complied with Government guidelines of 1.5 parking spaces per house and the proposals maintain much of the existing greenery as well as the trees.

Simon Knight also addressed Members regarding application N/2005/0817, commenting that this was an ideal opportunity to replace houses lost by the building of the care home.

Members were referred to the addendum detailing an objection by Hardingstone Parish Council regarding application N/2005/0831.

Rod Kilsby addressed Members regarding application N/2005/0836 – change of use to residential care home (Class C2) for a maximum of 8 residents and erection of two storey and single storey side and rear extensions at 2 Kingthorpe Grove. He commented that the proposals are sought to improve the level of care provided at the home.

Members were referred to the addendum detailing the representation of the Crime Prevention Design Advisor regarding application N/2005/0898.

Jon Wannop addressed Members regarding application N/2005/0899 – variation of condition no 4 of planning permission 97/0849 to allow the extension of opening hours to 2400hrs Sunday to Thursday and 0100hrs Friday and Saturday at Sir Pickering Phipps Public House, 237-239 Wellingborough Road. He expressed concern at the proposals, commenting that the report submitted was inaccurate. He suggested that a proper appraisal and risk assessment be carried out and that consultation be carried out with local residents. He outlined incidents including deliveries being made in the early hours of the morning, fights and residents being verbally abused. He concluded

that any extension to opening hours would increase local residents' discomfort and distress.

Members were also referred to the addendum detailing letters of objection from 1,2,3,4,29 & 31 Bostock Avenue regarding application N/2005/0899.

Members were referred to the addendum detailing letters of objection from 3,12,17 and 21 Phippsville Court, 23 The Vale and 3 Byron Street regarding application N/2005/0900.

- RESOLVED:**
- (1) That applications N/2005/0365, N/2005/0712, N/2005/0728, N/2005/0797, N/2005/0831, N/2005/0836, N/2005/0839, N/2005/0844, N/2005/0852 and N/2005/0868 be approved as shown in the Decision List attached.
  - (2) That applications N/2005/0551 and N/2005/0693, be refused as shown in the Decision List attached.
  - (3) That application N/2005/0898 be refused contrary to officers' recommendations due to the negative effect the noise and disturbance would have on the amenity of local residents, as shown in the Decision List attached.
  - (4) That application N/2005/0899 be refused contrary to officers' recommendations due to the negative effect the noise and disturbance would have on the amenity of local residents, as shown in the Decision List attached.
  - (5) That application N/2005/0900 be refused contrary to officers' recommendations due to the negative effect the noise and disturbance would have on the amenity of local residents, as shown in the Decision List attached.
  - (6) That application N/2005/0817 be deferred pending a Members' site visit.
  - (7) That the withdrawal of applications N/2005/0761 and N/2005/0901 be noted.

## **11. ENFORCEMENT MATTERS**

There were none.

## **12. OTHER REPORTS**

There were none.

## **13. LISTS OF DELEGATED APPLICATIONS**

### **(A) LIST OF DELEGATED APPLICATIONS APPROVED**

The Acting Assistant Head of Planning, Transportation and Regeneration submitted a List of Delegated Applications Approved during the period 23 June to 20 July 2005 for Members' information.

**RESOLVED:** That the report be noted.

**(B) LIST OF DELEGATED APPLICATIONS REFUSED**

The Acting Assistant Head of Planning, Transportation and Regeneration submitted a List of Delegated Applications Refused during the period 23 June to 20 July 2005 for Members' information.

**RESOLVED:** That the report be noted.

**14. LIST OF DEFERRED APPLICATIONS**

The Acting Assistant Head of Planning, Transportation and Regeneration submitted a List of Deferred Applications for Members' information.

Members were informed that the Section 106 agreement regarding application N/2002/1540 – The Ridings Arcade, St Giles Street – had been finalised. Members were also informed that the Section 106 agreement regarding application N/2004/1545 – 30 Kingsley Road had also been finalised.

**RESOLVED:** That the report and positions be noted.

**15. EXCLUSION OF PUBLIC AND PRESS**

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

The Motion was Carried.

**16. N/2002/1676 - MIXED EMPLOYMENT USES B1 (BUSINESS), B2 (GENERAL INDUSTRIAL), B8 (STORAGE AND DISTRIBUTION), BUSINESS SUPPORT CENTRE AND PARKLAND WITH ASSOCIATED ACCESS, PARKING, INFRASTRUCTURE AND LANDSCAPING - OUTLINE APPLICATION AT LAND AT PINEHAM NORTH**

Members were informed of certain allegations of corruption being made regarding this application but that whilst at least one Corporate Director had seen documents purportedly giving rise to the allegations none of the Officers present at tonight's meeting had seen that documentation.

Members commented that they had not been contacted regarding any such allegations in connection with this application by either Officers or members of the public and agreed that as they had not received any documentation regarding such allegations they would consider the application as submitted in the public part of the meeting as planned.

**RESOLVED:** That application N/2002/1676 be considered in the public part of the meeting using the information prepared for the meeting.

The meeting concluded at 9.30 pm.

**DRAFT DECISION LISTAUG**

<TRAILER\_SECTION>

The meeting concluded at 9:30 pm

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**NORTHAMPTON BOROUGH COUNCIL**  
**PLANNING COMMITTEE**  
**17 AUGUST 2005**  
**DECISION LIST**

Application No: **N/2002/1676**  
Location: **Former NDES site, Gambrel Road**  
Proposal: **Retail development with associated car parking and service areas**

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

- 1 The prior finalisation of a S106 agreement to secure the following; bus service including 4 bus stops with shelters, Contributions to cycle way, Country Park, Park and Ride, Bus priority measures. Provision of Section A to C of the Cross Valley Link Road and link road to Swan Valley, flood maintenance strategy, travel plan, and to reserve a site for business support centre.
  
2. The conditions appended

For the following reason:-

Pineham is identified in the Northampton Local Plan and the Strategic Planning Review of the South West District as one of the key employment areas in the Borough. The proposal is considered to be acceptable and complies with development plan policy in particular Policies Gs1, GS2, GS3, GS4, GS5, NPA1, IC1, T3,T8, T8, T10,AR2 and AR8 of the Northamptonshire County Structure Plan and Policies E6,E19, B5, B1, B6,B9, B10, B13, T2, GS5, GS6, T6,T7,T8, T15, T9, L20 of the Northampton Local Plan.

**(1)** Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called “the reserved matters”) shall be obtained from the local planning authority in writing before any development is commenced.

**Reason:** Pursuant to Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

**(2)** Plans and particulars of the reserved matters referred to in condition (1) above, relating to the siting, design and external appearance of any buildings to be erected, the means of access to the site and the landscaping of the site shall be submitted in writing to the local planning authority and shall be carried out as approved.

**Reason:** Pursuant to Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

**(3)** Application for approval of the reserved matters shall be made to the local planning authority before the expiry of seven years from the date of this permission.

**Reason:** Pursuant to Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995

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

**Reason:** Pursuant to Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995

(5) The details submitted in accordance with Condition 1 above shall have full regard to the principles set out in Section 3 – 6 and the Sustainability Strategy of the “Design and Development Considerations” document dated December 2004 and shall conform to the development parameters defined by the Parameters Plan in that document.

**Reason:** To ensure a satisfactory standard of development.

(6) The details required by Condition 1 shall be in accordance with a design guide for the whole application site which shall comply with the Sustainability Strategy contained within the document entitled “Design and Development Considerations” and shall first have been submitted to and approved in writing by the Local Planning Authority; -

**Reason:** To ensure a satisfactory standard of development.

(7) The development shall not be occupied until the following highway improvements have been completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Application No:       **N/2005/365**  
 Location:               **Former Military Road School, Military Road**  
 Proposal               :   **Demolition of school buildings and redevelopment  
 for residential purposes**

**APPROVAL** subject to conditions and for the following reason:

The siting, design, access and external appearance of the proposed development and its impact on residential amenity are considered acceptable and in accordance with Policies E20 and H20 of the Northampton Local Plan.

(1) This permission shall be in respect of those matters reserved by the conditions of the outline planning permission no.N/2001/566 dated 27 April 2004.

**Reason:** For the avoidance of doubt and to secure a satisfactory standard of development.

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

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

(3) Full details of the proposed bin and cycle stores as shown on the submitted plan shall be submitted to and approved in writing by the Local Planning Authority and implemented concurrently with the development and retained thereafter.

**Reason:** To ensure the provision of adequate facilities.

(4) Full details of the proposed surface treatment of the access and parking areas shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site and thereafter implemented in accordance with the approved details.

**Reason:** To secure a satisfactory standard of development.

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

**Reason:** In the interests of highway safety.

(6) The side boundary walls for the rear gardens of plots 32 and 33 fronting the site access shall be implemented concurrently with the development and retained thereafter.

**Reason:** In the interests of visual amenity.

(7) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of hard and soft landscaping for the site.

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

(8) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the buildings or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

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

**Reason:** In the interests of residential amenity.

(10) 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 properties on Austin Street shall be submitted to and approved in writing by the Local Planning Authority. Thereafter implemented in accordance with the approved details.

**Reason:** In the interests of residential amenity.

(11) The parking spaces as shown on the submitted plan shall be provided prior to the development hereby permitted is first occupied and retained thereafter.

**Reason:** To ensure adequate facility to serve the development.

(12) Full details of the treatment including supporting stand and lighting for the commemorative stone plaque as shown on the submitted plan shall be first submitted to and approved in writing by the Local Planning Authority and implemented concurrently with the development and retained thereafter.

**Reason:** In the interests of visual amenity.

Application No: **N/2005/551**  
 Location: **129 Abington Avenue**  
 Proposal: **Use of Premises as Hostel for Short Stay Homeless**

**REFUSAL** for the following reason:

The proposal would result in an overconcentration of similar uses to the detriment of the general character of the area and to the detriment of residential amenity, contrary to Policy H28 of the Northampton Local Plan.

Application No: **N/2005/693**  
 Location: **54-56 Craven Street**  
 Proposal: **Demolition of workshops to rear and erection of 7no. flats**

**REFUSAL** for the following reason:

The proposal, by reason of its density and layout, represents an overdevelopment of the site which would fail to provide or secure an acceptable standard of residential amenity for future occupants contrary to Policies E20, H6 and H15 of the Northampton Local Plan.

Application No: **N/2005/698**  
 Location: **23 Woolmonger Street**  
 Proposal: **Demolition of existing building and erection of new building with 14 flats and Class D1 (Non-residential Institution) use on ground and lower ground floors**

**APPROVAL** subject to conditions and for the following reason:

The siting, design and layout of the proposed development are considered satisfactory and would not adversely impact on the character and appearance of the locality in accordance with Policies H7, E20 and E21 of the Northampton Local Plan.

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

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

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

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

(3) The proposed bin and cycle stores as shown on the submitted plan shall be implemented concurrently with the development and retained thereafter.

**Reason:** To ensure the provision of adequate facilities.

(4) If during development, contamination not previously identified, is found to be present at the site then no further development (unless other agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted to 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.

**Reason:** To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment.

(5) Full details of the proposed surface treatment of the entrance/forecourt 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:** To secure a satisfactory standard of development.

(6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no demolition or 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.

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

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

(8) The proposed Class D1 use on the ground floor and basement shall be open only between the hours of 0800 and 1900 Mondays to Saturdays and at no time on Sundays or Bank or Public Holidays.

**Reason:** In the interests of residential amenity.

(9) Notwithstanding the details as submitted, two of the residential units shall be constructed to the Local Planning Authority's mobility standards in accordance with further details to be submitted to and approved in writing by the Local Planning Authority and implemented concurrently with the development and thereafter retained as such.

**Reason:** To ensure adequate provision is made for people with disabilities in accordance with Local Plan Policy.

(10) All proposed windows shall be provided in accordance with the submitted noise mitigation scheme, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of residential amenity.

(11) Notwithstanding the details submitted, further details of the elevational treatment, including details of windows, doors and balconies at a scale of 1:20 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and the development shall be carried out in accordance with the approved details.

**Reason:** In the interests of visual amenity.

Application No: **N/2005/712**  
 Location: **Wootton Trading Estate, Newport Pagnell Road**  
 Proposal: **Erection of 3 Single Storey Industrial Units**

**APPROVAL** subject to conditions appended and for the following reason:

Whilst the proposed development is contrary to the provisions of the Local Plan, the development is compatible with other uses within the site area and can operate within a residential area without detriment to amenity by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

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

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

**(2)** Notwithstanding the details provided on the application form, further details and or/samples of all proposed external facing materials shall be submitted to and be approved by the Local Planning Authority prior to the commencement of construction work on site.

**Reason:** In the interests of visual amenity.

**(3)** The premises shall be used only for purposes within Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

**(4)** Before the permitted use commences, a scheme shall be agreed with the Local Planning Authority which specifies the sources of noise on the site, whether from fixed plant or equipment or noise generated within the buildings and the provisions to be made for its control. The agreed scheme shall be implemented prior to the development coming into use and shall be maintained thereafter.

**Reason:** In the interests of amenity.

**(5)** 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.

**(6)** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional floorspace (including mezzanine floors) shall be created within the premises without the prior written consent of the Local Planning Authority.

**Reason:** To prevent an overdevelopment of the site and/or to ensure that adequate parking and servicing facilities are maintained to meet the floorspace of the building.

**(7)** 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.

**(8)** No industrial process shall take place 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.

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

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

**(10)** All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

**(11)** The uses shall operate only between the hours of 8.30 and 19:30 from Mondays to Fridays and 08:30 and 17:30 on Saturdays and at no time on Sundays or Bank or Public Holidays.

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

**(12)** The access road shall be widened in accordance with drawing 15504-sk03 prior to the occupation of the proposed units, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of safety.

Application No: **N/2005/728**  
 Location: **83 Kettering Road**  
 Proposal: **Installation of new shop front and roller shutter**

**APPROVAL** subject to conditions and for the following reason:

The design of the proposed shop front and shutter is considered to be acceptable and in accordance with policies E29 and E30 of the Northampton Local Plan.

**(1)** The area of damaged lead flashing above the shop front shall be repaired and made good prior to the development being first brought into use.

**Reason:** In the interests of visual amenity.

Application No: **N/2005/730**  
 Location: **Land off Woolmonger Street**  
 Proposal: **Construction of 135 no. 1 and 2 bedroom apartments with 2 level of private car parking**

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

1. the prior completion of a S106 legal agreement to secure the provision of a minimum of 22% affordable dwellings within the site;
2. the prior completion of a S106 legal agreement to secure planning obligations by the applicant to fund the provision of two CCTV cameras on Kingswell Street and Woolmonger Street including 5 years monitoring and maintenance fees and the upgrading of an existing CCTV camera in the vicinity of the site and contribution towards an environmental improvement scheme to the south of Bridge Street;
3. the appended conditions and for the following reason:

The site is located in the heart of the town centre and the design, density, massing and external appearance of the scheme is considered appropriate to the character of the area in accordance with Policies E20, E21, E22, H7, H12, H13, H15, H17 and H32 of the Northampton Local Plan and the objectives of the Planning Policy Guidance Note 3 (Housing).

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

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

**(2)** Notwithstanding the details as submitted, full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the buildings hereby permitted and retained thereafter.

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

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

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

**(4)** The parking spaces as shown on the submitted plans shall be constructed, laid and marked out prior to the first occupation of the buildings hereby approved and retained thereafter.

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

**(5)** Full details of all external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site and implemented concurrently with the development and retained thereafter.

**Reason:** To secure a satisfactory standard of development.

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

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

(7) Full details of facilities for the secure parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority, provided prior to the occupation of the buildings hereby permitted and retained thereafter.

**Reason:** To ensure the provision of adequate facilities.

(8) Full details of the proposed surface treatment of the accesses, 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.

**Reason:** To secure a satisfactory standard of development.

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

**Reason:** In the interests of highway safety.

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

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

(11) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

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

**Reason:** To ensure the provision and retention of dwellings suitable for use by people with disability.

(13) 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.

(14) Full details of a site contamination investigation report, an appropriate risk assessment and a remediation method statement shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development works on site.

**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.

**(15)** Notwithstanding the details as submitted, all bedrooms windows shall be installed with acoustic glazing (minimum performance of 39dB Rw and 35dB Rtr) and alternative ventilation system be installed to all bedrooms. Full details of which shall be first submitted to and approved in writing by the Local Planning Authority and implemented concurrently with the development and retained thereafter.

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

**(16)** Full details of all proposed pedestrian access gates and gates to the car park entrances shall be submitted to and approved in writing by the Local Planning Authority and implemented concurrently with the development and retained thereafter.

**Reason:** To secure a satisfactory standard of development.

**(17)** Prior to the commencement of development details of entrance security arrangements shall be submitted to and approved in writing by the Local Planning Authority. The approved security measures shall be implemented and retained thereafter.

**Reason:** In the interests of community safety.

**(18)** Unless otherwise agreed in writing by the Local Planning Authority no development shall take place until details in respect of improvements to Woolmonger Street and Kingswell Street have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented concurrently with the development.

**Reason:** In the interests of pedestrian and highway safety.

**(19)** Notwithstanding the details submitted, further details of the elevational treatment, including details of windows, doors and balconies at a scale of 1:20 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and the development shall be carried out in accordance with the approved details.

**Reason:** In the interests of visual amenity.

Application No: **N/2005/777**  
 Location : **Allotment Gardens, Rothersthorpe Road**  
 Proposal: **Erection of 'green column' with wind generator and photovoltaic panel to provide electrical energy for a toilet facility on allotment ground**

**APPROVAL** subject to conditions and for the following reason:

The siting and appearance of the proposed column and generator are acceptable and in accordance with Policies E20 and E21 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)** Before the development hereby permitted commences a scheme shall be agreed 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 buildings, and the provisions to be made for its control. The agreed scheme shall be implemented prior to

the development coming into use and shall be maintained thereafter.

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

Application No: **N/2005/778**  
 Location: **Allotment Gardens, Welford Road**  
 Proposal: **Erection of 'green column' with wind generator and photovoltaic panel to provide electrical energy for a toilet facility on allotment ground**

**APPROVAL** subject to conditions and for the following reason:

The siting and appearance of the proposed column and generator are acceptable and in accordance with Policies E20 and E21 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)** Before the development hereby permitted commences a scheme shall be agreed in writing by the Planning Authority which specifies the sources of noise on the site, whether from fixed plant or equipment or noise generated within the buildings, and the provisions to be made for its control. The agreed scheme shall be implemented prior to the development coming into use and shall be maintained thereafter.

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

Application No: **N/2005/779**  
 Location: **Allotment Gardens, Bants Lane**  
 Proposal: **Erection of 'green column' with wind generator and photovoltaic panel to provide electrical energy for a toilet facility on allotment ground**

**APPROVAL** subject to conditions and for the following reason:

The siting and appearance of the proposed column and generator are acceptable and in accordance with Policies E20 and E21 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)** Before the development hereby permitted commences a scheme shall be agreed 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 buildings, and the provisions to be made for its control. The agreed scheme shall be implemented prior to the development coming into use and shall be maintained thereafter.

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

Application No: **N/2005/797**  
Location: **44-50 St Andrews Road**  
Proposal: **Erection of offices (Class B1a) at ground floor and 24 flats above – Reserved matters application pursuant to Planning Permission ref:N2002/1485.**

**APPROVAL** subject to conditions and for the following reason:

The siting, design and external appearance of the proposal is considered acceptable and in accordance with Policies E20, H7 and H15 of the Northampton Local Plan.

**(1)** This permission shall be in respect of those matters reserved by the conditions of the outline planning permission no. N/2002/1485 dated 26 March 2003.

**Reason:** For the avoidance of doubt.

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

**Reason:** In the interests of visual amenity.

**(3)** Full details of a secure entry system shall be submitted to and approved in writing by the Local Planning Authority before development is commenced, be available for use upon first occupation of the building and thereafter maintained.

**Reason:** In the interests of personal safety.

**(4)** No development approved by this planning permission shall be commenced until:

- A site investigation has been designed for the site using the information obtained from the desktop study and any diagrammatical representations (conceptual model). This should be submitted to and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site.
- The site investigation has been undertaken in accordance with details approved by the Local Planning Authority and a risk Assessment has been undertaken.
- A Method Statement detailing the remediation requirements including measures to minimise the impact on human health, ground and surface waters, using the information obtained from the Site Investigation, has been submitted to the Local Planning Authority . This should be approved in writing by the Local Planning Authority prior to that remediation being carried out on the site.

**Reason:** In the interests of health.

**(5)** The development shall be carried out in accordance with the approved Method Statement.

**Reason:** In the interests of health.

**(6)** If, during the development, contamination not previously identified is found to be present at the site, then no further development 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. Development shall then be carried out in accordance with the amended Method Statement.

**Reason:** In the interests of health.

(7) Before the commencement of the development hereby permitted a scheme shall be submitted to and approved in writing by the Local Planning Authority for protecting the dwellings from noise from road and railways transport. The approved scheme shall be implemented concurrently with the development completed before the first occupation or use of the development and thereafter retained.

**Reason:** To protect the enjoyment of future occupiers of their dwellings.

Application No: **N/2005/831**  
 Location: **Land at rear of 44 High Street, Hardingstone**  
 Proposal: **Erection of 2 no. single storey 2-bed bungalows**

**APPROVAL** subject to conditions and for the following reason:

The site lies within a primarily residential area. The development does not have an adverse impact on residential or visual amenity and therefore complies with policies H6, H15, H19 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) The details and or/samples of all proposed external facing materials shall be submitted to and be approved in writing by the Local Planning Authority prior to the commencement of construction work on site.

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

(3) Before the dwellings hereby approved are first occupied visibility splays of 2.5m by 45m shall be provided at the site entrance. The splays shall be measured from and along the nearside edge of the carriageway. There shall be no obstructions over 0.6m in height within the visibility splays, and they shall be permanently retained as such.

**Reason:** In the interests of highway safety.

(4) Full details of the method of treatment of the northern site boundary shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the dwellings hereby permitted and retained thereafter.

**Reason:** To ensure that the northern site boundary, that faces onto the golf course is treated in a manner appropriate to its semi-rural character.

(5) Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development in relation to No.s 44 and 46 High Street 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 visual and residential amenity.

Application No: **N/2005/836**  
 Location: **2 Kingsthorpe Grove**  
 Proposal: **Change of use to residential care home (Class C2) for a maximum of eight residents and erection of two storey and single storey side and rear extensions**

**APPROVAL** subject to conditions and for the following reason:

The use of the building as a care home is acceptable and in accordance with Policy H29 of the Northampton Local Plan. The siting, size and design of the extensions and their impact on residential amenity is acceptable and in accordance with Policies E20 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 premises shall be used for a residential care home and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

**Reason:** In the interests of amenity and to ensure that effective planning control is retained by the Council.

**(3)** The number of residents living at the property shall be limited to a maximum of eight.

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

**(4)** Details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

**(5)** Notwithstanding the provision 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 south eastern side elevation of the proposed extensions without the prior written consent of the Local Planning Authority.

**Reason:** To safeguard the privacy of adjoining properties.

**(6)** The windows in the first floor south eastern side elevation shall be glazed with obscured glass before the development hereby permitted is first occupied and thereafter retained in that form at all times.

**Reason:** To safeguard the privacy of the adjoining properties.

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

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

Application No: **N/2005/837**  
 Location: **Billing Aquadrome, Crow Lane**  
 Proposal: **Redevelopment of existing leisure, entertainment and retail facilities.**

The siting, size and design of the development are considered acceptable and would not adversely affect the amenity of nearby occupiers in accordance with Policies E1, E3, E20, E21, E22, E40, T9, T17, T20, T22, R2, L1, L16, L18, L27 and L28 of the Northampton Local Plan.

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

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

(2) Prior to the commencement of construction works on site, further details of provision of a means of enclosure around childrens' play areas shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details prior to being brought into use.

**Reason:** In the interests of health and safety.

(3) Prior to the commencement of construction works on site, details of the existing and proposed finished ground and floor levels shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

**Reason:** In the interests of environmental and visual impact.

(4) Details of the provision for the storage of refuse and materials for recycling shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the buildings and thereafter maintained.

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

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

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

(6) Full details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior any such lighting being brought into use.

**Reason:** In the interests of amenity.

(7) Prior to the commencement of any development, a scheme for the provision and implementation programme of foul and surface water drainage, pollution control and flood risk protection shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and completed fully in accordance with the approved details and the approved implementation programme and maintained thereafter.

**Reason:** In the interests of the environment.

(8) A scheme for the collection, treatment and dispersal of cooking smells and fumes shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall have been implemented prior to the premises being used for the permitted purpose and retained thereafter.

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

(9) Notwithstanding the details submitted, further details of the elevational treatment, including details of windows, doors, balconies and paraphernalia at a scale of 1:50 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and the development shall be carried out in accordance with the approved details.

**Reason:** In the interests of visual amenity

(10) Before the development hereby permitted commences a scheme shall be agreed with the Planning Authority, which specifies the sources of noise on the site, whether from fixed plant or equipment or noise generated within the buildings and the provisions to be made for its control. The agreed scheme shall be implemented prior to the development coming into use and shall be maintained thereafter.

**Reason:** In the interests of residential and general amenity.

**(11)** No development approved by this planning permission shall be commended until: A) A Desktop study has been carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information a diagrammatical representation (Conceptual Model) for the site of all potential contamination sources, pathways and receptors has been produced. B) A site investigation has been designed for the site using the information obtained from the desktop study and any diagrammatical representations. This should be submitted to and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site. C) The site investigation has been undertaken in accordance with details approved by the Local Planning Authority and a risk Assessment has been undertaken. D) A Method Statement detailing the remediation requirements, including measures to minimise the impact on human health, ground and surface waters using the information obtained from the site investigation has been submitted to the Local Planning Authority prior to that remediation being carried out on the site.

**Reason:** In the interests of environmental protection.

**(12)** A Wildlife Strategy for the whole of the Billing Aquadrome site shall be prepared and submitted to the Local Planning Authority for approval. The strategy shall be implemented concurrently with the development and remain in use thereafter.

**Reason:** In the interests of ecology.

**(9)** The use of the premises shall be restricted solely to the following, unless otherwise agreed in writing:-

**Retail. (Class A1)**

Maximum of 700 sqm of convenience food goods

Maximum of 700 sqm of outdoor activity related goods

Maximum of 700 sqm of camping related goods

Maximum of 500 sqm of general retail goods

Maximum floorspace of all retail goods to be 2000sqm.

No bulky or electrical goods shall be sold from the premises.

**Club/Entertainment Venue (sui generis)**

Maximum of 1000sqm.

**Food and Drink Venues (Classes A3, A4 and A5)**

Maximum of 4000sqm in a minimum of 3 separate units.

**Sporting Equipment Hire (Class A1)**

Minimum of 100sqm for hire of sporting equipment.

**Climbing Wall / Adventure Play area / Sport Activity zone**

Minimum of 300sqm

**Amusement Arcade**

Maximum of 750 sqm

**Ancillary Office (Class B1)**

Maximum of 750sqm.

**Gym/Fitness/Beauty Therapy**

Maximum of 1000sqm

**Reason:** To ensure that the development remains directly related to the needs and activities of Billing Aquadrome as a leisure / holiday destination and would not result in any detrimental impact to existing retail centres.

**(10)** Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or the Town and Country Planning (General Permitted Development) Order 1995, or any order revoking and or re-enacting either Order, the uses shall remain as

specified and within the thresholds in condition 9 above and shall not be used for any other purpose unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of clarity and to ensure that the development remains directly related to the needs and activities of Billing Aquadrome as a leisure / holiday destination and would not result in any detrimental impact to existing retail centres.

**(11)** The proposed office shall remain ancillary to the management and function of Billing Aquadrome.

**Reason:** General business use would be incompatible with the use of the site as a holiday park.

**(12)** Full details of facilities for the secure and covered parking of cycles shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, provided prior to the development being first brought into use and thereafter maintained.

**Reason:** To ensure the provision of adequate facilities.

**(13)** Full details of the proposed surface treatment of all roads, access and parking areas shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site.

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

**(14)** A minimum of 33 parking spaces shall be laid out and reserved for use by people with disabilities. Details of these shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to the development hereby approved being first brought into use and retained thereafter.

**Reason:** To ensure satisfactory parking facilities for people with disabilities.

**(15)** No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of hard and soft landscaping for the site.

**Reason:** In the interest of visual amenity and to secure a satisfactory standard of development.

**(16)** All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season any trees or shrubs that may die, are removed, or become seriously damaged or diseased with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

**(17)** The development shall be carried out in accordance with a phasing programme to be submitted to and agreed in writing by the Local Planning Authority. The phasing programme shall ensure that the children's play area, the climbing/adventure zone, cycle hire and the adventure golf are implemented and available for use at the time of the opening of the premises unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure the provision of leisure facilities to meet the needs of the development.

**(18)** Prior to the occupation of development details of the provision of water sports as indicated on the submitted plan shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in a timeframe to be agreed with the Local Planning Authority.

**Reason:** To ensure the provision of leisure facilities to meet the needs of the development.

**(19)** The hours of opening of the food and drink uses (Class A3, A4 and A5) uses shall be restricted to 8am to 11pm Sunday to Thursday and from 8am to 12 midnight Fridays and Saturdays.

**Reason:** In the interests of amenity and public order.

(20) The hours of opening of the proposed nightclub shall be restricted to 12noon to 2am the following day 7 days a week.

**Reason:** In the interests of amenity and public order.

Application No: **N/2005/839**  
 Location: **53-54 Barrack Road**  
 Proposal: **Rearrangement of existing living accommodation and change of use of first and second floors to provide a total of 4 no. flats**

**APPROVAL** subject to conditions and for the following reasons:

The development provides for the productive use of the upper floors of a commercial building within a primarily residential area and is therefore in accordance with Policy 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) All external alterations to the building shall be made good using materials to match the existing building.

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

(3) The secure and covered parking of bicycles hereby approved shall be provided prior to the development being first brought into use and thereafter maintained.

**Reason:** To ensure the provision of adequate facilities.

(4) The refuse storage arrangements shown on the approved plans shall be provided prior to the development being first brought into use and thereafter maintained.

**Reason:** To ensure the provision of adequate facilities.

(5) Prior to development commencing the applicant shall assess the Noise Exposure Categories of the site due to its exposure to transportation and commercial noise. This must take into account, where appropriate, Roads or Railways that may not be immediately adjacent to the site and the likely growth of traffic over the next 15 years. Where facades or floors do not fall into NEC A a noise insulation scheme, which will require the provision of mechanical ventilation, shall be submitted for approval by the local authority and implemented prior to the properties being occupied.

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

(6) Details of the means of controlling entry to and within the site shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The approved details shall be implemented concurrently with the development and maintained thereafter.

**Reason:** In the interests of personal safety and security.

Application No: **N/2005/844**

Location: **4 Port Road, Duston**  
 Proposal: **Change of use from retail to office / storage**

**APPROVAL** subject to conditions and for the following reason:

The proposal would provide a use for an existing building located within the urban fabric without undue harm to residential amenity or other interests of acknowledged importance in accordance with Development Plan Policy and the aims / objectives of government policy.

**(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 existing roller shutter door to Port Road shall be open only when moving delivered goods to / from the premises and shall be kept closed at all other times.

**Reason:** In the interests of visual and general amenity.

**(3)** The premises shall be open only between the hours of 0800 hours and 1800 hours from Mondays to Saturdays and at no time on Sundays.

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

Application No: **N/2005/852**  
 Location: **150 Abington Avenue (Bodification)**  
 Proposal: **Change of use from tattoo clinic to estate agency and financial services (Class A2)**

**APPROVAL** subject to conditions and for the following reason:

The proposed use is considered appropriate within the local centre and not likely to undermine its vitality or viability and is in accordance with Policy R9 of the Northampton Local Plan.

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

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

**(2)** Details of a front window display shall be submitted to and approved in writing by the Local Planning Authority prior to the development hereby approved being brought into use and retained thereafter.

**Reason:** To avoid the appearance of dead frontage in the interests of the amenity and vitality of the locality.

Application No: **N/2005/868**  
 Location: **18 Alexandra Terrace, Kingsthorpe**  
 Proposal: **Renewal of planning permission N/2000/31 for change of use from retail to restaurant (Class A3)**

**APPROVAL** subject to conditions and for the following reason:

The proposal would result in the renewal of a planning permission that was allowed on appeal since which there have been no significant changes in planning circumstances to justify refusal.

**(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 for the collection, treatment and dispersal of cooking smells and fumes shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall have been implemented prior to the premises being used for the permitted purpose and retained thereafter.

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

**(3)** 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

**(4)** The premises shall not remain open to customers between the hours of midnight and 0900 the next day.

**Reason:** In the interests of general amenity.

Application No: **N/2005/898**  
 Location: **The Barrack Complex, Kingsthorpe Road**  
 Proposal: **Variation of condition No. 4 of planning permission 89/0896 to allow extension of opening hours between 10.00 and 24.00 Monday to Thursday, 10.00 to 01.00 on Fridays and Saturdays and 12.00 to 24.00 on Sundays**

**REFUSAL** subject to the following reason:

The proposed extension to opening hours, by reason of the prolonged noise and general disturbance arising from the premises and from patrons going to and from the premises late at night and early in the morning, would detrimentally affect the amenity of residents of the surrounding area. The proposal is therefore contrary to Policies E21 and E20 of the Northampton Local Plan.

Application No: **N/2005/899**  
 Location: **Sir Pickering Phipps PH, 237-239 Wellingborough Road**  
 Proposal: **Variation of condition no.4 of planning permission 97/0849 to allow extension of opening hours to 2400 Sunday-Thursday and 0100 Fridays and Saturdays.**

**REFUSAL** subject to the following reason:

The proposed extension to opening hours, by reason of the prolonged noise and general disturbance arising from the premises and from patrons going to and from the premises late at night and early in the morning, would detrimentally affect the amenity of residents

of the surrounding area. The proposal is therefore contrary to Policies E21, H20 and R9 of the Northampton Local Plan.

Application No: **N/2005/900**  
Location: **58 Kingsley Park Terrace (The Lord Byron)**  
Proposal: **Variation of condition No. 5 Planning Permission 98/0227 to allow the extension of opening hours until 2400 on Sundays to Thursdays, 0100am on Fridays and Saturdays**

**REFUSAL** subject to the following reason:

The proposed extension to opening hours, by reason of the prolonged noise and general disturbance arising from the premises and from patrons going to and from the premises late at night and early in the morning, would detrimentally affect the amenity of residents of the surrounding area. The proposal is therefore contrary to Policies E21, H20 and R9 of the Northampton Local Plan.

**PLANNING COMMITTEE**

**17 AUGUST 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/2002/1041	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/2002/1641	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/2003/524	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/2003/1588	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/2004/265	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/2004/354	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/2004/510	Residential, community facilities and associated development, access improvements and retention of operational railway line (outline application) at land off Ransome Road
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/2004/1117	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
N/2005/1676	Mixed employment uses B1(business), B2 (General Industrial), B8 (Storage and Distribution), Business Support Centre and parkland with associated access, parking and infrastructure and landscaping (Outline Application) at Land at Pineham North
N/2005/219	Residential integrated primary care trust centre at land east of Upton Way, south of Walter Tull Way, west of Storton Pits, Upton
N/2005/332	Conversion of former factory into 8No. residential units at 3 Gray Street
N/2005/730	Construction of 135 no. 1 and 2 bedroom apartments with 2 level of private car parking at Land off Woolmonger Street

## 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/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/2004/530	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/2004/1718	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/2005/368	Conversion of existing bedding factory to 10no. flats at 74-76 Overstone Road
N/2005/390	Demolition of existing building and construction of new school buildings at Kingsthorpe Community College Boughton Green Road
N/2005/450	Redevelopment of existing industrial unit at Salthouse Road, Brackmills Ind Est
N/2005/500	Conversion of factory to 19no. flats at 74-76 Overstone Road
N/2005/619	Variation of condition no.5 of planning permission no. N/2004/1459 to allow retail operating hours from 7am to 10pm 7 days per week at 123 Wellingborough Road
N/2005/644	Variation of condition 8 on planning permission 98/0994 to allow unrestricted B1 use of the building at Kings House (formerly east and west barns), Tithe Barn Road, Swan Valley
N/2005/681	Pursuant to outline planning permission 90/0732; a) approval of all reserved matters for the erection of a warehouse for uses within Class B8; b) approval in relation to condition 12 and 14 relating to landscaping and hedgerows at Plot 440 Swan Valley
N/2005/719	Change of use to health club including coffee bar at 21 Tenter Road, Moulton Park
N/2005/784	Residential development – outline application at 166-169 St Andrews Road
N/2005/800	Erection of 30no. flats and 3no. houses (amendment to planning permission N/2003/1500) at land off Lyttleton Road/Countess Road
N/2005/817	Erection of 5 no semi-detached and terraced houses at land at Camelot Way
N/2005/822	C/U to two flats, reinstate front entrance to flats, remove rear pitched roof and erection of rear extension at 311-313 Wellingborough Road
N/2005/834	C/U to beauty parlour as an annex to existing ladies hairdressing salon at 133A Harborough Road
N/2005/866	Replan of residential development of 113no. dwellings at Area C, David Wilson Homes, Wootton Hope Drive
N/2005/878	Demolition of existing commercial building and erection of one house and 15no. apartments with associated parking, refuse and cycle storage at 18 St Edmunds Road
N/2005/881	Erection of 5no. class B2/B8 business units with off-road parking and loading at Plot 4, Fortune Close, Riverside Business Park

**NEW APPLICATIONS:**

- N/2005/895 Erection of detached dwelling – renewal of planning permission N/2000/809 at 29 Green Lane, Wootton
- N/2005/897 Removal of condition no. 8 of planning permission no. 93/0666 to allow 24 hour deliveries to store at WM. Morrison Store, Old Golf Course, Kettering Road
- N/2005/911 C/U to hot food takeaway shop (Class A5) at former Little Chef restaurant, Collingtree Services, London Road, East Hunsbury
- N/2005/913 Erection of 3no. houses (amendment to planning permission N/2003/1500) at land off Lytton Road/Countess Road
- N/2005/930 Erection of 106no. dwellings, estate roads and ancillary works – approval of reserved matters at Area J, St Crispin, Berrywood Road
- N/2005/931 Erection of two separate two-storey offices with ancillary car parking at land adjacent to 17 Tenter Road, Moulton Park
- N/2005/932 Erection of 24no. dwellings with roads and ancillary works at Pen Freight Depot, Harlestone Road
- N/2005/935 C/U to care home for 19 residents, with extension to existing house and demolition of the bungalow at 4 Christchurch Road/164 Loyd Road
- N/2005/944 Demolition of existing offices and redevelopment as fourteen residential units (extension to planning permission N/2004/1234) at 52-56 Hazelwood Road
- N/2005/947 Formation of 3 storey restaurant to include cellar restaurant at St Edmunds Hospital site, Wellingborough Road
- N/2005/958 Residential development together with nursery – outline application at Old Sewage Works, Quinton Road
- N/2005/965 Renewal of planning permission N/2000/12 for change of use to Class A3 (restaurant-takeaway) at 15 Alexandra Terrace, Kingsthorpe