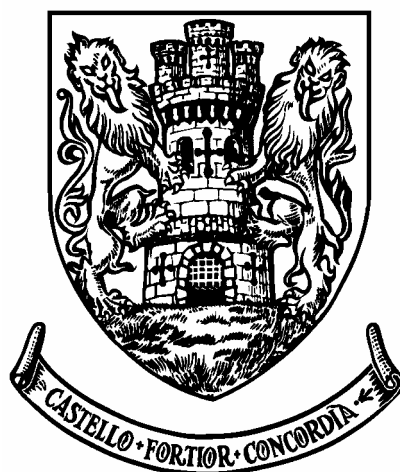


NORTHAMPTON BOROUGH COUNCIL



Minutes of the Proceedings of the Council Meeting held on 7th and 30th June, 2004, and also the minutes of the special meeting held on 9th July 2004 (to be circulated at the meeting) and the Executive and Committee Meetings of the Council held during the June/July cycle

J R Warlow
Acting Chief Executive

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NORTHAMPTON BOROUGH COUNCIL**PUBLIC PROTECTION COMMITTEE****Tuesday, 11 May 2004**

PRESENT: Councillor S Stewart (Chair); Councillor M Taylor (Deputy Chair);
Councillors S Beardsworth, J Duncan, D Edwards, P Evans, C
Malpas, I Markham, M Pritchard, A Roy and A Woods

1. APOLOGIES

There were none.

2. MINUTES

The minutes of the meeting held on 30 March 2004 were agreed and signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

Resolved: (1) That Councillor Crake, Mr Potts, Mr Robbins, Mr Stevens and Mr Swift be granted leave to address the Committee in respect of Item 5 – “Application for the Renewal of the Public Entertainment Licence, The Sunnyside, Boughton Green Road”.

(2) That Mr Boparai, Mr Bowes, Mr Hodson, Mr McManus and Mr Thompson be granted leave to address the Committee in respect of Item 6 – “Application for the Grant of a Public Entertainment Licence, Jeckyll & Hyde, Wellingborough Road”.

(3) That Mr Grey and Mr Shield be granted leave to address the Committee in respect of Item 8 – “Application for the Renewal and Variation of the Public Entertainment Licence, Bar Me, The Drapery”.

(4) That Mr Thompson be granted leave to address the Committee in respect of Item 10 – “Application for the Renewal and Variation of the Public Entertainment Licence, Fever, Horseshoe Street”.

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

There were none.

5. REVIEW AND APPLICATION FOR THE RENEWAL OF THE PUBLIC ENTERTAINMENT LICENCE - THE SUNNYSIDE, BOUGHTON GREEN ROAD

Mr Potts, Solicitor, addressed the Committee and spoke in support of the application.

The Committee was advised that a number of improvements were ongoing. A noise limiter had been installed by the bar in the function room, for which the levels would be set after liaison with the environmental health department; authorisation had been gained to install double-glazing to the rear of the building, which should be fitted within the next 6 weeks and proposals for a system to keep the rear fire door closed were being investigated. Mr Swift,

the new manager was now in post and a number of meetings had been held with local residents and it was hoped to maintain an ongoing dialogue in order to meet their concerns.

Mr Stevens addressed the Committee, stating that the new manager had contacted him and discussed his concerns, and that some improvements had started to be made. He commented that should all the improvements go ahead the situation for residents would improve somewhat.

Mr Robbins addressed the Committee, stating that he was concerned that since the last meeting no changes had actually been made. He further commented that the lack of air conditioning would be an issue in the summer, when it was likely that windows and doors would be opened for ventilation.

Councillor Crake, Ward Councillor, stated that she represented many of the residents and that the problems associated with the Sunnyside had been ongoing for many years. Councillor Crake acknowledged that the new company were endeavouring to address the concerns of local residents, but requested that the licence be renewed, initially for 6 months and only after the improvements had been made.

Mr Potts responded to the objections, advising that the noise limiter would be calibrated very quickly, and would work in conjunction with the rear door and that the issue of ventilation would be looked into.

Resolved: (1) That the application for the renewal of the Public Entertainment Licence be approved, subject to the proviso that all noise limitation schemes be implemented immediately, that communication with local residents continues and that the double-glazing be acoustic, not thermal.
(2) That the Public Entertainment Licence be reviewed in 6 months.

6. APPLICATION FOR THE GRANT OF A PUBLIC ENTERTAINMENT LICENCE - JECKYLL & HYDE, WELLINGBOROUGH ROAD

Mr Thompson, Barrister, and Mr McManus, owner, addressed the Committee and spoke in support of the application. Mr Thompson advised that the application was being made to comply with the forthcoming legislation, not to extend the permitted hours or to change the nature of the current entertainment, which was an occasional DJ. Mr Thompson advised that since the current licensee had been at the premises there had been no complaints or issues from local residents.

Mr McManus advised the Committee that the McManus Group owned a number of establishments in the town. Any problems or issues raised by local residents were dealt with immediately, and it was noted that the Group employed noise consultants to rectify any problems. Regarding the work deemed necessary by Building Control, Mr Thompson advised that this would be completed within two weeks.

Mr Bowes, Bouverie Court Resident's Society, addressed the Committee stating that empty bottles being thrown in the skip late at night by the landlord often disturbed local residents. He commented that residents of the estate would soon receive double-glazing, which would alleviate many of the noise problems, and he requested that the grant of a Public

Entertainment Licence be deferred until such time. He stated that he had no objection to this application except that it may add to the noise pollution.

Mr Hodson addressed the Committee and reiterated the comments made by Mr Bowes about the disturbance created by the bottles. He further commented that waste was not being properly stored on the premises and that a letter had been sent from the Waste Enforcement Officer to this end.

Mr Boparai addressed the Committee, stating that he lived opposite the premises and that noise nuisance from the premises frequently disturbed his family, particularly as the doors were often left open. He commented that should the license be granted, the problems suffered by his family would increase.

Mr McManus addressed the objections, advising that he had been unaware that bottles were being disposed of late at night, but stated that this would be addressed immediately. He further advised that a noise consultant would visit the premises and that he wished to maintain a dialogue with the local community to ensure that residents are not being disturbed, and would therefore issue a direct contact telephone number.

Resolved: (1) That the application for the grant of a Public Entertainment Licence be approved, subject to completion of the building work and on the condition that a noise consultant be employed to reduce noise nuisance and that Mr McManus provides local residents with a contact number in order to maintain a dialogue with them.

(2) That the Public Entertainment Licence be reviewed in 6 months.

NB: Councillor Malpas declared a non-prejudicial interest in the above item.

7. APPLICATION FOR THE GRANT OF A PUBLIC ENTERTAINMENT LICENCE - THE LANGHAM HOTEL, LANGHAM PLACE, BARRACK ROAD

Item deferred.

8. APPLICATION FOR THE RENEWAL & VARIATION OF THE PUBLIC ENTERTAINMENT LICENCE - BAR ME, THE DRAPERY

Mr Shield, Solicitor, and Mr Grey, Manager, addressed the Committee and spoke in support of the application. The Laurel Pub Company, who also owned roughly 600 other establishments across the country, owned the premises. 13-14 Bar Me around the country with the exception of this and one other had a late licence. Mr Shield advised that the applicant, Mr Grey, held a number of suitable qualifications, and was a graduate manager, and had been running the venue since September 2002. There had been no noise issue past or present.

The Committee raised concerns about an incident at the premises, whereby a patron had been knocked unconscious. Mr Shield advised that an ambulance had been called for, but the patron had chosen to leave before its arrival. He also commented that 2 members of staff were fully trained First-Aiders, who covered all shifts. The Committee heard that it was company policy not to serve anyone who was already drunk. Similarly, smoking and drinking behind the bar was disallowed, and a policy had been put in place regarding the use of foul language by staff.

Members also expressed grave concerns regarding the 'theatrical' nature of drinking, by people standing on the bar or podium, having drinks 'poured down their throats', and the dangers associated with this. The Committee was advised that the beverage used in this situation was of a very low alcoholic content, and was a way of appeasing people who had been waiting a long time to be served. However, it was noted that this type of drinking activity was not integral to the business and would be stopped.

During a visit made by the police and authorised officers, requested paperwork could not be found by the duty officer. However, the books were now up-to-date and were later seen by the fire service and local authority.

Licensing Sergeant Burbage referred to his letter dated 6 May 2004 and expressed the concerns of the police to the Committee. He stated that the local area was a high crime spot and it was felt that an increase in drinking hours would perpetuate this.

Resolved: (1) That the application to renew the Public Entertainment Licence for Bar Me be approved, subject to the proviso that the theatrical-style drinking discontinues and the appropriate first aid attention is given during opening hours.
(2) That the application to vary the hours of the Public Entertainment licence be refused.

9. APPLICATION FOR THE RENEWAL & VARIATION OF THE PUBLIC ENTERTAINMENT LICENCE - THE O BAR, WOOD STREET

Item Deferred.

10. APPLICATION FOR THE RENEWAL & VARIATION OF THE PUBLIC ENTERTAINMENT LICENCE - FEVER, HORSESHOE STREET

Mr Thompson, Barrister, addressed the Committee and spoke in support of the application. The Committee heard that the variation in hours had been requested in order to bring the premises in line with other similar establishments in the area.

Resolved: (1) That the application to renew and vary the Public Entertainment for Fever to Monday to Wednesday 8pm to 2am; Thursday to Saturday 8pm to 3am and Sundays 8pm to 1am

11. APPLICATION FOR THE RENEWAL & VARIATION OF THE PUBLIC ENTERTAINMENT LICENCE - LEVEL 4, SHEEP STREET

Item Deferred.

NORTHAMPTON BOROUGH COUNCIL

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

Wednesday, 12 May 2004

PRESENT: Councillor B Markham (Chair); Councillor A McCutcheon (Deputy Chair); Councillors Allen, Duncan, Eldred, Flavell, Hollis, Lane and Roy,

ALSO PRESENT:

M Hunter	Head of Overview and Scrutiny
N Wood	Head of Accounting Services
T Miles	Head of Cultural Services and Community Development
A Foster	Head of Corporate Procurement
R Fox	Assistant Head of Planning (Development Control)
J Alfano	Principal Environmental Health Officer
J McCaul	Meeting Services Officer
Councillor Evans	Attended for item 11

1. APOLOGIES

Apologies for absence were received from Councillor J Lill and Mrs R Foot.

2. MINUTES

The minutes of the meeting held on 24 March 2004 were signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

There were none.

4. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

There were none.

5. MOUNTS HEALTH SUITE - PORTFOLIO HOLDER TO REPORT

It was noted that Councillor J Lill, the Portfolio Holder, was unable to attend as she was on holiday. The Committee discussed the possibility of receiving a response from a representative she had nominated, however the Committee were keen speak to the Portfolio Holder directly.

Members expressed concern at the length of time they had been waiting for the Portfolio Holders response. In view of the amount of work that had been undertaken by the members of the Working Group it was felt that the lack of response was unacceptable.

CONCLUSION: That a meeting be arranged, before Annual Council if possible, with the Portfolio to discuss the Committee's recommendations in relation to the Mounts Health Suite.

6. SERVICE DELIVERY BUDGET 2005/2006

The Committee were advised that the key dates in relation to the budget process had not been confirmed as yet. The 2003/2004 outturn report would be presented to the Executive on 14 June 2004 and the formal budgetary programme would be set in the near future.

CONCLUSION: That the Committee agree at the next meeting on 7 July 2004 a date for a special meeting to discuss the 2005/2006 Service Delivery Budget.

7. EXISTING COUNCIL POLICY AND PROCEDURE FOR THE SITING OF TELECOMMUNICATIONS EQUIPMENT

The Committee was advised that the Council operated a policy of "prudent avoidance" when considering the siting of telecommunications equipment. Although the authority could comment on proposed sites and suggest alternative locations, they had no enforcement powers to prevent their installation. When determining planning applications for the siting of masts any perceived health risks could not be taken into consideration. Whenever possible mast sharing was encouraged.

It was acknowledged that the Committee did not have the capacity to explore the potential health risks and there was already significant research already ongoing. The role of the Scrutiny Committee was to decide whether the existing policy would benefit from review.

The Committee discussed the concerns of the public in relation to the perceived health risks and siting of the telecommunications masts and whether they were able to improve the policy within the limitations of Government policy

CONCLUSIONS: That a letter be sent to Northamptonshire County Council Health Scrutiny Partnership:-

- advising that this Committee recognises the concerns of the public in relation to the perceived health risks and inappropriate siting of telecommunication masts.
- enquiring whether this issue could be included in their work plan for future consideration.
- offering the support of this Committee in investigating the issue.

8. ENVIRONMENTAL SERVICES OPTIONS APPRAISAL PROJECT

The Committee were advised of the work being undertaken in relation to the Environmental Services Options Appraisal Project. There would be a workshop led by the Consultants, to which all Councillors would be invited, that would enable them to influence service standards. The Committee discussed how Scrutiny could achieve this and considered:-

- Whether details were available in relation to the level of services that would be provided under any new arrangements
- When Key Stakeholders and employees would be consulted
- Whether a map could be provided that illustrated the services that could be expected in each area, rather than a list.
- Whether an Equalities Impact Assessment would be undertaken?
- Whether equalities records of other potential providers would be assessed.

It was noted that the purpose of the Project was purely to undertake an options appraisal that would then be presented to the Executive who would decide the future provision of Environmental Services. Following the workshop the service standards could be presented to the Committee for consideration before submission to the Executive. The consultation process had already started with employees and the Trade Unions and the map requested could be provided.

- CONCLUSIONS:
- (1) That the Project Plan be supported.
 - (2) That, following the workshop, the proposed service standards be presented to this Committee before being submitted the Executive.
 - (3) That the issues raised including the equality implications, be considered further at this stage.

9. DRAFT ALLOTMENT STRATEGY

The Committee were advised of the considerations that had been taken into account when developing the strategy which included the future development of Northampton, future requirements for allotment land and open space and any additional cemetery space that may be required.

The strategy would be submitted to the Executive on 24 May 2004 with a request to widen the consultation exercise, and it would then be presented again to the Executive in September 2004.

The Committee then discussed the Strategy and considered:-

- The scope and timescale for consultation.
- The need for a more concise/summary document.
- Consultation through the Area Partnerships was welcomed and to assist it was requested that a graphic map indicating the allotments sites across the town be provided.

- Whether organisations such as schools could be approached to see if they were interested in allotment space?
- When considering areas with a shortage of allotments, other issues should be taken into account such as levels of car ownership and the size of gardens.
- When the strategy was referred back to the Executive in September 2004 would there then be a final decision as to the future of the existing allotments?
- Whether priorities for the use of any surplus land would be included in the strategy.
- The consultation period was relatively short and Area Partnerships would not encompass all consultees.

It was noted that :-

- The consultation period was to the end of July 2004.
- Consideration could be given to producing the Strategy in a summary form but it was also important to make the Strategy as comprehensive as possible.
- A town map indicating the allotment sites could be provided. Also the postcodes of existing tenants were being collated so it would be possible to identify how far they travelled to their allotments.
- Allotment Holders, the general public, colleges, the County Council and Borough Council colleagues would all be consulted in addition to that undertaken via the Area Partnerships.
- Community Services were working with schools, special needs groups, and organisations such as MIND, and plots were being used for educational and rehabilitation purposes.
- Large planters that had been removed were being recycled to provide raised beds so people with disabilities were able to use them.
- Nursery plots were being considered for those who did not want a full size plot.
- When the Strategy was referred back to the Executive in September 2004 it was anticipated that there would be a decision made as to the future of the existing allotment sites. The strategy would not include the priorities for the future of any sites, or parts of sites, that were surplus to requirements.

CONCLUSIONS: (1) That the priorities for spending any resources generated by the disposal of allotments land be:-

- The provision of new sites in the town if the need is identified.

- Improving the facilities on existing sites.
 - The provision of alternative sustainable community facilities on the site which promote health and well-being.
- (2) That any additional allotments provided in areas where a need has been identified, should be of a good standard, equivalent to that of existing sites once improved.

10. EXISTING POLICY FOR THE REPLACEMENT OF PLAY EQUIPMENT

The Committee requested information as to the policy for the replacing of play equipment and particular reference was made to the play area in Parklands.

The policy was to replace play equipment immediately, resources permitting, and provided there were not other considerations to be taken into account such as any community safety issues or other projects being introduced in the area.

The Committee were advised that the equipment in the Parklands play area had not been replaced as Community Services were working closely with the community in Parklands to build a new play area on the old tennis court site. Community organisations had access to funding that the Council did not, therefore every assistance was given to community groups in preparing bids to secure funding.

The Committee were then updated about the replacement of play equipment in other areas and it was noted that Foxcovert Wood, that had been discussed at a previous meeting, was not considered a safe site and there was a covenant on the land which meant it could only be used as woodland.

11. FUTURE WORK PLAN

(A) CHILD AND VULNERABLE ADULT PROTECTION POLICY

The Committee considered the draft Cultural Services that was based on good practice that already existed in sports development. It was recognised that any such policy had to be corporate however, it may not be possible to cover all eventualities in one document.

The draft policy would be presented to the Executive on 14 June 2004 to enable Cultural Services to use the principles as a basis for working practices. This would then be the framework on which to develop a corporate policy. The draft had been sent to all Divisional Managers for comment and the views of the Committee were invited.

The Committee, including Councillor Evans who joined the meeting for consideration of the item, discussed the draft policy making observations as follows:-

- The Committee welcomed the work that had been done so far in developing the policy.

- There was a need for cross party political involvement to ensure the policy was truly corporate, and it needed to be understood by all departments that this policy had an impact on everyone including Councillors, employees and volunteers.
- Although there were ongoing good practices in sports development they needed to be shared and promoted across the council, and the emphasis must be corporate rather than cultural and leisure orientated.
- The policy needed clear leadership by the Leader of the Council and scrutiny.
- The current forms that were used needed to be reviewed so it was, amongst other things, easier to report incidents of neglect as well as abuse.
- Had specialist colleagues particularly the Child Protection Section at the County Council been involved in the development of the policy?
- Does the Borough Council have a named Child Protection Officer, if not was there a need for one to provide corporate focus?
- Consideration needed to be given to the type of Criminal Records Bureau checks that would be done.
- There was recognition that victims could come forward 10 – 15 years later.

The Committee then discussed the best means of taking this issue forward.

- CONCLUSIONS:
- (1) That a Working Group be established involving all interested Councillors, and those who had specialist knowledge in this area, to decide the best means of developing this into a corporate policy.
 - (2) That Councillor Roy lead the meeting and in addition Councillor Allen and Councillor Eldred would represent this Committee.
 - (3) That Councillor Evans was willing to take part.
 - (4) That the Head of Overview and Scrutiny contact other Scrutiny Committees seeking volunteers

12. 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.

13. LEISURE CENTRE MARKETING BRIEF

The Committee considered the report circulated in relation to the Leisure Centre Marketing Brief which had been to Executive on 10 May 2004. The report had been approved in principle subject to the comments of this committee.

Work was ongoing to investigate the various options and the Leisure Centres were being marketed over the following three months so all the options could be fully considered in September 2004. The Councillors would then need to decide the standard and level of the provision and therefore where the resources should be targeted.

The Chair expressed concern that only the 3 options in the report would be considered therefore other suggestions such as a Trust would not be explored.

- CONCLUSIONS:
- (1) That the Chairs and Deputy Chairs meeting be requested to set up a joint Working Group to consider all of the options once investigations have been completed.
 - (2) That a full consultation exercise be undertaken, including service users, and all interested parties when deciding the best option.

The meeting concluded at 8:25 pm

NORTHAMPTON BOROUGH COUNCIL
HOUSING OVERVIEW & SCRUTINY COMMITTEE

Thursday, 13 May 2004

PRESENT: Councillor S Beardsworth (Chair); Councillor M Pritchard (Deputy Chair); Councillors Caswell, Crane, I Markham, Massey, Roy, Yates, A Timson (co-optee) and H Genus (co-optee)

ALSO PRESENT:

Councillor Palethorpe	Housing Portfolio Holder
Councillor Hollis	Observer
M Hunter	Head of Overview and Scrutiny
J Inch	Senior Solicitor
M Hodson-Curran	Head of Housing Social Policy and Care Services
J Towl	Head of Environmental Health & Private Sector Housing
B O'Mara	Head of Housing Management Service
N Costin	Team Leader – Environmental Health & Private Sector Hsg
J McCaul	Meeting Services Officer

1. APOLOGIES

An apology for absence was received from Councillor Robinson.

2. MINUTES

The minutes of the meeting held on 25 March 2004 were signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

Mr Swinn attended to address the Committee in relation to item 9 “Stock Condition Survey and Stock Options Appraisal”.

4. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

There were none.

5. HEATSTREETS ENERGY EFFICIENCY SCHEME

The Committee considered the briefing paper circulated in relation to the Heatstreets Energy Efficiency Scheme. It was proposed that there would be a pilot scheme in the Dallington and Spencer area where up to 210 properties would be improved. The aim of the scheme was to use a range of energy efficiency measures and therefore reduce fuel poverty. Some households would be eligible for 100% grants.

It was noted that £10,000 was required from existing resources to fund the scheme which would then provide access to other funding sources.

The Committee discussed why Dallington and Spencer had been selected and it was noted that these particular areas had a density of properties built in the 30's, 40's, 50's and 60's

which would deliver the maximum benefit. It was acknowledged that there could be some disquiet on other estates in the area that had not been selected but there was a need to start somewhere and it was anticipated that the scheme would be rolled out across the town if it proved successful.

The Committee welcomed the scheme and made the following suggestions:-

- There was a need to recognise the variation in communities and the potential effect on community cohesion as a result of selecting certain areas.
- Councillors should be advised when schemes were due to begin in their areas so they could promote the benefits of the scheme.
- 'Community Champions' should be identified to encourage take up of the scheme.
- There should be effective liaison with Housing to co-ordinate with any of this type of work to Council properties.

The Members commended the Team for their hard work and success in securing this additional funding.

- CONCLUSION: (1) That the Heatstreet Energy Efficiency Scheme be supported.
 (2) That the Committee's suggestions be implemented.

6. HOT PROPERTY ENERGY EFFICIENCY

It was noted that the Hot Property Energy Efficiency Scheme had been ongoing for a number of years and had been successful in securing significant resources which had been used to provide grants to private landlords to improve energy efficiency.

For the Scheme to continue £6,000 was required to match the resources that would be received from London Energy.

- CONCLUSION: That continuation of the Hot Property Energy Efficiency Scheme be supported.

7. CONDENSATION ISSUES - COUNCILLORS ROY AND MASSEY TO REPORT

Councillor Roy reported on the work undertaken to date and advised that the information circulated was the response from Officers to the issues raised and work could now begin on drawing conclusions and developing recommendations to produce practical outcomes.

Members agreed to receive a further report including recommendations.

8. ALLOCATION POLICY REVIEW IMPLEMENTATION

The Committee were advised that following the review of the Allocation Policy there was a need to reassess the 6500 applications on the list in line with the new policy. The team would be working exclusively on reassessing the applications over a 12 week period during

which time access to members of the team would be limited. However assistance would be available through other service counters at the Guildhall, Housing and Money Advice Centre and the District Offices.

Councillors could continue to make enquiries by telephone, E Mail or post although it may take longer to receive a response and some information would not be available during the process. There would be a letter sent to Councillors explaining the temporary arrangements and requesting their co-operation during this period. There would also be a briefing for all Councillors in relation to the new Allocation Policy.

Once the reviews were completed letters would be sent to all those on the waiting list advising them of their new points allocation and in future more detailed information would be available to tenants enabling them to track there application while on the list.

As recommended by the Committee previously, tenants would be allocated additional points for conducting their tenancy in a satisfactory manner.

- CONCLUSIONS:
- (1) That Councillors be briefed on the new allocations policy.
 - (2) That Councillors be sent a copy of the new points allocation system.

9. STOCK CONDITION SURVEY AND STOCK OPTIONS APPRAISAL

Mr Swinn, a tenant in the Spring Boroughs area, addressed the Committee. He expressed great concern about an article that had appeared in the press that had suggested that the Council housing in Spring Boroughs was the subject of discussions with Leicester Housing Association and English Partnerships. He felt that the transfer of Beaumont and Claremont Courts was merely the beginning of a process to dispose of other Council stock in this area.

Councillor Palethorpe, Housing Portfolio Holder, advised that the article in the press had been factually incorrect and confirmed that there were no plans or proposals to transfer any council tenancies to another landlord. He explained that, by the end of the year, the Council would have completed a full appraisal of the options available for the future management of the housing stock. There were four options that the Borough Council had been asked to consider. Even if the outcome of the appraisal process suggested that homes be transferred to another landlord, a ballot of tenants would still be required before a final decision could be made. The Customer Panel, which was made up of tenants, was already involved in the Stock Options Appraisal and Mr Swinn was invited to attend a Panel meeting.

The Committee was advised that there was a need to determine the cost of meeting the Northampton Decent Homes Standard and the Tenancy Empowerment Strategy would be signed-off in the near future. The formal consultation period would start at the beginning of September 2004 to the end of October 2004.

- CONCLUSIONS:
- (1) That Councillor Palethorpe produce a letter within 7 days stating that the article in the press was factually incorrect.
 - (2) That once the Northampton Decent Homes

Standard has been costed another presentation be made to all Councillors.

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The meeting concluded at 19.20hours

Northampton Borough Council**Planning, Transportation & Regeneration Overview & Scrutiny Committee****Thursday, 20 May 2004**

Present: Councillor Mason (Chair); Councillors Acock (substitute for Cllr Malpas), Boss, Caswell, Glynane, B Hoare (substitute for Cllr Woods), Hollis and Simpson
M Hunter, Head of Overview and Scrutiny
L Amas, Chief Solicitor
D Blandamer, Principal Planning Officer (Item 6)
A Kotnis, Assistant Head of Planning (Items 5 & 6)
T Turner, Head of Facilities Management, (Item 9)
Councillor Woods

1. Apologies

Apologies for absence were received from Councillor Malpas and Councillor Eldred.

2. Minutes

The minutes of the joint meeting with Financial Strategy & Performance Scrutiny held on 10 March 2004 were agreed and signed by the Chair.

The minutes of the meeting held on 1 April 2004 were agreed and signed by the Chair.

3. Declarations Of Interest (Including Whipping Declarations)

There were none.

4. Deputations / Public Addresses

There were none.

5. Transport In Northampton - Multi-Modal Study

The Committee was updated on the current situation regarding the Northampton Multi Modal Study. The Executive had considered the Draft Final Report in January 2004, and its response had been forwarded to the County Council. The majority of issues raised by the Borough Council had been included in the final report.

One disappointment had been that NBC would have liked to see stronger support for the re-opening of the Northampton to Bedford railway line. Councillor Simpson queried what measures this authority had in place with regard to lobbying such initiatives, and whether this could be raised with other district councils, in particular Milton Keynes. A Kotnis advised that this could be raised with the County Council again, along with the cost implications, as stronger support for the re-opening than 'in principle' was needed.

Conclusion: That the need for stronger support for the re-opening of the Northampton to Bedford railway line, rather than just support in principle, be raised with the County Council.

6. Local Development Scheme & Statement Of Community Involvement

A Kotnis advised that as part of the Government's reforms of the planning system, the Planning and Compulsory Purchase Bill had been enacted the previous week. The draft Local Development Scheme set out the local development documents that would be produced over the next 3 years as part of the new Local Development Framework. It would also set out how the existing Supplementary Planning Guidance would be

incorporated into the new system; how the process would be managed and what resources would be available.

As part of the whole process, the authority was also required to produce a Statement of Community Involvement. This would set out the Borough Council's policy for involving the community; what consultation would be undertaken in terms of major planning applications; how processes would be managed and what resources would be available.

Members discussed the complicated language of planning policy and the possibility of a user-friendly guide for each Area Partnership stating the local position and how citizens could get involved. An A4 leaflet, with a finite lifespan, for any new area was suggested.

The Committee wished that the officers involved be congratulated for producing a clear and accessible statement.

Conclusions:

- (1) That Area Partnerships be included in the Statement of Community Involvement as part of the 'Continuing Community Involvement'.
- (2) That officers consider the suggestion of the A4 guide.

7. Planning & Access For Disabled People Working Group - Update

The Head of Overview and Scrutiny gave a brief update on the progress of the Planning and Access for Disabled People Working Party, which had examined the ODPM publication 'Planning and Access for Disabled People - A Good Practice Guide'; and how the authority already complied with good practice to identify opportunities for improvement and then to monitor and make recommendations. Officers had co-operated with this inquiry.

The report of the findings was in draft form, which would be circulated to all members of the Committee for comments before being finalised and endorsed at the next meeting.

8. Residents Parking Schemes - Update

The Head of Overview and Scrutiny advised that she had spoken with a County Council officer regarding the status of the 3 Residents Parking Schemes - St James, Spring Boroughs and around the County Cricket ground.

The scheme in St James was in operation; the Spring Boroughs scheme would commence in September, but the scheme for the cricket ground vicinity was awaiting funding and had therefore been postponed.

The Committee expressed concern that the scheme had been postponed. Questions were raised about the process and criteria that were used to determine the viability of the schemes and what the long-term plans were for the future of such schemes.

Conclusion: That the Committee requests both the protocol used to devise the residents' parking schemes and the criteria used to postpone the Abington scheme to decide whether to include this as part of the future work programme.

9. Car Parking/Transport Strategy - Executive Response

The Executive had accepted all the recommendations made by the joint call-in meeting in February. The Committee considered the Executive's response to these recommendations, tabled in the report circulated.

The Head of Facilities Management advised that it was intended to carry out a public consultation to bring up to date the authority's understanding of car-park usage and how this would influence a long-term strategy. The Committee heard that a long-term car park strategy had not been devised due to the uncertainty surrounding the Grosvenor/Greyfriars development and the possibility of NCC introducing Park and Ride schemes and the impact these will have. It was hoped that the position on both of these would be clearer within the next 2-3 months. Once a long-term strategy had been drafted, it would be tabled at this Committee for Member's input.

The Committee studied the Executive's responses to the recommendations and raised concerns that too much emphasis was on public consultation, without specific detail about content, or how this would be devised and carried out. The Committee considered that there was no information in the response that enabled Scrutiny to see where recommendations had been accepted and how they would be implemented. All Scrutiny recommendations were specific, with reasons. The response to each recommendation was a reference to response 1 – consultation. Members questioned how the responses in the report would fulfil the recommendations made by the Committee.

Conclusions:

- (1) That the report at recommendation 2 be tabled at the next meeting of the Committee.
- (2) That the draft consultation document be brought to this Committee for comment endorsement.
- (3) That the Portfolio Holder be requested to attend the Committee to provide specific responses to all the recommendations, particularly the long-term parking strategy.

10. Harlestone Road Allotments - Update

Councillor Caswell updated the Committee. The joint working group had held two meetings, looking at the needs for both allotment holders and the necessity for increased burial sites. A site meeting would be held at the allotments on Friday 21 May, along with Estates officers, to gather information. Following this, the Working Group would meet again on 2 June to decide on scope and determine the need for witnesses. An end date for the work had been set for November.

Conclusion:

- (1) That the findings of the Working Group be tabled at the November meeting of this Committee.

11. Past Work 2003/04 & Future Work 2004/05

The Head of Overview and Scrutiny circulated a synopsis of the work carried out by the Committee over the past year, compiled by the Chair, commenting that a summary of the work of each Scrutiny committee would be produced. This would help to measure the way that Scrutiny had performed and would also contribute to an Annual Report.

The following items were suggested for the next Committee to consider as future work:

- Transport in Northampton
- Harlestone Road Allotments – November meeting
- Planning and Access for Disabled People's Working Party Update – July meeting
- Car Park Consultation/TOPPs
- Residents' Parking Schemes
- Forward Plan

The Committee recorded thanks to Councillor Mason for her work as Chair over the past year.

NORTHAMPTON BOROUGH COUNCIL**EXECUTIVE****Monday, 24 May 2004**

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

1. APOLOGIES

None.

The Chair welcomed T du Sautoy to his first meeting of the Executive as Interim Change Director.

2. MINUTES

That, subject to Minute 7 "Market Square Enhancement Project Public Consultation" being amended in the third paragraph to show that only 3% of the Market Square area would be covered, the minutes of the meeting held on 10 May 2004 were signed by the Chair.

3. DEPUTATIONS/PUBLIC ADDRESSES

None.

4. DECLARATIONS OF INTEREST

None.

5. ISSUES ARISING FROM OVERVIEW AND SCRUTINY COMMITTEES

Review of Corporate Capital Strategy Processes and Reporting.

The Director of Strategic Resources submitted a report that set out the recommendations of the Financial Strategy and Performance Overview and Scrutiny Committee following a review of the Corporate Capital Strategy Process. He commented that in recommendation A(ii) that the word "indecision" should be replaced by the word "inclusion". He elaborated upon each of the recommendations.

Councillor Hadland commented that the review conducted by the Financial Strategy and Performance Overview and Scrutiny Committee and its sub-group had presented workable recommendations which he was pleased to endorse. He noted that the prioritisation process would need to reflect the Recovery Plan and that recommendation B in respect of progress upon the implementation of the recommendations would depend on resources being available. In respect of future Capital Programme Monitoring Reports it was intended that as much information as possible would be taken on the public part of agendas with only the minimum necessary being discussed in private.

- Resolved**
1. That the following recommendations from the Financial Strategy and Performance Overview and Scrutiny Committee be incorporated into the Corporate Capital Strategy Process:

(i) that the Prioritisation Process should allow for greater involvement of the Executive acting as a “moderator” of the officer groups recommendations.

(ii) that the initial information required from Managers submitting bids for schemes should be reduced to encourage a greater number of submissions but that every scheme should be re-appraised prior to its inclusion in the Capital Programme.

(iii) that greater emphasis should be placed on the setting, monitoring and achievement of the social objectives of schemes rather than what is more often purely a financial case.

(iv) that all information in Capital Programme Monitoring Reports be tabled on the Public Agenda for meetings with only exceptional information taken in private.

(v) that the Monitoring Report should include progress made against key milestones such as contract let, state on site, practical completion etc.

(vi) that separate reports should be provided for flagship schemes and general allocation such as urban enhancements.

(vii) that post –project evaluation should examine whether schemes have achieved their social objectives set.

(viii) that the success of projects should be measured not only by the Council’s view but also that of its partners.

(ix) that the requirements to use PRINCE2 methodology in managing schemes needs to be reinforced as this represents major change since the Corporate Strategy Process Strategy began three years ago.

2. That a progress report on the Corporate Capital Strategy Process be presented to the Financial Strategy and Performance Overview and Scrutiny Committee and the Executive by 30 September 2004.
3. That the Financial Strategy and Performance Overview and Scrutiny Committee and its sub group be thanked for the work undertaken to produce the above recommendations.

6. RECOVERY PLAN (LC)

The Acting Chief Executive and Town Clerk commented that the Round Table had now evolved into the Monitoring Board, the first meeting of which had been positive. He thanked the Members and Officers involved in the presentation of the revised Recovery Plan to the Board. The Lead Inspector had commented that the Council needed to focus on its customer/citizen priorities. The next meeting of the Board would be held on 10 June at which time it was intended to present a more practically orientated Recovery Plan document including timescales for implementation. The IDeA and PWC were actively working with Members and Officers.

The Acting Chief Executive commented upon the nine Roadshows that had been held for employees to inform them what was going on and also consultation that been undertaken outside of the Council and including the other County Chief Executives. He also referred to practical affects that were beginning to take place eg: the accountability meetings with Divisional Heads; the consideration of visioning and prioritisation; and looking at internal communications and a media strategy.

The Assistant Chief Executive commented that the process for the appointment of the new Chief Executive by the end of July was on course.

The Chair reported that a meeting with the Minister, N Rainsford, had been scheduled for 7 June. The Acting Chief Executive commented that following meetings with the County Council the two authorities relationship now seemed more positive.

Resolved That the position be noted

7. DRAFT ALLOTMENT STRATEGY (HE)

The Director of Community Services submitted a report that set out a draft Allotment Strategy for public consultation. It was noted that the final Strategy was intended to be the more manageable than the draft. The Strategy had to take account of the fact that there was approximately 22 acres of surplus allotment land in the Borough that could be used for a variety of uses other than development eg: open space, city farms etc. but it also had to have regard to the future expansion of the Town.

Resolved: That the report and draft Strategy be approved for public consultation and that an abridged version be submitted to the Executive in September 2004 for approval.

8. FINAL ARTS STRATEGY (HE)

The Director of Community Services submitted a report that set out the results of the consultation process on the draft Arts Strategy. The Director commented that £10,000 had been awarded by the Arts Lottery Fund for the development of the Northampton Festival. Councillor Taverner commented upon initiatives through the Community Safety Partnership concerning Arts activities for young children

Councillor Hadland commented upon the high quality of print work for the 2004 Northampton Music and Arts Festival.

Resolved:

- 1 That the Arts Development Strategy be approved and that a summary version be designed and distributed publicly.
2. That the key priorities outlined within the Strategy be adopted. .

9. PLAYING PITCH STRATEGY (HE)

Item withdrawn.

10. PROCUREMENT OF DEVELOPER- FUNDED BUS SERVICES (PRT)

The Acting Chief Executive and Town Clerk submitted a report that proposed revised arrangements for the procurement of bus services funded by developers under Section 106 of the Town and Country Planning Act. He commented that under the proposals, the procurement of services would be undertaken by the County Council but the Borough Council would hold the developer contributions to ensure compliance with Section 106 Agreements; and payments would be made to the County Council on a staged basis. It was also noted that the County Council had declined to take on the £150,000 expenditure that the Borough Council currently spent on route subsidies.

- Resolved:**
1. That Northamptonshire County Council be requested to procure Bus Services funded by Developers under Section 106 of the Town and Country Planning Act.
 2. That funding for such services be deposited with the Borough and released to the County Council on a staged basis.

11. HEATSTREET SCHEME (H)

The Director of Business and Housing Services submitted a report that sought an amendment to the existing Private Sector Renewal Policy. The Chair commented that he had received a letter of support for the Scheme from the County Councillor for the Spencer Division. Councillor Palethorpe welcomed support of the Local County Councillor and commented that the Housing Overview and Scrutiny Committee supported the HEATSTREET Scheme.

- Resolved:**
1. That approval be given to the amendment of the existing Private Sector Renewal Policy to enable support of the HEATSTREET Scheme.
 2. That approval be given to a virement of £10,000 from the Capital Budget Private Sector Renewal Programme to fund the Scheme.

12. HOT PROPERTY 3- ENERGY EFFICIENCY SCHEME (H)

The Director of Business and Housing Services submitted a report setting out a continuation of the Hot Property 3 Scheme. The Chair commented that he had received a letter in support of the Scheme from the County Councillor for the Spencer Division. Councillor Palethorpe commented that the Housing Overview and Scrutiny Committee had supported the continuation of the Scheme and he welcomed the support from the local County Councillor.

- Resolved:**
1. That approval be given to the continuation of the Hot Property 3 Scheme and amendments and a renewal of the Private Sector Renewal Policy.
 2. That agreement be given to the virement of £6,000 from the Capital Budget Private Sector Renewal

13. 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.

14. FERNIE FIELDS SPORTS AND SOCIAL CLUB (FS) (8, 9)

The Director of Strategic Resources submitted a report that sought to agree a new lease arrangement with the Trustees of Silbey Rangers Football Club.

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| Recommend-
ation | 1. That existing Ground Lease to the Trustees of Silbey Rangers Football Club be surrendered upon the simultaneous grant of a new 50 year term. |
| | 2. That a rent free period be granted up to a value of £12,000 within the new agreement. |
| | 3. That a Capital Contribution of £60,000 be granted towards this project as a contribution to the Partnership Funding requirement requested by the principal financial sponsor of the Scheme. |
| | 4. Approval be given to a variation to the Capital Programme to include the £60,000 referred to above. |

The meeting concluded at 18. 57 hours

NORTHAMPTON BOROUGH COUNCIL**PLANNING COMMITTEE****Wednesday, 26 May 2004**

PRESENT: Councillor Robinson (Chair); Councillor Stewart (Deputy Chair);
Councillors Boss, Crake, Edwards, Flavell, B Hoare, B Markham,
Marriott, McCutcheon and Yates.

1. APOLOGIES

There were none.

2. MINUTES

The minutes of the meeting held on 28 April 2004 were signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

RESOLVED:

- (1) That Mrs J Brazier, Mrs A Claridge, Councillor Tavener and Mr B Waine be permitted to address the Committee regarding Applications N/2002/1303 & N/2003/1039 Demolition of No 2 Meeting Lane Duston and associated outbuildings (application for Conservation Area consent) and erection of 2 No flats on land adjacent to No 36 Main Road and demolition of No 2 Meeting Lane and associated outbuildings and erection of 6 No self-contained flats with associated car parking at land at 2 Meeting Lane Duston.
- (2) That Councillor Glynane and Mr Maydon be permitted to address the Committee regarding Application N/2003/1308 Earthworks/Landscaping to existing golf course at Delapre Golf Course Eagle Drive Delapre.
- (3) That Mr J Cornwell and Councillor Glynane be permitted to address the Committee regarding Application No N/2004/157 Multi Purpose Day Centre Building with Sports Hall, Café, Offices, Storage, Parking, External Play Area and access at Land North of Delapre Abbey, access off Ransome Road.
- (4) That Councillor Larratt and Mr R Bucknall be permitted to address the Committee on Application Nos N/2004/171 & N/2004/173 New Training Building, Generator Building, Store Building, Car Parking, Boundary Secure fence and landscaping (full application); and demolition of existing stores building with link to Wootton Hall House (outline application).
- (5) That Councillor Hadland, Mr Lee and Mr Goldswain be permitted to address the Committee on Application No N/2004/472 – Installation of floodlights to rugby pitch and construction of all weather pitch with floodlights and fencing at Northampton School for Boys.
- (6) That Mr C Butt be permitted to address the Committee on Application No N/2004/573 – Demolition of existing buildings and erection of 27 One Bedroom and 13 two bedroom sheltered apartments for the elderly and one two bedroom house managers

apartment, landscaping and car parking at Lalgates, 119 Harlestone Road.

(7) That Mr Evans be permitted to address the Committee on Application No N/2004/427 – 7 Tanfield Lane – Timber Summerhouse – retrospective.

(8) That Ms R Wills, Mr Morris and Mr B Waine be permitted to address the Committee on Application No N/2004/465 – Land adjacent to 95 St Andrews Road/88 Lower Hester Street – Development of 5 no residential units – part retrospective.

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/2004/603 – FERNIE FIELDS SPORTS AND SOCIAL CLUB

The Head of Planning, Transportation and Regeneration advised that an application had been received to amend Condition 2 of the planning permission previously granted for the floodlights. The Club had received Lottery Funding and needed a decision on the planning application prior to the next meeting of the Planning Committee on 23 June 2004 to receive this funding. The 21-day statutory consultation period would have to be carried out prior to the Application being determined.

RESOLVED: That the determination of the application No N/2004/603 be delegated to the Head of Planning, Transportation and Regeneration following the 21-day statutory consultation period.

(B) MAJOR PLANNING APPLICATIONS

The Head of Planning, Transportation and Regeneration referred to the Joint Initiative Planning applications for development of brownfield sites, at Sixfields, Harvey Reeves Road and Ransome Road, the applications for the Southern development link road and for Nunn Mills. The applicants had requested to make presentations to all Members of the Council.

RESOLVED: That the Committee supports such presentations to all Members of the Council at a date or dates to be arranged.

(C) N/2004/99 – 144, BOUGHTON GREEN ROAD

The Head of Planning, Transportation and Regeneration sought the views of the Committee as to whether it wished to reaffirm the boundary treatment imposed in respect of the above application. The applicant had commented that it perceived a boundary of three metres to be excessive.

RESOLVED: That the conditions imposed in respect of the application be reaffirmed, including a 3 metre fence on part of the boundary with 146 Boughton Green Road.

5. LIST OF CURRENT APPEALS AND INQUIRIES

The Head of Planning, Transportation and Regeneration submitted a list of current appeals and enquiries and elaborated thereon.

RESOLVED: That the report be noted.

6. FRINGE AREA APPLICATIONS

There were none.

7. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

There were none.

8. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

There were none.

9. PRINCIPAL ITEMS

(A) N/2002/1303 & N/2003/1039 DEMOLITION OF NO.2 MEETING LANE, DUSTON AND ASSOCIATED OUTBUILDINGS (APPLICATION FOR CONSERVATION AREA CONSENT) AND ERECTION OF 2NO. FLATS ON LAND ADJACENT TO NO.36 MAIN ROAD AND DEMOLITION OF NO.2 MEETING LANE AND ASSOCIATED OUTBUILDINGS AND ERECTION OF 6NO. SELF-CONTAINED FLATS WITH ASSOCIATED CAR PARKING AT LAND AT 2 MEETING LANE, DUSTON

Mrs J Brazier addressed the Committee commenting that her reasons for objecting to the development of the site were that the proposed car park would create increased noise and pollution. Her garden would be overlooked which would create a lack of privacy. She felt that the scale of the building was too high and was out of character to the area. She conveyed further concerns regarding the number of car parking spaces proposed for the development, further commenting that the entrance appeared narrow for access for emergency vehicles.

Mrs A Claridge addressed the Committee, commenting that the two-storey building would overlook one-storey properties nearby, which would create both a lack of privacy and light. She was concerned about the possible increase in traffic and how the emergency vehicles would access the premises. She felt that the Conservation Area was already overdeveloped and out of character to the area.

Councillor Tavener, as Ward Member, addressed the Committee commenting that the village already had traffic and parking problems. Additional traffic and visitor parking to the proposed development would be too much. She referred to the Local History Society, commenting that it did not support approval of the application.

Mr B Waine addressed the Committee commenting that he was aware that the application had raised significant objections locally, however, this type of development was exactly the sort that PPG3 advocated. The design had been amended so that the Boys Brigade Hall would not be overlooked. The proposal had been amended a number of times taking into account the impact on local amenities and local residents' views.

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the demolition of no 2 Meeting Lane and associated outbuildings

and the erection of 2 no. flats adjacent to no. 36 Main Road and demolition of no. 2 Meeting Lane and associated outbuildings and erection of 6 no. self-contained flats with associated car parking at land at 2 Meeting Lane, Duston, and elaborated thereon.

RESOLVED: That the Applications be Approved as shown in the Decision List attached.

NB: Councillor Edwards declared a prejudicial interest and withdrew from the Meeting for the duration of this item.

(B) N/2002/1540 ERECTION OF 39 APARTMENTS ABOVE EXISTING BUILDINGS AT THE RIDINGS ARCADE, ST GILES STREET

The Head of Planning, Transportation and Regeneration submitted a Report outlining the proposals for the erection of 39 apartments above existing buildings at the Ridings Arcade, St Giles Street and elaborated thereon.

RESOLVED: That the Application be Approved in Principle subject to:

- (1) The prior completion of a S106 legal agreement to secure:
 - (i) contribution towards car park maintenance in-lieu of on-site.
 - (ii) a minimum of 22% of dwellings on-site to be affordable, and
- (2) The conditions as shown in the Decision List attached.

(C) N/2003/1308 EARTHWORKS/LANDSCAPING TO EXISTING GOLF COURSE AT DELAPRE GOLF COURSE, EAGLE DRIVE, DELAPRE

Councillor Glynane, as Ward Member, addressed the Committee, commenting that he did not object to the works near the Clubhouse or Driving Range. He was concerned about the remainder of the proposed bunding and that it would have a detrimental effect to the historic landscape. He requested that the Committee arrange a site visit.

Mr Maydon addressed the Committee, commenting that the golf course was experiencing problems from joy riders causing damage to the greens and property. The problems included threats to the safety of golfers, in particular lady golfers, and staff. He added that vehicles had been burnt out on the site. In the previous four weeks there had been three incidents on the range.

The Head of Planning, Transportation and Regeneration submitted a report outlining proposals for earthworks/landscaping at existing golf course at Delapre Golf Course, Eagle Drive, Delapre. It was noted that a further letter had been received from the Police in support of the application.

RESOLVED: That the Application be Deferred pending a Members' site visit.

(D) N/2003/1659 RESIDENTIAL DEVELOPMENT COMPRISING 93 NO. HOUSES AND APARTMENTS AND ASSOCIATED WORKS, (AS AMENDED) AT TURNERS MERRY GO ROUND SITE, NEWPORT PAGNELL ROAD

The Head of Planning, Transportation and Regeneration submitted a report outlining the proposal for a residential development comprising 93 no. houses and apartments and associated works (as amended) at Turners Merry Go Round Site, Newport Pagnell Road. He commented that it would not be prudent to recommend a pedestrian crossing at the site and that the negotiated heads of terms for a Section 106

agreement was sufficient.

RESOLVED: That the application be Approved in Principle subject to:

- (1) The prior completion of a S106 Agreement to secure the provision of 20 units of affordable housing and a contribution to public transport improvements.
- (2) The conditions as shown in the Decision List attached.

(E) N/2004/157 MULTI-PURPOSE DAY CENTRE BUILDING WITH SPORTS HALL, CAFE, OFFICES, STORAGE, PARKING, EXTERNAL PLAY AREA AND ACCESS AT LAND NORTH OF DELAPRE ABBEY, ACCESS OFF RANSOME ROAD

Mr Cornwell of MENCAP addressed the Committee, commenting that the organisation had struggled for many years to find suitable premises. Its current premises were on three levels and were no longer suitable. This site would be a suitable location. Other organisations, such as Shire Lodge, Nene Centre Garden Group, Daisy Chain Toddlers had indicated that they would hire the premise. The over-riding aim of MENCAP was to integrate people with learning difficulties into the community.

Councillor Glynane, as Ward Member, addressed the Committee, commenting that he supported the application. It was also welcomed by local Residents Associations and local groups such as Friends of Delapre Abbey.

The Head of Planning, Transportation and Regeneration then submitted a report that outlined the proposal for a multi-purpose day center building with sports hall, café, offices, storage, parking, external play area and access.

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

(F) N/2004/171 & N/2004/173 NEW TRAINING BUILDING, GENERATOR BUILDING, STORE BUILDING, CAR PARKING, BOUNDARY SECURITY FENCE AND LANDSCAPING (FULL APPLICATION); AND DEMOLITION OF EXISTING STORES BUILDING AND ERECTION OF NEW STORES BUILDING WITH LINK TO WOOTTON HALL HOUSE- (OUTLINE APPLCATION)

Councillor Larratt, as Ward Member, addressed the Committee commenting that a recent positive meeting had been held with the Police and other interested parties and the problem of access had been resolved. Parking provision was adequate.

Mr Bucknall, Property Services Manager, responsible for the maintenance and development of the Police Estate in Northamptonshire then addressed the Committee acknowledging that Members had had concerns regarding traffic and access. In response to residents' concerns, the Police Authority had made a number of alterations to car parking on the Eastern side of the application.

The Head of Planning, Transportation and Regeneration submitted a report outlining the proposal for a new training building, generator building, store building, car parking, boundary security fence and landscaping – Application No N/2004/171 and the proposal to demolish existing stores building and erect new stores building with link to Wootton Hall House – Application No N/2004/173.

RESOLVED: That the applications be Approved in Principle subject to:

- (1) The prior completion of a S106 Legal Agreement to secure a financial contribution to highway improvements at Mereway Junction, and
- (2) The conditions as shown in the Decision List attached.

(G) N/2004/472 INSTALLATION OF FLOODLIGHTS TO RUGBY PITCH AND CONSTRUCTION OF ALL WEATHER PITCH WITH FLOODLIGHTS AND FENCING AT NORTHAMPTON SCHOOL FOR BOYS

Councillor Hadland, as Ward Member, addressed the Committee commenting that he considered Northampton School for Boys to be a great asset to the town. He was reinforcing the views of the local residents that they had purchased their homes when the school closed at 4pm in the week and there was not much activity at weekends. Over the years the level of activity had risen and the residents had experienced problems with parking and noise from evening activities.

Mr Lee addressed the Committee, commenting that he was endeavouring to bring the school and health closer together by access to sports and health activity. 70% of young people did not continue sport after leaving school. Floodlit activity would assist in providing all year sports activity. The school had set up many partnerships with organisations such as the RFU and the Old Northamptonians.

Mr Goldswain addressed the Committee, commenting that the school would look at any measures that the Committee suggested that would help to alleviate the neighbours' concerns. The school would be looking at further hard standing playgrounds that could also be used for parking. Lighting technology had vastly improved over the years and the light configuration that the school had chosen would not be intrusive to the neighbouring residents.

The Head of Planning, Transportation and Regeneration submitted a report outlining the proposal to install floodlights to a rugby pitch and to construct an all weather pitch with floodlights and fencing at Northampton School for Boys.

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

NB: Councillors Boss and McCutcheon declared personal but non-prejudicial interests in the matter and spoke and voted thereon.

(H) N/2004/0545 DEMOLITION OF EXISTING DWELLINGS AND REDEVELOPMENT OF SITE WITH 10 NEW DWELLINGS (7 NO HOUSES AND 3 NO APARTMENTS) AT 66 AND 68 MAIN ROAD, DUSTON

It was noted that this application had been withdrawn.

(I) N/2004/573 DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 27 ONE BEDROOM AND 13 TWO BEDROOM SHELTERED APARTMENTS FOR THE ELDERLY AND ONE TWO BEDROOM HOUSE MANAGERS APARTMENT, LANDSCAPING AND CAR PARKING AT LALGATES, 119 HARLESTONE ROAD

Mr Butt addressed the Committee, commenting that it was an excellent site for sheltered accommodation; the majority of residents would be from Northampton.

The Head of Planning, Transportation and Regeneration submitted a report outlining the proposal to demolish the existing buildings and the erection of 27 one-bedroom and 13 two-bedroom sheltered apartments for the elderly and 1 two-bedroom house manager's apartment, landscaping and car parking at Lalgates, 199 Harlestone Road.

RESOLVED: That the application be Approved in Principle subject to:

- (1) The prior finalisation of a legal agreement to secure a commuted payment towards the provision of affordable housing, in-lieu of on-site provision and a contribution towards 'real time' bus information stops for Harlestone Road within walking distance of the application site.
- (2) The conditions as shown in the Decision List attached.

10. SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION

Mr Evans addressed the Committee regarding Application No N/2004/427, commenting that he was the owner of the property. Shortly after he had moved into the premises, a summer house had been erected. As soon as he had been made aware that planning permission was required all building works on the summer house had stopped. The summer house was not used for business purposes and did not overlook neighbouring properties.

Mrs Wills addressed the Committee regarding Application No N/2004/465 commenting that the proposed development would create lack of light to the neighbouring properties. It was overbearing and would create a shadow to properties in close proximity.

Mr T Morris addressed the Committee objecting to Application No N/2004/465. He felt that the proposal was too overbearing and dense for the area and would affect approximately twelve properties. He felt that car parking would be a problem.

Mr B Waine then addressed the Committee in support of Application No N/2004/465, commenting that the original planning application had been approved and the current scheme was smaller and more refined. There were buildings of similar design in close proximity, therefore, the proposal would not be out of character in the area.

RESOLVED: (1) That Application Nos N/2003/1147, N/2004/317, N/2004/378, N/2004/427, N/2004/465, N/2004/498, N/2004/521 and N/2004/0569 be approved as shown in the Decision List attached.

(2) That Application No N/2004/333 be refused contrary to the Officer's recommendations having regard to community safety, noise and disturbance from an overintensive use and less of business premises as shown in the Decision List attached

(3) That the withdrawal of Application No N/2004/361 be noted.

(4) That Application No N/2004/373 be Deferred pending a Members' Site Visit.

(5) That determination of Application Nos. N/2003/1274 and N/2004/466 be delegated to the Head of Planning, Transportation and Regeneration.

11. ENFORCEMENT MATTERS

There were none.

12. OTHER REPORTS - PERFORMANCE INDICATORS AND TARGETS, DETERMINATION RATE OF PLANNING APPLIATIONS AND IMPACT ON PLANNING DELIVERY GRANT

The Head of Planning, Transportation and Regeneration submitted a report detailing the performance information for the determination of planning applications from 2001/02 to date and elaborated thereon.

RESOLVED: That the report be noted.

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

The Head of Planning, Transportation and Regeneration submitted a list of Delegated Applications approved during the period 1 April 2004 – 28 April 2004 for Members' information.

RESOLVED: That the list be noted.

(B) LIST OF DELEGATED APPLICATIONS REFUSED

The Head of Planning, Transportation and Regeneration submitted a list of Delegated Applications refused during the period 1 April 2004 – 28 April 2004 for Members' information.

RESOLVED: That the list be noted.

14. LIST OF DEFERRED APPLICATIONS

The Head of Planning, Transportation and Regeneration submitted a list of deferred applications for Members' information. The Borough Solicitor reported that Agreement relating to Application No N/2003/1011 – Phase 2 Marquee Drive had been completed and the consent issued.

RESOLVED: That the reports and List be noted.

The meeting concluded at 8:55 pm

**NORTHAMPTON BOROUGH COUNCIL
PLANNING COMMITTEE
26 MAY 2004**

DECISION LIST

Application No: **N/2002/1303**
Location: **Land at 2 Meeting Lane, Duston**
Proposal: **Demolition of no.2 Meeting Lane, Duston and associated
outbuildings (Application for Conservation Area Consent)**

APPROVED subject to conditions and for the following reason:

The demolition of no.2 Meeting Lane and associated buildings and the erection of the proposed replacement buildings will enhance the character and appearance of the Conservation Area.

(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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(2) No demolition shall take place until a contract for the development of the site in accordance with planning permission N/2003/1039 has been made.

Reason: To protect the character of Duston Conservation Area.

Application No: **N/2002/1540**
Location: **The Ridings Arcade, St Giles Street**
Proposal: **Erection of 39 apartments above existing buildings**

APPROVED IN PRINCIPLE subject to the conditions appended and for the following reason:

The principle of the residential redevelopment and the impact on the visual amenity of the area is acceptable, following consideration of Policies E20, E37, H7, H15, H17, H20, H32, T18, T23 and T24 of the Northampton Local Plan.

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

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

(2) Details and/or samples of all proposed external facing materials shall be submitted to and be approved by the Council prior to the commencement of construction work on site.

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

(3) 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 Council prior to the commencement of construction, installed concurrently with the construction and thereafter maintained as approved.

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

(4) All flats shall be constructed to the Councils 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.

(5) Notwithstanding the details shown on the approved drawings, further details of the window frames and glazing in the retained St Giles Street facade (including cross-sections, profiles and materials) shall be submitted to and approved in writing by the Council prior to the commencement of construction, installed concurrently with the construction and thereafter maintained as approved.

Reason: In the interests of visual and residential amenity.

(6) Prior to the commencement of development a noise exposure assessment, to include the noise exposure category(ies) (NEC) due to sources of noise both internal and external to the site shall be submitted to and approved in writing by the Council. Where the noise exposure levels are deemed unsatisfactory by the Council, a noise insulation scheme (to include the predicted NEC for all facades and floors and the provision of mechanical ventilation where appropriate) shall be submitted to and approved in writing by the Council prior to the commencement of development. The approved scheme shall be implemented concurrently with the construction and thereafter maintained.

Reason: To protect the enjoyment of the future occupiers of the site.

(7) Access to the upper floors of the development (other than emergency access) shall be restricted to the north-east corner on The Ridings as shown on the approved plans and be secured by an access control system.

Reason: In the interests of residential amenity.

(8) Details of a scheme of hard and soft landscaping for the communal areas shall be submitted to and be approved in writing by the Council prior to the commencement of construction and thereafter implemented in accordance with the approved details.

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

(9) Bicycle and refuse storage areas shall be provided as shown on the approved floor plans prior to the first occupation of the flats and thereafter maintained as approved.

Reason: To ensure the provision of adequate facilities.

(10) Notwithstanding the details shown on the approved drawings, the east elevation first floor kitchen window (facing 65 St Giles Street) shall be glazed with obscure glass before the relevant flat is occupied and thereafter retained in that form at all times.

Reason: In the interests of amenity to prevent overlooking.

(11) Prior to the commencement of development, details of a secure entry control system to the building shall be submitted to and approved in writing by the Council. The approved security system shall be installed and made available for use prior to the first occupation of the flats and thereafter maintained, unless otherwise agreed in writing by the Council.

Reason: To ensure adequate security in the interests of the amenity of the future occupiers of the development.

Application No: **N/2003/1039**
 Location: **Land at 2 Meeting Lane, Duston**
 Proposal: **Erection of 2no. flats on land adjacent to no.36 Main Road and demolition of no.2 Meeting Lane and associated outbuildings and erection of 6no. self-contained flats with associated car parking**

APPROVED subject to the conditions appended and for the following reason:

The proposed scheme would result in the redevelopment of an underused piece of brownfield land that would enhance the Conservation Area without causing demonstrable harm to interests of acknowledged importance in accordance with national government guidance and the Development Plan, particularly Policies GS4, GS5, T3 and T8 of the Northamptonshire County Structure Plan and Policies E26, H7, H10, H12, H15 and T9 of the Northampton Local Plan.

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

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

(2) Notwithstanding the details submitted, further details of the method of treatment of the external boundaries of the site shall be submitted to and approved by the Council, implemented prior to the occupation of the dwellings 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 accommodation shall be used solely in accordance with the approved drawings, unless otherwise agreed in writing by the Council.

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

(4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no additional windows shall be installed in the elevations of the proposed development without the prior written consent of the Council.

Reason: To safeguard the privacy of adjoining properties.

(5) The ground floor bedroom windows in the western side elevation facing the Boys Brigade Hall shall be glazed with obscured glass prior to the occupation of the dwellings hereby permitted and retained thereafter at all times.

Reason: To safeguard the privacy of adjoining properties.

(6) Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development in relation to the adjoining Holmleigh Close residences and the Boys Brigade Hall shall be submitted to and approved in writing by the Council. Thereafter the development shall be implemented in accordance with the approved details.

Reason: In the interests of residential and visual amenities.

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

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

(8) Details of the provision for the storage of refuse shall be submitted to and approved by the Council, implemented prior to the occupation of the dwellings hereby permitted and thereafter maintained.

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

(9) Full details of facilities for the secure parking of bicycles shall be submitted to and approved by the Council prior to the commencement of development hereby permitted, provided prior to the occupation of the dwellings hereby permitted and retained thereafter.

Reason: To ensure the provision of adequate facilities.

(10) No development shall take place until a landscaping scheme has been submitted to and approved by the Council. The approved scheme shall be implemented in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner.

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

(11) The existing vehicle crossover on Main Road shall be reinstated to footway and full details of which shall be submitted to and approved by the Council and the works shall be carried out prior to the occupation of the dwellings hereby permitted.

Reason: In the interests of highway and pedestrian safety.

(12) Development shall not begin until a scheme of investigation and assessment to identify the extent of contamination and the measures necessary to make the land fit for the proposed use has been submitted to and approved in writing by the Council and implemented.

Reason: In the interests of health and safety and the quality of the environment generally.

(13) A scheme shall be submitted to and approved by the Council which specifies the sources of noise on the site and in the vicinity whether from fixed plant or equipment and sources of cooking smells and fumes from adjacent or nearby uses, and the provisions to be made for their control and the approved schemes 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.

(14) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no dormer windows shall be constructed in the roof of the buildings hereby permitted without the prior written consent of the Council.

Reason: To safeguard the privacy of nearby residents.

Application No: **N/2003/1147**
 Location: **Rear of 36-40 Bowden Road**
 Proposal: **Erection of 3 two storey terraced houses**

APPROVED subject to the conditions appended and for the following reason:

This proposal is for a residential development in an existing residential area. The siting, design and density are considered to be acceptable and in accordance with Policies H6 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) Details and/or samples of all proposed external facing materials shall be submitted to and approved by the Council prior to the commencement of construction work on site.

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

(3) Full details of the method of the treatment of the external boundaries of the site together with individual plot boundaries shall be submitted to and approved by the Council, implemented prior to the occupation of the buildings hereby permitted and thereafter maintained.

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

(4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no extensions or outbuildings shall be erected to the residential development hereby permitted without the prior written consent of the Council.

Reason: To prevent overdevelopment of the site.

(5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no additional windows shall be installed in the side elevations of the proposed dwellings without the prior written consent of the Council.

Reason: To safeguard the privacy of adjoining properties.

(6) Prior to the commencement of any 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 Planning Policy Guidance Note 25 (PPG25) shall be submitted to and approved by the Council.

Reason: To prevent the increase in flood risk.

(7) The approved scheme for the surface water drainage shall be implemented fully in accordance with the requirements of the approved surface water drainage strategy and approved implementation programme. The developer shall confirm the completion of the approved scheme in writing to the Council within one month thereafter.

Reason: To prevent the increase of flood risk.

Application No: **N/2003/1659**
 Location: **Turners Merry Go Round Site, Newport Pagnell Road**
 Proposal: **Residential Development comprising 93 no. houses and apartments and associated works, (as Amended)**

APPROVED IN PRINCIPLE subject to the conditions appended and for the following reason:

This is a brownfield site where government and local policy support residential development which is appropriate to the character of the area. The siting, design and density are considered to be appropriate and in accordance with Policies E20, E21, E22, E40, H11, H12, H17 and H32 of the Northampton Local Plan and the objectives of PPG3.

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

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

(2) The parking spaces and/or garages shown on the submitted plan shall be constructed prior to the first occupation of the buildings hereby permitted and retained thereafter.

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

(3) Details and/or samples of all proposed external facing materials shall be submitted to and approved by the Council prior to the commencement of construction work on site.

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

(4) Full details of all external lighting shall be submitted to and approved by the Council 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.

(5) Full details of facilities for the secure and covered parking of bicycles shall be submitted to and approved by the Council prior to the commencement of development hereby permitted, provided prior to the first occupation of the buildings hereby permitted and retained thereafter.

Reason: To ensure the provision of adequate facilities.

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

Reason: To secure a satisfactory standard of development.

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

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

(8) No development shall take place within the site until the developer 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 by the Council.

Reason: The site is potentially of archaeological importance and archaeological information should be preserved as a record before it is destroyed by the development.

(9) Prior to the commencement of any 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 PPG 25 shall be submitted to and approved by the Council.

Reason: To prevent the increase in flood risk.

(10) The approved surface water drainage strategy shall be implemented fully in accordance with the requirements of the approved flood risk assessment and PPG 25 and with the approved implementation programme. The developer shall confirm the completion of the approved scheme in writing to the Council within one month thereafter.

Reason: To prevent the increase in flood risk.

(11) Details of the motorcycle barrier shall be submitted to and approved by the Council and the approved scheme thereafter implemented prior to the first occupation of the buildings hereby permitted.

Reason: In the interests of amenity of future occupiers of the 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; any new trees to be planted shall be identified by species, size and position. 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 Council gives written consent to any variation.

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

(13) The hedge along the boundary with the public open space shall be retained and protected during construction works in accordance with a scheme, which shall be submitted to and approved by the Council.

Reason: In the interests of visual amenity.

(14) Details of the internal layout to mobility standards proposed for plots 02,08,58,61,70,76,79,82 and 85 shall be submitted to and approved by the Council and the approved scheme thereafter implemented prior to the occupation of the buildings hereby permitted.

Reason: In the interests of the amenity of wheelchair users.

(15) Prior to the commencement of any development a scheme shall be submitted to and approved by the Council for protecting the dwellings from noise from the nearby main roads and the adjacent garden centre use. The noise levels at the boundary of appropriate properties shall not exceed the upper bound of NEC B as defined in PPG 24: September 1994 and the remainder shall not exceed the upper bound of NEC C. The approved scheme shall be fully implemented concurrently with the development and maintained thereafter.

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

(16) No development shall take place until a desktop 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 site investigation report shall be submitted to and approved in writing by the Council. The approved 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 Council. All remedial works shall be fully implemented in accordance with the approved method statement (and validation report(s) shall be submitted to the Council within 2 weeks of completion (or within 2 weeks of completion of each respective phase)).

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

Application No: **N/2004/157**
 Location: **Land North of Delapre Abbey, Access of Ransome Road**
 Proposal: **Multi-purpose day centre building with sports hall, cafe, offices, storage, parking, external play area and access**

APPROVED subject to the conditions appended and for the following reason:

It is considered that the access to, siting, size and design of the building will not harm the visual amenity of the locality, following consideration of Policies E9, E11, E12, E18, E20, E25, E37, H20, T10, T17 and L1 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 by the Council prior to the commencement of construction work on site.

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

(3) Notwithstanding the details shown on the approved drawings, further details of the window frames, window glazing and external doors (including cross-sections, profiles and materials) of the development shall be submitted to and approved in writing by the Council prior to the commencement of construction, installed concurrently with the construction and thereafter maintained as approved.

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

(4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting or amending that Order), the details approved under condition 3 of this permission shall not be altered or replaced without the prior written consent of the Council.

Reason: To allow the Council to assess the implications of further development in the interests of visual amenity.

(5) The building hereby approved shall be used only for the purposes of a multi-use care centre within Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Reason: For the avoidance of doubt to ensure adequate control over the use.

(6) 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 Council 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.

(7) Prior to the commencement of the development, a scheme 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 shall be submitted to and approved in writing by the Council and thereafter implemented concurrently with the development and maintained as such.

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

(8) Prior to the commencement of the development, a scheme of investigation and assessment to identify the extent of contamination and the measures necessary to make the land fit for the proposed use shall be submitted to and approved in writing by the Council and thereafter implemented. Thereafter, the approved scheme shall be maintained as such.

Reason: In the interests of health and safety and the quality of the environment generally.

(9) Prior to the commencement of the development, details of a hard and soft landscaping scheme (including boundary treatments) for the site shall be submitted to and approved in writing by the Council, 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.

(10) 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 Council, 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 nor the ground level altered during the periods of development.

Reason: For the avoidance of doubt to ensure the adequate protection of the trees to be retained.

(11) The parking and servicing areas and access barrier, 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.

(12) The development shall be constructed to allow access to and circulation in all public areas by people with disabilities as shown on the approved plans and maintained thereafter as such.

Reason: To ensure the building is accessible to people with disabilities.

(13) Prior to the commencement of the development, details of any illumination of the site shall be submitted to and approved in writing by the Council, commenced and completed in accordance with the approved details prior to the first occupation of the building and thereafter maintained as such.

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

(14) Prior to the commencement of the development, a scheme for the provision and implementation of Flood Risk Impact Assessment and Protection shall be submitted to and approved in writing by the Council. The scheme shall be implemented and completed fully in accordance with the approved details and the approved implementation programme before the completion of the development.

Reason: To prevent the increased risk of flooding.

(15) Prior to the commencement of development (including ground/earth works) the applicant or their successors in title shall undertake a full archaeological evaluation of the site, in accordance with an evaluation brief to be prepared by the Northamptonshire County Council's Historic Environment Team, to establish the extent and nature of any archaeological remains that may exist on the site. The reserved matters application(s) or equivalent application, shall take into consideration the desirability of preserving important archaeological remains in situ or through additional archaeological recording where this cannot be achieved, and shall include full details of the archaeological measures to be adopted. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no demolition or development shall take place until the details of archaeological measures (including a programme for any works) have been submitted to and approved in writing by the Council. Thereafter the measures shall be implemented in accordance with the approved details.

Reason: The site is potentially of archaeological importance and archaeological information should be preserved as a record.

(16) Prior to the commencement of the development, a scheme which specifies the provisions to be made for the collection, treatment and dispersal of cooking odours shall be submitted to and approved in writing by the Council and thereafter implemented concurrently with the development and maintained as such.

Reason: To protect the amenities of adjacent occupants from odours.

(17) Prior to the commencement of the development, details of the treatment of the boundaries of the site, including security measures shall be submitted to and approved in writing by the Council, commenced and completed in accordance with the approved details prior to the first occupation of the building and thereafter maintained as such.

Reason: To secure a satisfactory standard of development in the interests of safety.

(18) The premises shall not operate outside the hours of 08.00 to 22.00 Monday to Sunday, without the prior written approval of the Council.

Reason: To enable adequate control over the hours of use in the interests of residential amenity.

(19) Full details of the proposed surface treatment of the access road shall be submitted to and approved by the Council prior to the commencement of construction work on site.

Reason: To secure a satisfactory standard of development.

(20) No development shall take place until details in respect of the provision of a footpath link on the south side of Ransome Road together with pedestrian dropped kerbs on the existing north side footpath have been submitted to and approved by the Council and the approved details have been implemented, unless otherwise approved in writing by the Council.

Reason: In the interests of highway safety.

Application No: **N/2004/171**

Location: **Police Headquarters, Wootton Hall, Mereway**

Proposal: **New training building, generator building, store building, car parking, boundary security fence and landscaping**

APPROVED IN PRINCIPLE subject to the conditions appended and for the following reason:

It is considered that the proposals would not harm the landscaped setting of the campus, nor harm the visual or residential amenities of the area, following consideration of Policies E1, E9, E11, E12, E20, B2, B3, B4, B24, H20, L1 and T17 of the Northampton Local Plan.

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

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

(2) Details and/or samples of the proposed external facing materials of the development shall be submitted to and approved in writing by the Council 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 as office accommodation (Class B1(a)), ancillary to the main functions and operations of the Northamptonshire Police Headquarters, unless otherwise agreed in writing by the Council.

Reason: To accord with the terms of the application and for the avoidance of doubt 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 Council, thereafter the windows and doors shall be implemented in accordance with the approved details, completed prior to the first occupation of the development and maintained as such.

Reason: In the interests of visual amenity, to preserve and enhance the character of the locality.

(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 Council implemented before the first occupation of the building, and thereafter maintained as approved.

Reason: To ensure the provision of adequate facilities.

(6) Prior to the commencement of the development, a scheme which specifies the sources of noise on the site, whether from fixed plant or equipment or noise generated within the building and the provision to be made for its control shall be submitted to and approved in writing by the Council 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, a scheme of investigation and assessment to identify the extent of contamination and the measures necessary to make the land fit for the proposed use shall be submitted to and approved in writing by the Council and thereafter implemented. Thereafter, the approved scheme shall be maintained as such.

Reason: In the interests of health and safety and the quality of the environment generally.

(8) Prior to the commencement of the development, details of a hard and soft landscaping scheme (including boundary treatments) for the site shall be submitted to and approved in writing by the Council, 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.

(9) 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 Council 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 nor 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.

(10) 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.

(11) The development shall be constructed to allow access to and circulation in all public areas by people with disabilities as shown on the approved plans and thereafter maintained as such.

Reason: To ensure the building is accessible to people with disabilities.

(12) Prior to the commencement of the development, details of any illumination of the site shall be submitted to and approved in writing by the Council, commenced and completed in accordance with the approved details prior to the first occupation of the building and thereafter maintained as such.

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

(13) Prior to the commencement of the development, details of a scheme for the provision and implementation of foul and surface water drainage, shall be submitted to and approved by the Council. The scheme shall be completed in accordance with the approved details prior to the first occupation of the building and thereafter maintained as such.

Reason: To secure adequate drainage of the site.

(14) Prior to the commencement of the development, details of a Transport Plan for employees and visitors shall be submitted to and approved by the Council. The Plan shall be implemented in accordance with the approved details concurrently with the occupation of the building and thereafter maintained.

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

(15) Prior to the commencement of the development, details of the method of treatment of the external boundaries of the site, including ground levels, cross-sections, siting, design and materials shall be submitted to and approved by the Council. The approved boundary treatments shall be completed prior to the first occupation of the building and thereafter maintained, unless otherwise agreed in writing by the Council.

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

(16) Notwithstanding the details shown on the approved drawings, further details of the siting, size, design, and materials for the store building and generator building, including ground levels and cross-sections, shall be submitted to and approved by the Council prior to the commencement of development. The approved details shall be implemented concurrently with the development, unless otherwise agreed in writing by the Council.

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

(17) Notwithstanding the details shown on the approved drawings, further details of the siting, size, design, and materials for the fuel delivery pumps and ancillary works, including ground levels and cross-sections, shall be submitted to and approved by the Council prior to the commencement of development. The approved details shall be implemented concurrently with the development, unless otherwise agreed in writing by the Council.

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

(18) The staff car parking spaces, situated along the east boundary of the Northants Police Headquarters, shall not be in operation between the hours of 19.00 and 07.00 Monday to Sunday, unless otherwise agreed in writing by the Council.

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

(19) Prior to the commencement of the development, details of signage, including specifications and siting, stating the hours of restriction under condition no.18, shall be submitted to and approved by the Council. The approved signage shall be erected and clearly displayed prior to the first use of the relevant parking area and thereafter maintained, unless otherwise agreed in writing by the Council.

Reason: To ensure adequate signage and in the interests of the amenities of occupiers of the nearby properties.

Application No: **N/2004/173**
 Location: **Police Headquarters, Wootton Hall, Mereway**
 Proposal: **Demolition of existing stores building and erection of new stores with link to Wootton Hall House – Outline application**

APPROVED IN PRINCIPLE subject to the conditions appended and for the following reason:

It is considered that the proposals would not harm the landscaped setting of the campus, nor harm the visual or residential amenities of the area, following consideration of Policies E1, E9, E20, H20 and T17 of the Northampton Local Plan.

(1) Approval of the details of the design and external appearance of the building, the means of access thereto and the landscaping of the site (“the reserved matters”) shall be obtained from the Council.

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

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

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

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

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

(4) Details of the facilities for the secure and covered parking of bicycles shall be submitted to and be approved in writing by the Council prior to the commencement of construction and implemented prior to the first occupation of the development and thereafter maintained.

Reason: To ensure the provision of adequate facilities.

(5) Details of the means of illumination of the site shall be submitted to and be approved in writing by the Council prior to the commencement of construction and implemented prior to the first occupation of the development and thereafter maintained.

Reason: To ensure a satisfactory standard of development.

(6) Notwithstanding the submitted details, further details of the location and number of parking spaces shall be submitted to and approved in writing by the Council prior to the commencement of development. Thereafter, the parking shall be provided as approved prior to the first occupation of the development and thereafter maintained unless otherwise agreed in writing by the Council.

Reason: To ensure the complete and proper development of the site and in the interests of residential amenity.

(7) Prior to the commencement of the development, a scheme 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 shall be submitted to and approved in writing by the Council and thereafter implemented concurrently with the development and maintained as such.

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

(8) Prior to the commencement of the development, details of the means to enable access to and circulation in all public areas by people with disabilities shall be submitted to and approved in writing by the Council. Thereafter, the details shall be implemented concurrently with the development and maintained unless otherwise agreed in writing by the Council.

Reason: To ensure the building is accessible to people with disabilities.

Application No: **N/2004/317**
 Location: **Land at Lings Upper School, Billing Brook Road (site of Northampton Academy)**
 Proposal: **Temporary provision of 6no. single storey mobile classrooms**

APPROVED subject to the conditions appended and for the following reason:

The siting, size and design of the mobile classrooms and their impact on amenity are considered acceptable and in accordance with Policies E20, H20 and L2 of the Northampton Local Plan.

(1) The buildings hereby permitted shall be removed and the land restored to its former condition on or before 31st December 2005.

Reason: In the interests of amenity as the Council consider the buildings are only acceptable as a temporary expedient.

Application No: **N/2004/333**
 Location: **Ground and First Floor, 2 Clare Street**
 Proposal: **Change of Use to refugee community centre, including café, crèche, telephone centre, offices, IT training and small retail units**

REFUSED for the following reasons:

(1) The proposal represents an over intensive use of the site, likely to result in noise disturbance and vehicular movements at a scale detrimental to the amenity of residents and occupants of nearby premises contrary to Policies L14 and H20 of the Northampton Local Plan.

(2) The range of uses proposed in this location may result in anti-social behaviour and criminal activity, detrimental to community safety, contrary to Policy E40 of the Northampton Local Plan.

(3) The proposal will result in the loss of business premises in a sustainable location without the provision of substantial replacement employment opportunities, contrary to Policy B14 of the Northampton Local Plan.

Application No: **N/2004/378**
 Location: **1 Langham Place, Barrack Road**
 Proposal: **Variation of condition 3 of planning permission 92/0375 to allow use of basement for habitable purposes (Retrospective)**

APPROVED subject to the conditions appended and for the following reason:

The basement forms part of a larger dwelling unit. Adequate natural daylight would be available and the proposal therefore complies with Policy H24 of the Northampton Local Plan. The proposal would have a neutral effect on the Conservation Area and is in accordance with Policy E26 of the Northampton Local Plan.

(1) The accommodation shall be used solely in accordance with the approved drawings and at no time shall it form a separate unit of residential accommodation.

Reason: In the interests of the amenities of the locality and to provide a satisfactory standard of development.

(2) All new windows, including any replaced, shall be timber double hung sashes where joinery details shall exactly match those of the existing.

Reason: In the interests of the amenities of the locality and to provide a satisfactory standard of development.

(3) Full details, including sections of the proposed railings shall be submitted to and approved in writing by the Council prior to the commencement of construction work on site.

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

(4) The increased light wells and associated works as shown on the approved drawing No. 2406/1 shall be implemented within 3 months of the date of this permission.

Reason: To provide a satisfactory standard of development.

Application No: **N/2004/427**
 Location: **7 Tanfield Lane**
 Proposal: **Timber summerhouse - retrospective**

APPROVED subject to the conditions appended and for the following reason:

The proposal would not have a materially harmful effect on the living conditions of the occupiers of adjoining dwellings and is in accordance with Policy H18 of the Northampton Local Plan.

(1) The windows in the eastern elevation shall be obscure glazed within 2 months from the date of this permission.

Reason: To safeguard the privacy of adjoining occupiers.

(2) The summerhouse shall be used only for purposes incidental to and in connection with the use of the site as a dwellinghouse.

Reason: In the interests of residential amenity.

(3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no additional windows shall be installed in the north-eastern elevations of the extension hereby permitted without the prior written consent of the Council.

Reason: To safeguard the privacy of adjoining occupiers.

Application No: **N/2004/465**
 Location: **Land adjacent to 95 St Andrews Road / 88 Lower Hester Street**
 Proposal: **Development of 5no. residential units – part retrospective**

APPROVED subject to the conditions appended and for the following reason:

The site lies within a residential area and the proposed development would not result in any undue loss of amenity and would comply with Policies E20, H6 and H15 of the Northampton Local Plan.

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

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

(2) The accommodation shall be used solely in accordance with the approved drawings, unless otherwise agreed in writing by the Council.

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

(3) Prior to the occupation of the dwellings hereby permitted, the developer shall assess the Noise Exposure Category(ies) of the site due to its exposure to transportation noise. This must take into account, where appropriate, Roads and Railways which 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: To protect the enjoyment of future occupiers of their dwellings.

(4) Full details of facilities for the secure parking of bicycles shall be submitted to and approved by the Council 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.

(5) Details of the provision for the storage of refuse shall be submitted to and approved by the Council, implemented prior to the development being first brought into use and thereafter maintained.

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), no dormer windows or additional rooflights shall be constructed in the roof of the building hereby permitted without the prior written consent of the Council.

Reason: To safeguard the privacy of nearby residents.

(7) The first floor landing window to the eastern side elevation shall be glazed with obscured glass and be non-opening prior to the development being first brought into use and retained thereafter at all times.

Reason: To safeguard the privacy of the adjoining properties.

Application No: **N/2004/472**
 Location: **Northampton School for Boys**
 Proposal: **Installation of floodlights to rugby pitch and construction of all weather pitch with floodlights and fencing**

APPROVED subject to the conditions appended and for the following reason:

The proposed development will provide enhanced school facilities and for the wider community without harm to interests of acknowledged importance in accordance with Policy H20 of the Northampton Local Plan.

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

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

(2) The floodlights shall not be used between the hours of 2200 and 0900.

Reason: In the interests of general amenity.

(3) The floodlighting shall be erected fully in accordance with the details submitted as part of the application and thereafter maintained as such. The maximum tilt-angle of the light shall not exceed 10°.

Reason: In the interests of general amenity.

Application No: **N/2004/498**
 Location: **14A Wantage Road**
 Proposal: **Erection of four two storey dwellings with four garages**

APPROVED subject to the conditions appended and for the following reason:

The siting, density and design of the proposed dwellings and impact on residential amenity are considered acceptable and in accordance with Policies E20, H6 and B18 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 by the Council prior to the commencement of construction work on site.

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

(3) Full details of the method of the treatment of the external boundaries of the site together with individual plot boundaries shall be submitted to and approved by the Council, implemented prior to the occupation of the buildings hereby permitted and thereafter maintained.

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

(4) No development shall take place until there has been submitted to and approved by the Council 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.

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

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 or re-enacting that Order), no extensions or other form of enlargement to the residential development hereby permitted, nor erection of porches, outbuildings, hardstanding, storage tanks, gates, fences, walls or other means of enclosure, shall take place without the prior written consent of the Council.

Reason: To prevent overdevelopment of the site.

(7) The garages shown on the submitted plan shall be constructed to the satisfaction of the Council prior to the first occupation of the buildings hereby permitted and thereafter maintained as such.

Reason: To ensure adequate on site parking facilities.

(8) A scheme for the lighting of the two access ways shall be submitted to and approved by the Council, implemented prior to the occupation of the buildings hereby permitted and thereafter maintained.

Reason: In the interests of amenity.

(9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no additional windows shall be installed in the first floor northern and western elevations of the proposed dwellings without the prior written consent of the Council.

Reason: To safeguard the privacy of adjoining properties.

(10) The windows in the first floor northern and western elevation shall be glazed with obscured glass prior to the occupation of the buildings hereby permitted and thereafter retained in that form at all times.

Reason: To safeguard the privacy of the adjoining property.

Application No: **N/2004/521**
 Location: **Former Latimer and Crick Warehouse, Cattlemarket Road**
 Proposal: **Conversion and extension of existing building to form 6 no. apartments with associated parking**

APPROVED subject to the conditions appended and for the following reason:

The proposed conversion and extension would provide an adequate form of residential accommodation and would not adversely impact on the character of the area in accordance with Policy E20 of the Northampton Local Plan.

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

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

(2) Details and/or samples of all proposed external facing materials shall be submitted to and approved by the Council prior to the commencement of construction work on site.

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

(3) Notwithstanding the details as shown on the submitted plan, full details at a scale of 1:20 of all proposed windows, doors and balconies shall be submitted to and approved by the Council prior to the commencement of construction work on site.

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

(4) Full details of facilities for the secure parking of bicycles shall be submitted to and approved by the Council before the development hereby approved is commenced, provided prior to the first occupation of the development hereby approved and retained thereafter.

Reason: To ensure the provision of adequate facilities.

(5) Details of the provision for the storage of refuse shall be submitted to and approved by the Council, implemented prior to the first occupation of the development hereby approved and retained thereafter.

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

(6) Full details of the proposed surface treatment of the parking and manoeuvring areas shall be submitted to and approved by the Council prior to the commencement of construction work on site.

Reason: To secure a satisfactory standard of development.

(7) The car parking spaces shall be laid out prior to the first occupation of the development hereby approved and retained thereafter.

Reason: To ensure that adequate parking facilities are maintained.

(8) The attenuation and ventilation scheme as submitted shall be carried out in full prior to the first occupation of the development hereby approved and retained thereafter.

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

(9) Development shall proceed fully in accordance with the submitted Flood Risk Assessment, and the developer shall confirm completion of the approved scheme in writing to the Council within one month thereafter.

Reason: To reduce the risk of flooding.

(10) Unless otherwise agreed in writing by the Council, the development shall be implemented strictly in accordance with the submitted drawing no.0209-300 Rev D and the ground floor area shall not be used as living accommodation at any time.

Reason: To secure a satisfactory standard of development and to prevent increased flood risk.

Application No: **N/2004/569**
 Location: **205 Wellingborough Road**
 Proposal: **Change of use of ground floor to Class A2 Financial and Professional Services and A1 Retail**

APPROVED subject to the conditions appended and for the following reason:

The proposal is an acceptable mix of uses in a district shopping centre in accordance with Local Plan Policies R9 and R10.

(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 shop window shall be retained and maintained on the premises at all times.

Reason: In the interests of the vitality of the shopping centre.

(3) The principal entrance or entrances shall have level or ramped access (to a gradient not exceeding 1:12) and doors shall have a minimum clear opening width of 900mm.

Reason: To ensure that the facility is accessible by persons with disabilities.

Application No: **N/2004/573**
 Location: **Demolition of existing buildings and erection of 27 one-bedroom and 13 two-bedroom sheltered apartments for the elderly and 1 two-bedroom house manager's apartment, landscaping and car parking**
 Proposal: **Lalgates, 119 Harlestone Road**

APPROVED IN PRINCIPLE subject to the conditions appended and for the following reason:

This is a previously developed site where government and local policy support residential development which is appropriate to the character of the area. The siting, design, density and landscaping are considered to be appropriate and in accordance with Policies GS5, H6, H7 and T10 of the Northamptonshire County Structure Plan and Policies E12, E20, E22, H6, H15, H19 and T17 of the Northampton Local Plan and the objectives of PPG3.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of the 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 Council 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) Other than the house manager's apartment, the development hereby permitted shall be used as Category II Sheltered Housing by persons of 60 years of age or over or persons of 55 years or over if cohabiting with a partner of 60 years or over.

Reason: To accord with the terms of the planning application and to ensure the provision of adequate parking and amenity space for the occupiers.

(4) Prior to the commencement of development, details of the design, sizes, materials, colours and profiles of all external windows and doors (including cross-sections where appropriate), shall be submitted to and approved in writing by the Council. 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 the development, a scheme of sound insulation and a ventilation scheme, to protect the development from external sources of noise, shall be submitted to and approved in writing by the Council and thereafter implemented concurrently with the development and maintained as such.

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

(6) Prior to the commencement of the development, a scheme of investigation and assessment to identify the extent of contamination and the measures necessary to make the land fit for the proposed use shall be submitted to and approved in writing by the Council and implemented. The approved scheme shall subsequently be maintained as such.

Reason: In the interests of health and safety and the quality of the environment generally.

(7) Prior to the commencement of the development, details of a hard and soft landscaping scheme (including boundary treatments) for the site shall be submitted to and approved in writing by the Council, commenced and completed in accordance with the approved details within the next available planting season after first occupation of the building and thereafter maintained.

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 Council, 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 nor the ground level altered during the periods of development.

Reason: For the avoidance of doubt to ensure the adequate protection of the 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 as such.

Reason: To ensure the provision and retention of adequate parking provision.

(10) Prior to the commencement of the development, details of any illumination of the site shall be submitted to and approved in writing by the Council and shall be commenced and completed in accordance with the approved details prior to the first occupation of the building and thereafter maintained as such.

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

(11) The existing stone entrance piers on the Harlestone Road boundary shall be retained in their entirety and a scheme for their enhancement and continued use shall be submitted to and approved in writing by the Council. The scheme shall be implemented as approved, concurrently with the development.

Reason: To ensure the retention of the stone piers in the interests of the visual amenity of the area.

(12) Access shall be provided to the buildings hereby approved and facilities provided, for people with disabilities in accordance with the details shown on the approved plans, concurrently with the development, completed prior to the first occupation of the building and thereafter maintained.

Reason: To ensure satisfactory access for people with disabilities to the development.

(13) All existing vehicle crossovers shall be reinstated to footway and full details of which shall be submitted to and approved by the Council and the works shall be carried out prior to the occupation of the building.

Reason: In the interests of highway safety.

(14) At the time of commencement of any part of the development hereby permitted or such longer period as may be approved in writing by the Council, the junction of the new access and the existing highway shall be laid out together with the provision of visibility splays in accordance with details to be submitted to and be approved in writing by the Council prior to the commencement of the development hereby permitted.

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

PLANNING COMMITTEE

26 MAY 2004

LIST OF DEFERRED APPLICATIONS DETAILED BELOW:

APPROVED IN PRINCIPLE

98/0682	Extension to foodstore and revised layout of car park at J Sainsbury, Weedon Road
98/0973	Construction of two bus lay-bys at Pavilion Drive
990074	Demolition and erection of 36No. flats (outline) at Kingsthorpe Road and Balmoral Road
991341	Omit condition 4 of 95/0727 at land at former Simpson Barracks
991342	Link road/lagoon arrangement at land at former Simpson Barracks
N/2000/90	Residential development at land off Balmoral Road
N/2001/629	Erection of three dwellings at Area F Wootton Fields Wootton
N/2001/788	Demolish existing buildings and erection of 13no. duplex flats/apartments at 27-35 Craven Street
N/2002/1197	Demolition of warehouse and construction of 24no. 1 and 2 bedroom flats and refurbishment to dwellings of two houses nos.42 & 44. no.46 to be demolished - outline application at land at Spencer Street, St James
N/2001/1283	Infill two storey extension between the happy gathering Chinese restaurant and eternity nightclub to create three restaurants at 137-151 Bridge Street
N/2002/296	Two storey extn to existing offices at Travis Perkins Trading Co Ltd, Ryehill Close
N/2002/733	Proposed extension of car park and removal of bank at Northampton General Hospital, Cliftonville
N/2002/1041	C/U to hot food takeaway with ancillary seating area at 89 Kettering Road
N/2002/1058	Warehouse Class B8 (Plot 300) at Swan Valley
N/2002/1059	Office Class B1 (Plot 310) at Swan Valley
N/2002/1060	3 units for business, general industry or warehouse uses Classes B1C/B2/B8 (Plot 400) at Swan Valley
N/2002/1061	1 unit for business, general industry or warehouse uses Classes B1C/B2/B8 (Plot 420) at Swan Valley
N/2002/1062	Warehouse Class B8 (510) at Swan Valley
N/2002/1063	1 unit for business, general industry or warehouse uses Classes B1C/B2/B8 (Plot 530) at Swan Valley
N/2002/1180	C/U to children's nursery at Hazelrigg House, 33 Marefair
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/2002/1593	Demolition of garden wall at Corfe House, 26 Back Lane
N/2002/1641	Conversion and change of use from general industrial (Class B2) to 8 flats, Sunlight Works, Grafton Street
N/2003/195	Change of use of rear ground floor to cafe/restaurant use Class A3, 137 Kettering Road
N/2003/374	Conversion and change of use to 19 flats at 25-29 Robert Street
N/2003/524	Conversion to residential development at Connaught House, 32 Connaught Street
N/2003/533	Erection of residential development (48 units) at St James Road
N/2003/573	Demolition of garage and erection of 12 flats at 1A Derby Road
N/2003/662	Residential development of 115no. flats with associated car parking at land off Woolmonger Street
N/2003/727	Demolition of existing factory and construction of new residential block of 31no. flats and 8no. affordable housing units at 35-37 Talbot Road
N/2003/1022	Demolition of front and rear elevations of existing building and conversion and extension of building to form 9 flats at 52-56 Hazelwood Road
N/2003/1188	Residential redevelopment – Outline Application Land and buildings at Stimpson Avenue/Lea Road/Adnitt Road
N/2003/1220	Erection of a day nursery at site adjacent to Safeway Store, Kettering Road
N/2003/1286	Residential development (flats and houses) - outline application at former Water Works rear of 73-89 Friars Avenue, Delapre
N/2003/1303	Change of use/alterations to form 5no. flats at 14 Market Square/22 The Drapery
N/2003/1500	Erection of 145no. 1, 2, 3 and 4 bedroom houses and flats together with access roads, footpaths, parking areas and landscaping at land off Lyttleton Road/Countess Road
N/2003/1531	C/U to residential care home (Class C2) for a maximum of eight residents at 8 Kingsthorpe Grove
N/2003/1588	Renewal of outline planning permission for residential development ref: N/2003/323 at 544-548 Wellingborough Road

- N/2003/1659 Residential Development comprising 93 no. houses and apartments and associated works at Turners Merry Go Round Site, Newport Pagnell Road
- N/2004/171 New training building, car park store etc at Police Headquarters, Wootton Hall Park
- N/2004/173 Demolition of existing stores and building new stores etc at Police Headquarters, Wootton Hall Park
- N/2004/573 Demolition of buildings and erection of 27 one-bedroom and 13 two-bedroom sheltered apartments for the elderly and 1 two-bedroom house manager's apartment and car parking at Lalgates, 119 Harlestone Road

PENDING AND DEFERRED

- 98/0957 Link road and alterations to cul-de-sac at Cob Drive, Swan Valley
- N/2000/14 C/U to residential-phase one at 36-38 Milton Street, Kingsley
- N/2000/15 C/U to residential-phase two at 36-38 Milton Street, Kingsley
- N/2000/286 Business/industrial/storage at Pineham, South West District
- N/2000/630 Business (class B1) and industrial (class B1/B2) development and wind tunnel together with associated access, parking, infrastructure and landscaping at land at Pineham
- N/2000/1192 Redevelopment of existing buildings to form hotel, leisure and conference facilities, restaurant, bar together with ancillary retail areas at former St Crispins Hospital off Berrywood Road, Upton
- N/2000/1193 Part demolition of main hospital at former St Crispin Hospital off Berrywood Road, Upton
- N/2001/246 C/U from working mill to residential at Upton Mill, Upton
- N/2001/247 C/U from working mill to residential at Upton Mill, Upton
- N/2001/1112 Renewal of Outline Planning Approval 98/0680 - variation of conditions 2 and 3 of planning permission 95/0502 to allow an extension of time limit for approval of Reserved Matters development of B1, B2 and B8 use Classes land at Lilliput Road/Bedford Road
- N/2002/171 Variation of condition 2 of Planning Permission 98/0393 to allow submission of Reserved Matters by 11/6/05 at Land off Wellingborough Road
- N/2002/332 Variation of condition 2 and 3 of 98/0679 at land at Billing Park Great Billing
- N/2002/638 Variation of cond no.4 of planning permission N/2000/516 to 163-165 Kettering Road
- N/2002/1238 Renewal of outline planning permission for the erection of light industrial units (Class B1(C) at 174 St Andrews Road
- N/2002/1296 Application under Section 73 of Town and Country Planning Act 1990 for variation of conditions 97/0340 at Swan Valley
- N/2002/1335 Variation of condition 2 of planning permission 90/0732 at Swan Valley
- N/2002/1476 Stable block to 3 houses and erection of 15 flats and a community centre at Thornton Hall, Mill Lane, Kingsthorpe
- N/2002/1477 Conversion block to 3 houses and erection of 15 flats and a community centre at Thornton Hall, Mill Lane, Kingsthorpe
- N/2002/1676 Mixed employment uses at land at Pineham North
- N/2003/275 Residential development of 149no. dwellings at land off Talavera Way
- N/2003/1076 Residential development at former St Crispin Hospital site, Duston
- N/2003/1209 Illuminated advertisements located on 19no. bus shelters at various site in Northampton
- N/2003/1274 Erection of 20 dwellings at former St Crispin Hospital site
- 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/2003/1308 Earthworks / landscaping to existing golf course at Delapre Golf Course, Eagle Drive, Delapre
- N/2003/1367 Single storey garden/sunroom front extns to existing bedrooms at 3 The Crescent, Kingsley
- N/2003/1467 C/U to restaurant (Class A3) with first floor restaurant extension at 1 Castilian Terrace
- N/2003/1497 Installation of three storage containers at 49 Grafton Street
- N/2004/179 Conv of 7no. bedsits to 4no. flats at 48 Abington Avenue
- N/2004/200 Comprehensive redevelopment to provide employment - B1 (business), B2 (general industrial) use, housing, sports facilities and public open space – Outline Application at former British Timken site, Duston
- N/2004/222 Office development comprising three separate 2-storey buildings with associated car and cycle parking – approval of reserved matters at Plot 1, Phase 2, The Lakes, Bedford Road
- N/2004/265 Mixed use development incorporating residential, community facilities, local leisure and rental centre, access arrangements at Bedford Road and new Southbridge Road, and associated works – Outline Application at Nunn Mills and Avon Cosmetics sites
- N/2004/310 Addition of first floor bay window/sun rooms to existing bedrooms at 3 The Crescent
- N/2004/322 Erection of 2no. industrial units at 62-64 St James Mill Road
- N/2004/354 Repairs and alterations at St Johns Church, Bridge Street

N/2004/359	Temporary change of use from garage to vehicle storage at former Auction Centre, Lilliput Road, Brackmills Ind Est
N/2004/373	Ground floor front and side extension at 16 Hardlands Road
N/2004/413	New factory and offices at former Trinity Trucks premises, Lower Farm Road, Moulton Park Ind Est
N/2004/415	Construction of 8no. flats with car parking at land off Cattle Market Road
N/2004/420	Construction of goods-in extension and unloading area to existing warehouse, new gatehouse and drivers facilities, modifications to external yard and roadway, additional car parking and new perimeter fence at Unit DC1, Swan Valley Way, Swan Valley
N/2004/425	New offices unit and 3 no. technology units and associated car parking – Phases 1 and 2 (Use Classes B1, B2 and B8) at Kings Park Road, Moulton Park Ind Est
N/2004/458	Erection of 18no. apartments and 5no. dwellings at Tunnell Hill Farm, Rothersthorpe Lane
N/2004/459	Single storey rear extension for use as message room at 73 Lingswood Park
N/2004/461	C/U to offices at Gough Lodge, Main Road, Duston
N/2004/466	Conversion to 29 no. residential units etc (reserved matters) at former Nurses Home, St Crispin site, Berrywood Road

NEW APPLICATIONS

N/2004/475	Erection of two new building at Phase 2 Riverside Business Park
N/2004/495	Mixed use development comprising residential at land west of Harvey Reeves Road
N/2004/496	Southern development link road linking Upton and Harvey Reeves Road, Ross Road at land North of River Nene and Storton's Pits
N/2004/510	Residential, community facilities and associated development at land off Ransome Road
N/2004/511	Installation of 15no. mobile classrooms and construction of additional car parking at Thomas Becket Catholic Upper School, Becket Way
N/2004/520	Conv of existing house to 2no. flats. Demolition of shop and construction of 2no. flats at 44 Balmoral Road
N/2004/530	Residential, retail and commercial leisure development at Land at Sixfields East of Upton Way South of Weedon Road and West of Storton's Pits
N/2004/547	C/U to eight residential apartments at 173 Bridge Street
N/2004/556	Proposed development of 24no. new flats at land at rear of 81 Station Road, Great Billing
N/2004/571	Variation of condition no.3 of planning permission 90/981, use of bingo club as a casino at Beacon Bingo Club, Weedon Road
N/2004/572	Provision of a new entrance lobby within the courtyard of the Guildhall at Northampton Borough Council, The Guildhall, St Giles Square
N/2004/579	Office and parking at ground floor and 26no. flats on floors above at 44-50 St Andrews Road
N/2004/581	Retention of use of property as office at on Track House 1, Brownlow Court
N/2004/598	Demolition of existing factory and construction of three-storey building to form 21no. flats for rent at 23-27 Regent Street
N/2004/599	C/U to day nursery and creation of new vehicular exit and car park at 15 Berrywood Road
N/2004/600	Renewal of temporary use as vehicle recycling centre – NCC Application at Ransome Road
N/2004/603	Variation of conditions 2 and 8 of planning permission N/2003/415 to allow the construction of a revised access at Fernie Fields, Moulton Leys
N/2004/606	Hydraulic containment system incorporating plant building ay former British Timken Site, Duston
N/2004/611	C/U private outpatients clinic and consulting rooms at 82 Billing Road
N/2004/612	Demolition of existing garage and creation of three additional parking spaces at 82 Billing Road
N/2004/615	Residential development together with nursery at Disused Sewage Works, Quinton Road, Wootton
N/2004/626	Renewal of outline planning consent N/2001/898 for the erection of two dwelling at land at Church Way, Weston Favell
N/2004/648	Demolition of house and garage and erection of none flats and new access at 13 Abington Park Crescent
N/2004/672	Conv of adjacent dwellings into 7no. two bedroom and 3no. one bedroom flats at 37 & 38 East Park Parade

NORTHAMPTON BOROUGH COUNCIL**LICENSING COMMITTEE****Tuesday, 8 June 2004**

PRESENT: Councillor S Stewart (Chair); Councillor M Taylor (Deputy Chair);
Councillors S Beardsworth, P Concannon, P Evans, I Markham, T
Wire and A Woods

1. APOLOGIES

Apologies for absence were received from Councillors Acock, Caswell and Duncan.

2. MINUTES

The minutes of the meeting held on 11 May were agreed and signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

Resolved: (1) That Mr Field be granted leave to address the Committee in respect of Item 5 – “Application for the Renewal and Variation of the Public Entertainment Licence, Northampton Museum, Guildhall Road”.

(2) That Mr Benamore be granted leave to address the Committee in respect of Item 6 – “Application for the Renewal and Variation of the Public Entertainment Licence, Square 11, Abington Square”.

(3) That Mr Kelly and Mr Matthews be granted leave to address the Committee in respect of Item 7 – “Surcharge on Hackney Tariff”.

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 was considered by the Chair as a Matter of Urgency because undue delay if consideration of it were deferred be as follows:-

(A) Appeal by Bar Me

The Committee was advised that the Solicitor for Bar Me had lodged an appeal against the decision made by the Committee at the previous meeting to refuse the application to vary the hours of the PEL. A Directions Hearing at the Magistrates’ Court would be held on 22 June 2004, at which time a date for the full hearing would be set. The Committee would be further advised accordingly.

(B) Street Trading at Brackmills

The Chair raised the issue of the site visit to Street Trading consent sites at Brackmills. To hire a bus had been considered too costly. As the agreed sites had already been completed, together with the Licensing Officer the Chair had visited and examined the sites. With the exception of one, all were as previously discussed; with accident prevention in mind, specifically built with parking. The Committee accepted this and a report would be submitted at a future meeting for Traders to be licensed.

5. APPLICATION FOR THE RENEWAL AND VARIATION OF THE PUBLIC ENTERTAINMENT LICENCE - NORTHAMPTON MUSEUM, GUILDHALL ROAD

Mr Field addressed the Committee and spoke in support of the application. He stated that the main purpose for the variation in hours was to accommodate the increasing number of corporate hire requests.

Resolved: That the application to renew the Public Entertainment Licence for Northampton Museum, for the hours 10am to 11pm Monday to Wednesday; 10am to 12.30am Thursday, Friday, Saturday and 12 noon to 10.30pm on Sundays be approved.

6. APPLICATION FOR THE RENEWAL AND VARIATION OF THE PUBLIC ENTERTAINMENT LICENCE, SQUARE 11, ABINGTON SQUARE

Mr Benamore addressed the Committee and spoke in support of the application, stating that the request for the variation in hours was to bring the venue in line with other local establishments.

Members were advised that there had been some ambiguity in the handwritten application form submitted by Mr Benamore regarding the requested hours, but that the public advertisements had been correct. The request was to extend the hours to 1am on Sundays and 2am on Sundays preceding a Bank Holiday.

The Committee sought advice regarding the closing times of other similar venues and were advised that the majority closed at 12.30am on Sundays.

Councillor Beardsworth proposed and Councillor I Markham seconded that the hours be extended to 12.30am on Sundays, 2am on a Sunday before a Bank Holiday, in line with other establishments

Resolved: That the application to renew the Public Entertainment Licence for Square 11, for the hours 10am to 3am Monday to Saturday, and 12 noon to 12.30am on Sundays; 2am on Sunday be approved.

7. SURCHARGE ON HACKNEY TARIFF

Mr Matthews addressed the Committee and spoke in support of the request for a surcharge on the Hackney tariff. He explained that a 20p per journey surcharge had been requested to cover the recent rise in fuel costs. Mr Matthews emphasised that this would be a temporary surcharge and should not be mistaken as a rise in the Hackney fare.

Mr Kelly reiterated the comments made, adding that many other costs had also increased and that the surcharge would help until the next review of the Hackney tariffs.

The Committee was referred to the statistics in the report, which compared the national Hackney rates to those of Northampton.

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 Borough Solicitor.

The public part of the meeting then resumed.

Resolved: That the application for the increased surcharge be unanimously refused for the following reasons:

- (1) The price of oil was fluctuating
- (2) Northampton Hackney fares were already above the national average
- (3) The Committee unanimously agreed that the 20p surcharge was excessive.

8. 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**EXECUTIVE****Monday, 14 June 2004**

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

1. APOLOGIES

None.

The Chair welcomed P Hamberger from the IDeA who would be working with the Council in respect of the Recovery Plan.

2. MINUTES

The minutes of the meeting of the Executive held on 24 May 2004 were signed by the Chair.

3. DEPUTATIONS/PUBLIC ADDRESSES

- RESOLVED**
- (1) That Mr R Barnes and Miss H Greenhalgh be granted leave to address the Executive in respect of item 16 "Northampton Shopping Study – Update 2004".
 - (2) That Councillors B Markham and Roy be granted leave to address the Executive in respect of Item 19 "Child Protection and Vulnerable Adults Policy".
 - (3) That Councillor Woods be granted leave to address the Executive in respect of Item 11 "South West District English Partnership Strategic Review".

4. DECLARATIONS OF INTEREST

None.

5. ISSUES ARISING FROM OVERVIEW AND SCRUTINY COMMITTEES**MARKET SQUARE ENHANCEMENT PROJECT**

The Head of Overview and Scrutiny commented that following the call-in held on 1 June 2004 recommendations had not yet been finalised and it was anticipated that these would be circulated to members of the Executive during the following week so that at its next meeting the it could make a judgement on them.

RESOLVED: That the position be noted.

6. RECOVERY PLAN- UPDATE (LC)

The Acting Chief Executive commented that a deputation had met the Minister on 7 June 2004 at which the Council's progress had been well received but the level of expectation had been made clear to deliver the Recovery Plan. A further meeting of the Monitoring Board had taken place on 10 June and the Government representatives were satisfied that the Council was heading in the right direction. They commented that they wished to see more information within the Plan on strategic housing issues.

There had also been constructive comments made in respect of planning and measuring progress. A further revised Plan would be submitted to the Monitoring Board on 15 July 2004. In parallel to work on the Recovery Plan, delivery of the Plan was now beginning to

take place; performance accountability meetings had been introduced and together with the IDeA ways of communicating change, perhaps through 'change champions', were being investigated.

RESOLVED: That the position be noted.

7. HOMELESS TEMPORARY ACCOMMODATION OPTIONS (H)

The Director of Business and Housing Services submitted a report that formed part of the Homelessness Strategy to ensure that sufficient accommodation was available to those who are homeless. The proposal would increase the supply of temporary accommodation to enable support to be targeted appropriately.

It was noted in paragraph 7.4 that a full year figure had been quoted, but the part year cost for 2004/05 would be £35,283.56. It was intended that the scheme would be cost neutral. It was noted that only single homeless would be accommodated in bed-sits; it was intended that families should be accommodated in a property most appropriate for their needs, contingent upon availability.

It was also noted that the proposals highlighted the importance of the sustainability study and the identification of housing needs within the Borough.

RESOLVED: That the proposal to transfer the management of up to 30 council properties to the Emergency Team for use as temporary accommodation for the homeless be approved.

8. SERVICE DELIVERY MONITORING REPORT (FS)

The Director of Strategic Resources submitted the final monitoring report for 2003/04 which would be subject to independent audit by KPMG in July. The report showed progress since last year; progress towards targets set for 2003/04; and performance against the Council's other comparator Local Authorities. It was noted that the Council had achieved its targets in 40% of the key indicators and showed an improvement in 68% during 2003/04. A brief discussion ensued as to the validity of some of the targets and the accompanying statements and whether short, medium and long term targets should be set.

The Acting Chief Executive commented that a effective performance management tool needed to be in place and by the Monitoring Board meeting scheduled for 15 July, performance indicators would have to be prioritised and these would be the ones reported on. It was noted that a report would be made to the next meeting in respect of performance indicators.

RESOLVED: That the report be received.

9. REVENUE OUTTURN 2003/04 (FS)

The Director of Strategic Resources submitted a report that sought approval of the accounts so that they could be incorporated into the Council's statement of accounts. It was noted that there was an improvement in the General Fund of £1.316 million and in the Housing Revenue Account of £957,000. The report also set out emerging issues for 2004/05 and future years and gave projections of budget shortfalls in 2005/06 and 2006/07 of £3.064 million and £2.441 million respectively.

RESOLVED: (1) That the report be noted and that the accounts of the General Fund (Appendix B) and Housing Revenue Account (Appendix F) and Collection Fund (Appendix I) be approved.

- (2) That the reserve variations listed in Appendix H and the reserve account shown in Appendix G be approved.
- (3) That the supplementary estimates needed to finance the outturn bids and emerging issues detailed in Appendix J be approved.

10. CORPORATE CAPITAL PROGRAMME OUTTURN 2003/04 AND PROGRAMME 2004/05- 2006/07 (FS)

(A) CAPITAL PROGRAMME OUTTURN 2003/04

The Director of Strategic Resources submitted a report that set out the Council's final capital programme spend in 2003/04 in respect of the Housing and General Fund capital programmes.

RESOLVED: That the report be noted.

(B) CAPITAL PROGRAMME OUTTURN 2004/05-2006/07

The Director of Strategic Resources submitted a report and highlighted issues surrounding Camp Hill Community Centre, CASPAR, the One Stop Shop, Guildhall improvements, CCTV at Cliftonville and the Print Room. It was also noted that the County Council had not yet confirmed the anticipated £600,000 contribution to the works to the Mayorhold Carpark.

In respect of the One Stop Shop, the Director of Business and Housing Services commented that the original scheme submitted to the Executive some two years previously had been enhanced. There would be changes to the ground floor cashiers area, a contact centre area would be provided and the Visitors Centre would be moved into the First Stop Shop. There would be a new entrance and reception point. The total works were estimated to cost £450,000 and it was hoped that the new facility would be open from the Autumn. However, any further delays would put the project back into 2005/06.

RESOLVED: That subject to further reports on the Guildhall improvements, space standards and the use of Security Guards at Cliftonville and the potential provision of CCTV cameras at Abington Museum, approval be given to the variations in the Corporate Capital Programme 2004/05 – 2006/07 as outlined in the report and the slippage from 2003/04 as identified in Appendix 1.

11. SOUTH WEST DISTRICT, ENGLISH PARTNERSHIPS STRATEGIC REVIEW (PRT)

Councillor Woods commented that the Planning, Regeneration and Transport Overview and Scrutiny Committee had expressed concern at the proposed site of the secondary school that the Committee believed should be located closer to the existing built up environment. The consultants appeared not to have taken this point on board. The Director of Strategic Resources submitted a report that set out a review of land use that had been prepared by consultants on behalf of English Partnerships.

Councillor Hill commented that any school provision needed to be timed so as to coincide with new housing rather than the situation in Wootton where the school had been provided after new housing had gone in which had led to overcrowding problems in the existing schools.

The Acting Chief Executive commented that the position of the school had been discussed

at the Local Development Document Group and would be further discussed as part of the Area Action Plan. The consultants had reviewed sustainable land use issues and there remained some issues that the Council were not happy with. English Partnerships had welcomed the initial response from the Council and had commented in a letter dated 14 June that they felt that the proposed school was in the right location and had made further comments in respect of housing provision, the country park and the flood-plain and Milton Ham which they believe should be excluded from the master plan, but which the Council felt should be included. Further comment was made that the secondary school should be moved and that its phasing was important to coincide with the housing provision.

- RESOLVED:**
- (1) That the contents of the South West District strategic review report, prepared on behalf of English Partnerships, be noted.
 - (2) That subject to the matters contained in section 4 (which forms an interim planning policy statement) the strategic review report be approved as a basis for elements of the local development framework for Northampton and in particular the proposed South-West District Action Plan and a material consideration in determination of outstanding planning applications.

12. HIGHWAYS AGENCY (PRT)

The Acting Chief Executive submitted a report that set out a response to a proposal from the County Council to take back all residual matters currently undertaken by the Council as part of the Highways Agency. He reported that the County Council were now to defer consideration of this matter in June and therefore the report should be viewed as a statement of this Council's position.

- RESOLVED:**
- (1) That the position be noted and the contents of the report reflects the Council's position in respect of proposed transfer and centralisation of functions put forward by the County Council.
 - (2) That the report be referred to the Planning Committee and Planning Transportation and Regeneration Overview and Scrutiny Committee for information.

13. CONSULTATION- HIGH HEDGES (PRT)

The Acting Chief Executive submitted a report on the ODPM consultation on draft regulations and guidance. He drew particular attention to the proposals that the complainant should pay a fee and the level that that fee should be set at.

- RESOLVED:**
- (1) That the comments set out in the Report be forwarded to the Office of the Deputy Prime Minister.
 - (2) That a further report be submitted that would show:
 - (i) Which division of the Council was most appropriately qualified to deal with high-hedge complaints.
 - (ii) Whether an amendment of Council's Constitution, Part 8 'Delegations to Officers' would be required.
 - (iii) The employment of additional staff with appropriate qualifications or experience to help handle the backlog of complaints that the Council is expected to receive as soon as the legislation comes into effect.

- (iv) If a decision is made that a fee should be charged for dealing with the complaint to decide the details of the fee scheme.

14. ENVIRONMENT AGENCY PROPOSAL FOR SINGLE TIER FLOOD DEFENCE COMMITTEES (PRT)

The Acting Chief Executive submitted a report and reminded the Executive of previous comments made by the Environment Agency. Comment was made of the logic of putting Northampton in a Lincolnshire grouping, it being suggested that the Great Ouse Committee seemed the more appropriate.

- RESOLVED:**
- (1) That the Environment Agency's proposals for the creation of three regional flood defence committees within the Anglian Region from 1 April 2005 be noted.
 - (2) That the Agency be reminded of the previous comments made by the Council in response to the consultation on the draft and be asked to pursue the issues raised in finalising the structure and constitution of the new committees as set out in the report as well as the appropriateness of Northampton being located within the Lincolnshire Committee.

15. ITEM WITHDRAWN

Item withdrawn.

16. NORTHAMPTON SHOPPING STUDY- UPDATE 2004 (PRT)

Mr Barnes on behalf of CB Richard Ellis commented that they had undertaken a two part exercise looking at Retail Capacity until 2009. The first part of the exercise was to ascertain the economic viability for any extra shopping and the second part of the exercise was to indicate where this provision should be located. The study had concluded that there was a need within the Town Centre for a development such as the Legal and General Proposal and for an improved supermarket offer. In terms of the west side of the Town a balanced further provision of food and non-food shopping would be required with modest increases provided to the north and eastern parts of the town. It was also noted that there would be no requirement for further out of town shopping provision. It was noted that the study had not included the open market as this was not seen to be appropriate to a study such as this.

Miss H Greenhalgh from G M A Planning and on behalf of land owners to the north of Weedon Road commented that in respect of the Sixfields District Centre would the boundaries of it be decided upon following a public consultation; and raised a query about high density housing use on the existing employment areas to the north of the Weedon Road. The Acting Chief Executive commented that these were issues of detail that the proposals had not yet reached and commented that issues about the District Centre and the surrounding uses would be the subject of public consultation.

- RESOLVED:** That the Northampton Shopping Study be adopted as a basis for formulating the emerging retail planning policy in the core strategy of the local development framework and accepted as a material consideration in the determination of planning applications in the interim period.

17. PROVISION FOR INDUSTRIAL AND COMMERCIAL DEVELOPMENT (PRT)

The Acting Chief Executive and Town Clerk submitted a report that set out data on employment land developed during the last financial year and the amount of land remaining for future development. The information would be used in the preparation of local development framework.

RESOLVED: That the contents of the annual monitoring report on the provision for industrial and commercial development land in Northampton be noted and adopted for the basis of future policy formulation.

18. LAND AT CHALCOMBE AVENUE (FS)

The Director of Strategic Resources submitted a report that set out the position of the tenant of the general store at Chalcombe Avenue.

RESOLVED: That approval be given to the granting of a ground lease to Mr Parekh on land at Chalcombe Avenue Kingsthorpe for the purpose of constructing a new grocery store.

19. CHILD PROTECTION AND VULNERABLE ADULTS POLICY (HE)

The Director of Community Services submitted a report and commented that the issue of the Council having a Child and Vulnerable Adult Protection Policy had been identified in the CPA report. It was hoped that this Policy could be in place for the summer play schemes and that it could be further developed as a Corporate Policy.

Councillor Roy commented that the Policy was fine for Community Services needs however she had concerns as to how it would be taken on to be developed corporately.

Councillor B Markham concurred with Councillor Roy.

RESOLVED: (1) That the Policy be adopted by the Cultural Services Section and implemented within the context of the summer events organised by the Council and that a further report be made to the next meeting as to how the policy could be developed corporately and that those Councillors previously involved ie Councillors Evans, Eldred, Lane and Roy be involved with its development.

The meeting concluded at 20.32 hours.

M3226

NORTHAMPTON BOROUGH COUNCIL

**LEADER OF THE COUNCIL AND GENERAL PURPOSES OVERVIEW &
SCRUTINY COMMITTEE**

Tuesday, 15 June 2004

PRESENT: Councillor Allen(Chair); Councillor Malpas(Deputy Chair); Councillors Acock,Caswell,Church,Flavell, B.Hoare and Roy

ALSO PRESENT

M.Hunter	Head of Overview and Scrutiny
V.Shayler	Head of ICT Services and Business Devt
J.Armstrong	Head of Customer Relations
Councillor Woods	Observer

1. APOLOGIES

An apology for absence was received from Councillor Boss.

2. MINUTES

The Minutes of the proceedings of the meeting of the Committee held on 20 April 2004 were signed by the Chair.

3. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

Councillor Church declared the fact that he was a member of the Recovery Board.

4. DEPUTATIONS / PUBLIC ADDRESSES

There were none.

5. UPDATE ON THE CORPORATE PLAN/RECOVERY PLAN

The Committee received an update on the Corporate Plan/Recovery Plan from the Head of ICT Services and Business Development.

A copy of the latest Recovery Plan dated 4 June had been sent to all Members.

For the benefit of new Members onto this Committee he briefly outlined the background to the Recovery Plan, making the comment that the team had been working on this since mid-March and were now on version 4.

Patricia Coleman, an official from the ODPM, was still assisting with the recovery process and so far the ODPM had been satisfied to allow the Council to achieve recovery without government intervention.

In recent weeks the plan had been through some radical changes and developments.

Housing, Revenue and Benefits and the Street Scene were the weakest areas and needed

the most concentration.

The importance of Member involvement and input was stressed.

In recent weeks the document had undergone major changes to reflect Member views. That version had been submitted to the Monitoring Board on 10 June. A number of issues to be addressed were highlighted, ie Performance Management, Risk Analysis, Housing and the issue over Lead Officers and the following comments for improvement were also included:-

- ❑ performance management – more emphasis
- ❑ citizen services – broader focus needed
- ❑ consistency
- ❑ lead officers – ownership by senior managers needed
- ❑ political arrangements – role of members / board / full council
- ❑ people management – coherent / comprehensive / corporate
- ❑ risk management – ensure inclusion
- ❑ remaining services – must not be neglected

The best way to summarise the current position was in the words “Almost There”.

The key date was 15 July when the final plan needed to be submitted to the Monitoring Board.

The role of this, and other, Scrutiny Committees in relation to the Recovery Plan, was recognised.

This Scrutiny Committee would take the overarching role in monitoring the process and its effectiveness. Political and managerial leadership was a major consideration needing clear objectives.

The Chair commented that the Lead Officer role, and Leader of the Council role would get particular attention from this Committee

- ❑ Issues of immediate concern were:
 - (1) Annexe L17 was missing. L13 refer to L17
 - (2) When the work described as 0 – 3 months would begin
 - (3) Whether dates in the plan were rigid
 - (4) Whether measurement criteria would be included in the plan
 - (5) How the project plans were identified (eg L4, member competencies and job descriptions)
 - (6) Whether we were imparting solutions rather than defining our own problems and finding our own solutions
 - (7) Whether Scrutiny could liaise with representatives of the Recovery Board
 - (8) Concerns about 2 specific aspects criticised by CPA but not specifically described in the Recovery Plan ie the Race Equality Scheme, and, Child Protection Policy

To enable a further detailed consideration of the Recovery Plan by this Committee it was suggested that it meet, possibly as a Working Group, before its next scheduled meeting in September.

It was recognised that this meeting would need some thought and planning beforehand so that Members had a clear scope and idea of issues that needed discussing.

Concerns were expressed about levels of prioritisation of projects, ie there were a lot of projects rated high or medium priority and whether the timescales could be met. Assurance was given that at present all was on target.

Reference was made to the Child Protection Policy which had been considered by the Executive earlier in the week. This was to become a Corporate Policy. Members considered it the task of the Overview and Scrutiny Committees to ensure that this happened.

Overview and Scrutiny Committee 5, Housing and Environment, had set up a Working Party to discuss the Child Protection Policy. Members suggested that this Committee also set up a Working Party so that it could be considered from this Committee's perspective.

- CONCLUSION:**
- (1) That the position regarding the Recovery Plan be noted and that the Working Group meeting to discuss this further be 28 July at 6pm.
 - (2) That the Working Group to consider the development and corporacy of policies using the Child and Vulnerable Adult policy comprise Councillors Allen, Acock, B Hoare and Roy.

6. FUTURE WORK PROGRAMME

Members considered possible topics for the Committee's future work programme.

A presentation on customer relations/the One Stop Shop had been made previously to this Committee. J Armstrong, Head of Customer Relations gave an update on the current situation and the issue of customer focus in its context as part of the Recovery Plan.

He circulated a diagram in terms of customer relations/customer access to services in the context of part of the Recovery Plan overview.

It was envisaged that the One Stop Shop would be operational by September but would not be operating at its optimum level straight away. It would need time to develop. It was agreed that the Head of Customer Relations would be invited back to a future meeting to update on progress.

- The Committee discussed the Complaints Policy and were assured it had the Ombudsman's approval although there was a need to ensure corporate commitment and analysis of complaints (not just response) to ensure change – to avoid recurrence.
- The Chair asked the Head of Customer Relations to confirm his satisfaction with the increased emphasis on citizens and the planned developments and assured him of this committee's intention to monitor the progress and ask him back to aid in scrutiny of developments.

CONCLUSIONS: (1) That the Head of Customer Relations to be invited to

a future meeting of this Committee to aid in monitoring the development of one stop shop and complaints analysis.

- (2) That unitary status/regional governance be left on the future work programme but that it be an item for discussion some time in the future to enable concentration on the Recovery Plan for the immediate future.
- (3) A discussion on the role of co-optees to a future meeting.
- (4) To consider the role and remit of the General Purposes Committee and how this committee interacts and monitors.
- (5) That members of the committee be sent copies of the Employee Attitude Survey.
- (6) That a report on SESAME be requested in terms of where it is going, what contribution this authority is making and whether it is getting value for money.
- (7) Performance – in terms of people and performance rather than statistics which is the role of Overview and Scrutiny Committee 4.
- (8) Risk Management.

The meeting concluded at 2000 hours

<TRAILER_SECTION>

The meeting concluded at Time Not Specified

NORTHAMPTON BOROUGH COUNCIL

COMMUNITY LEADERSHIP OVERVIEW & SCRUTINY COMMITTEE

Thursday, 17 June 2004

PRESENT: Councillor Glynane (Chair); Councillor Miah (Deputy Chair);
Councillors Acock and Concannon, D McKintosh (Co-optee)

J Armstrong Head of Customer Relations
M Hunter Head of Overview and Scrutiny
T Miles Head of Cultural Services & Community Development (Item 5)
P Newman Tourism & Events Manager (Item 5)
S Riley Federation of Residents' Association
Meetings Services Officer

1. APOLOGIES

Apologies for absence were received from Councillors Barron, Lane and Malpas, Councillor Hill (Portfolio Holder), and A Gonzalez de Savage (Co-optee).

2. MINUTES

The minutes of the meeting held on 22 April 2004 were signed by the Chair.

At this point, D McKintosh commented that the Twinning Sub-Group had not yet met.

3. DEPUTATIONS / PUBLIC ADDRESSES

There were none.

4. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

Councillor Miah declared an interest in item 5 which he did not regard as being prejudicial.

5. BRANDING OF NORTHAMPTON

Following its referral from the Leader of the Council Scrutiny Committee, Members received a presentation on the Branding of Northampton. Copies of the marketing pack 'Northampton Celebrates' were circulated.

During the general discussion the Committee heard that: -

- The brand for the town also related to the Council in some ways, for example, as the Council contributed to the Roadmender and Northampton Celebrates the Arts. There were likely to be some occasions when the brand might not be appropriate, as an NBC identity would be needed. The town brand was a marketing tool, for example, Northampton Celebrates Excellence (and named services) or Northampton Celebrates NBC.
- The recognition of the need to link tourism and economic gain with the brand. The private sector supported an NBC lead because of the ability to link diverse businesses.
- The brand was in its infancy, strongest at present in Leisure and Culture and needs to evolve with public support. Currently being developed as a Tourist pack.
- The general feel that whilst it was promising, and other towns had adopted branding,

it needed something unique to Northampton. Although many visited the town, it was a point from which other places were visited. Investment and a profile would bring confidence and more users. It was hoped that the brand would aid economic development.

- Transport problems were identified as a major barrier to successful promotions via branding and would need partnership working to provide the lack of transport.
- Working with citizens to market the town was crucial and officers commented that each resident could potentially market to two to three friends. It was essential to make residents aware of the 'gems' in the town.
- The example of Liverpool's ambassador scheme was explained.
- Recognition that beneath the attractive surface, marketing major service providers had received poor assessment. This needed to be addressed quickly.
- The pack contained prestigious events as well as how key local events were designed to appeal to everyone. Many historical and important attractions were available but Northampton had never really promoted itself.
- Recognition that residents and the Local Authority needed awareness raised. Officers, citizens and the private sector were all needed for input and support. Public/business meetings would aim to promote the brand.
- Ownership of the brand would be joint, with partners, but control at present was with one directorate as the developer/guardian. Eventually it should be a Borough brand. At present, the private sector was happy for NBC to lead, to ensure no one sector used it for its own needs and that it was a generic brand for general use.
- Recognition that promotion should include Area Partnerships and the Federation of Residents Associations. Also that citizenship in schools could be interested.
- The range of opportunities for promotion and economic gain by attracting companies and improving the town skills base, for example.
- Prior to further promotion of the brand, a consultation process was needed to ensure complete support.

Members heard that the Town Centre Partnership (TCP) supported the branding of Northampton and wanted to encompass it within their logo. The TCP had produced a whole variety of promotional material and was putting together a shopping and business pack which would be a cross fertilisation of 'Northampton Celebrates' and its own brand.

Members offered support for the project, considering it important to be brought within the Council and written into the Recovery Plan, identifying barriers and ensuring consultation.

CONCLUSION:

- (1) That the Committee supports the branding of Northampton by writing to the Acting Chief Executive.
- (2) That it was vital that there were links between departments within the Authority and that the branding project be part of the Recovery Plan.
- (3) That the barrier of poor transport be highlighted for urgent attention.

6. ISSUES REGARDING CONSULTATION

The Chair referred to the Financial Strategy & Performance Scrutiny Committee call-in of the Market Square Enhancement Project: Public Consultation. One of the reasons for call-in was the public consultation. A recommendation had been made that this Committee review

consultation and how it was carried out corporately. A copy of Financial Strategy & Performance Scrutiny Committee's report would be forwarded to this Committee. A scoping meeting would then be held.

A copy of the CabinetOffice guidance - 'Code of Practice on Consultation' was circulated.

The Committee heard that although there was a Consultation Policy, consultation was carried out variously by the individual departments. Public consultation had also been identified as a key issue in the Corporate Plan.

CONCLUSION:

- (1) That a copy of Financial Strategy & Performance Scrutiny Committee's report on the call-in of the Executive decision of 10 May regarding the Market Square Enhancement Project: Public Consultation be forwarded to this Committee.
- (2) That a scoping meeting be held to examine the recommendations of the report and take the Consultation Review forward.

7. EQUALITY STANDARD/EQUALITY & DIVERSITY POLICY

Consideration of this item was deferred to the next meeting.

8. FORUM MINUTES

The Head of Overview and Scrutiny advised that no issues had arisen from the Forum minutes for the attention of this Committee.

9. FUTURE WORK

The Committee suggested the following issues for its work programme.

CONCLUSION:

- (1) That the following issues be included onto the Committee's Work Programme:-
 - Equality Standard/Equality & Diversity Policy (23 September 2004 meeting)
 - Consultation following the call-in recommendations
- (2) That the Head of Overview and Scrutiny convene a meeting of the Town Twinning Working Group.
- (3) That this Committee's comments on the Branding of Northampton be highlighted in a letter to the Acting Chief Executive, emphasising that it should be recognised as a corporate issue, and part of the Recovery Plan.

The Chair placed on record his thanks to Councillors Mason and Pritchard for their hard work as Members of the Committee over the previous year. He welcomed Councillors Barron and Concannon onto the Committee.

The meeting concluded at 8:07 pm

NORTHAMPTON BOROUGH COUNCIL

STANDARDS COMMITTEE

Tuesday, 22 June 2004

PRESENT: Mrs Roberts(Chair); Councillor Flavell (Deputy Chair); Councillors Allen, B. Hoare, Pritchard and Mr Ramose.

1. APOLOGIES

An apology was received from Mr D Hughes.

2. MINUTES

The minutes of the meeting of the Committee held on 9 March 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. PARISH COUNCILS- WELCOME TO SUBSTITUTE MEMBER, MRS M EDWARDS

This item was deferred in the absence of a Parish Council's representative.

6. PROTOCOL FOR MEMBER/ OFFICER RELATIONS; AMENDMENTS FROM EXECUTIVE AND OVERVIEW AND SCRUTINY

The Borough Solicitor submitted a report that set out the results of the references to the Executive and the meeting of the Chairs and Deputies of Overview and Scrutiny Committees. The revised Protocol highlighted the changes that had been suggested and it was noted that the new title of the Chief Executive had replaced the old title of Chief Executive and Town Clerk. In Paragraph 7.1 it was noted that the reference to the Head of Paid Service should be amended to read Chief Executive.

RESOLVED: That the amendments suggested by the Chairs and Deputies of Overview and Scrutiny Committees be adopted.

RECOMMENDATION: That the Council adopt the Protocol for Member Officer Relations and that it be included in the Constitution.

7. INVESTIGATIONS BY LOCAL STANDARDS COMMITTEES; PROGRESS OF DRAFT REGULATIONS

The Borough Solicitor submitted a report and commented that a response by the ODPM to the consultation was still awaited.

RESOLVED: That the report be noted.

8. PROPOSED NEWSLETTER-DRAFT

The Borough Solicitor referred to the draft Newsletter circulated with the Agenda and commented that it was intended to be circulated to all Councillors and Parish Councillors. The Newsletter was welcomed and it was agreed that the following amendments be made:

- that the titles “Standards Board Advice” and “Freemasons” be reversed so as to give greater prominence to the word “Freemasons”
- that in the item on Statistics the second bullet point should refer to “Members of Parish Councils”
- that the item on Statistics should be clarified to refer to national statistics
- that Mrs Edwards, the substitute Parish Council member be added to the membership of the Standards Committee.

RESOLVED: That the Newsletter as amended be published to Councillors and Parish Councillors.

9. SETTING HIGH ETHICAL STANDARDS- INSPECTION BY THE AUDIT COMMISSION

The Borough Solicitor submitted a report that commented upon an audit of the Council’s new political management arrangements undertaken by the Audit Commission. The final report from the Auditor was awaited however it had appeared that he had been generally happy with the work that the Standards Committee had undertaken so far. The Auditor had raised the question of monitoring compliance with the Code of Conduct. However, given that this was a responsibility placed on individual Councillors and that it would be difficult for someone else, unless they had personal knowledge of the circumstances of the individual concerned, to know if appropriate interests were being declared or not, that this was difficult to monitor. There was no evidence that there was any widespread evasion of the Code.

RESOLVED: That the report be noted.

10. STANDARDS- REPORT ON THE NATIONAL POSITION AND UPDATE ON COMPLAINTS

The Borough Solicitor submitted a report and elaborated thereon and circulated Bulletin No 19.

RESOLVED: That the report be noted.

11. 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.

12. PARISH MATTER

The Borough Solicitor submitted a report which set out correspondence received from the Standards Board for England dated 27 April 2004.

RESOLVED: That the report be noted.

The meeting concluded at 18.15 hours

M3244

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Wednesday, 23 June 2004

PRESENT: Councillor J Robinson (Chair); Councillor P Flavell (Deputy Chair);
Councillors M Crake, D Edwards, B Hoare, C Malpas, B Markham, L
Marriott, L Mason, A McCutcheon and J Yates

1. APOLOGIES

There were none.

2. MINUTES

The minutes of the meeting held on 26 May 2004 were signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

Resolved: (1) That Mr Maydon, Councillor Hill and Councillor Glynane be permitted to address the Committee regarding Application N/2003/1308 Earthworks/Landscaping to existing golf course, Eagle Drive.
(2) That Mr A Brodie, Councillor Hill and Mr A Cowling be permitted to address the Committee regarding Application N/2004/359 Temporary change of use from Lairage to vehicle storage at former Lairage Auction Centre, Liliput Road.
(3) That Councillor Hadland be permitted to address the Committee regarding Application N/2004/648 13 Abington Park Crescent.
(4) That Mr Brooker be permitted to address the Committee regarding Application N/2004/688 Yeoman of England Public House, 31 High Street, Wootton.
(4) That Mr G Turner be permitted to address the Committee regarding Application N/2004/713 Booth Lane (South of St Gregory's Road)

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 in consideration of them was delayed, be as follows:

(A) N/2004/333 Ground and First Floor, 2 Clare Street Change of use to refugee community centre, including café, crèche, telephone centre, offices, IT training and small retail units

The Head of Planning, Transportation and Regeneration advised that this Application had been refused at the previous Committee meeting but the unauthorised use as a refugee community centre was taking place.

Resolved: That the Borough Solicitor be authorised to issue an Enforcement Notice with a compliance period of 2 months in respect of the unauthorised use.

(B) Member Training

The Head of Planning, Transportation and Regeneration advised that in keeping with the Royal Town Planning Institute and Nolan Committee recommendations, Members

of the Planning Committee would receive training once this year.

Resolved: That the training be arranged and Members advised of the same in due course.

(C) Joint Initiative

Regarding the Joint Initiative Applications by English Partnerships for the Sixfields/Ransome Road area and other sites, the Head of Planning, Transportation and Regeneration advised that these would be likely to be submitted to the next meeting of the Committee for determination. A presentation on this and the Nunn Mills development would be given to all Members of the Council on Monday 12 July. Details of all these applications were in the Members room.

Resolved: That the position be noted.

(D) N/2003/1220 Erection of a day nursery at site adjacent to Safeway Store, Kettering Road

The Borough Solicitor advised that a letter had been received from the solicitors acting on behalf of the lessee requesting the Committee to reconsider clause 3 of the proposed Section 106 agreement.

Resolved: That the Committee considers this request under Item 14.

5. LIST OF CURRENT APPEALS AND INQUIRIES

The Head of Planning, Transportation and Regeneration submitted a list of current appeals and inquiries and commented that regarding Application N/2004/76 Lower Hester Street a revised scheme had been approved and the appeal withdrawn.

Resolved: That the report be noted.

6. FRINGE AREA APPLICATIONS

There were none.

7. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

There were none.

8. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

(A) N//2004/572-PROVISION OF A NEW ENTRANCE LOBBY WITHIN THE COURTYARD OF THE GUILDHALL (EXTENSION) TO SERVE A NEW ONE STOP SHOP AT THE GUILDHALL ST GILES STREET

The Head of Planning, Transportation and Regeneration submitted a report outlining the Application for a new entrance lobby in the courtyard at The Guildhall and commented that a late representation had been received regarding this application.

Resolved: That the Application be approved as shown in the Decision List attached.

9. PRINCIPAL ITEMS

(A) N/2003/1308-EARTHWORKS/LANDSCAPING TO EXISTING GOLF COURSE EAGLE DRIVE DELAPRE

Councillor Hill addressed the Committee commenting that the reasons for his objections were that a comprehensive review of the needs of the whole Delapre Park area needed to be carried out and that preservation of the battle-site should be a consideration. He further commented that the land between the golf course and the drive to the Abbey needed protecting and that bunding along the London Road should

be considered.

Councillor Glynane addressed the Committee, stating that his concerns were about the detrimental impact the proposal would have on the historic site and as such requested that the application be put on hold to clarify what the whole site needed.

Mr Maydon addressed the Committee stating that a review of the application would delay it by a year and that the proposals needed to be implemented in order to safeguard the golf course and grounds. He commented that this would be of benefit to the whole site, and that the developer would be willing to contribute towards new, secure gates and continue the bunding in Delapre Park.

The Head of Planning, Transportation and Regeneration submitted a report outlining the proposals for earthworks/landscaping at the existing golf course at Delapre Golf Course, Eagle Drive and commented that negotiations had taken place regarding the height of the bunding and this would determine the type of landscaping.

Resolved: That the application be Approved in Principle subject to:

- (1) The prior completion of a S106 Agreement to secure a contribution towards security access gates and additional bunding and ditches within Delapre Park.
- (2) The conditions as shown in the decision list attached.

(B) N/2004/359-TEMPORARY CHANGE OF USE FROM LAIRAGE TO VEHICLE STORAGE AT FORMER LAIRAGE AUCTION CENTRE LILIPUT ROAD

Mr Brodie addressed the Committee and commented that the application was at odds with the Local Plan and would prevent the livestock market being re-opened in the future.

Councillor Hill addressed the Committee, stating that there was very real concern amongst local residents that the use of the site for non-agricultural purposes would set a precedent for future applications.

Mr Cowling addressed the Committee, commenting that Wollaston Motors was a large, expanding business that had been unable to find a suitable site for vehicle storage. He emphasised that this was a temporary application for 12 months and would not undermine the principle of a livestock market. He also commented that the site had full planning permission as a lorry park.

The Head of Planning, Transportation and Regeneration submitted a report outlining the proposal for a temporary change of use from lairage to vehicle storage, Former Lairage, Auction Centre, Liliput Road, and commented that six more representations opposing the application had been received, as outlined in the addendum.

Resolved: That the application be refused as shown in the Decision List attached.

10. SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION

Councillor Hadland addressed the Committee regarding Application No. N/2004/648 commenting that it was out of character with the surrounding premises. He suggested that a smaller number of flats would be more in keeping with the area and suggested that the plans shown were inaccurate.

Mr Brooker addressed the Committee regarding Application No N/2004/688 and stated that the application had been made at the request of the Parish Council. The land was too far from the public house to convert to a pub garden, hence the proposal for a car park. This would be no closer to the back of housing than the existing car park. He further commented that there was a need to see an active use of the land to address the concerns of the Parish Council.

Mr Turner addressed the Committee regarding Application No N/2004/713 and advised that two objections had been responded to with information. A suitable location for the mast had been sought as none of the schools could accommodate it on their rooftops. Consequently a roadside location had been chosen in order that it could blend in with the street lighting.

- Resolved:**
- (1) That Application Nos N/2003/1467, N/2004/373 (the officers having recommended approval of a revised scheme), N/2004/544, N/2004/566, N/2004/683 and N/2004/713 be approved as shown in the Decision List attached.
 - (2) That Application No N/2004/458 be Approved in Principle subject to:
 - (i) the variation of the legal agreement entered into in respect of N/2003/271 and
 - (ii) the conditions as shown in the Decision List attached.
 - (3) that Application Nos N/2004/547 and N/2004/655 be refused as shown in the Decision List attached.
 - (4) That Application No N/2004/571 be Approved in Principle subject to:
 - (i) A S106 legal agreement relating to the provision and maintenance of two CCTV cameras and
 - (ii) the conditions as shown in the Decision List attached.
 - (5) That Application No N/2004/619 be Approved in Principle subject to:
 - (i) the prior finalisation of a legal agreement to secure a contribution towards public transport and
 - (ii) the conditions as shown in the Decision List attached.
 - (6) That consideration of Application No N/2004/648 be deferred pending a site visit.
 - (7) That Application No N/2004/688 be deferred to enable the officers to investigate other alternatives.

11. ENFORCEMENT MATTERS

There were none.

12. OTHER REPORTS

(A) FOOTPATH DIVERSION ORDER AT BILLING BROOK NORTHAMPTON ACADEMY SITE

The Head of Planning, Transportation and Regeneration submitted a report outlining the proposed diversion of the footpath at Northampton Academy and elaborated thereon, circulating a revised plan.

Resolved: That an order be made pursuant to Section 257 of the Town and County Planning Act 1990 in respect of the proposed diversion of the footpath at Northampton Academy as shown on the revised plan.

13. LISTS OF DELEGATED APPLICATIONS

(A) LIST OF DELEGATED APPLICATIONS APPROVED

The Head of Planning, Transportation and Regeneration submitted a list of Delegated Applications approved during the period 29 April 2004 – 26 May 2004 for Members' information.

Resolved: That the report be noted.

(B) LIST OF DELEGATED APPLICATIONS REFUSED

The Head of Planning, Transportation and Regeneration submitted a list of Delegated Applications refused during the period 29 April 2004 – 26 May 2004 for Members' information.

Resolved: That the report be noted.

14. LIST OF DEFERRED APPLICATIONS

The Head of Planning, Transportation and Regeneration submitted a list of deferred applications for Members' information. Regarding Application No N/2003/1220 Erection of a day nursery at site adjacent to Safeway Store, Kettering Road, a letter was circulated from the proposed lessee's Solicitors in respect of the proposed positive obligation to operate the day nursery, requesting that his be rephrased as a negative obligation. The Borough Solicitor and the Head of Planning, Transportation and Regeneration elaborated thereon, particularly with reference to the circumstances that had given rise to the approval in principle of the application.

Resolved: (1) That in respect of Application No N/2003/1220, a positive obligation to use the building as a day nursery be required
(2) That the reports and List be noted

**NORTHAMPTON BOROUGH COUNCIL
PLANNING COMMITTEE
23 JUNE 2004**

DECISION LIST

Application No: **N/2003/1308**
Location: **Delapre Golf Course, Eagle Drive, Delapre**
Proposal: **Earthworks/landscaping to existing golf course**

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

The proposed development is considered acceptable in visual terms and would not unduly affect the historic character of the area in accordance with Policies E9 and L9 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) No development shall take place until there has been submitted to and approved by the Council 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.

(3) All planting, seeding or turfing comprised in the approved detailed of landscaping shall be carried out in the first planting and seeding seasons following the substantial completion of the development; 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 Council gives written consent to any variation.

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

(4) Full details of the surface treatment of the proposed access road linking the car park to the maintenance shed shall be submitted to and approved by the Council prior to the commencement of construction work on site.

Reason: To secure a satisfactory standard of development.

(5) Notices warning walkers of the dangers of crossing the golf course and waymarking of the route of the public footpaths within the site shall be provided. Full details of which shall be first submitted to and approved by the Council and thereafter implemented prior to the substantial completion of the proposed mounding near to the London Road boundary and retained thereafter.

Reason: In the interests of public safety.

(6) 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 by the Council.

Reason: In the interests of archaeological research.

(7) The existing ridge and furrow within the driving range shall be kept in-situ and undisturbed unless otherwise agreed in writing by the Council.

Reason: To enable the Council to protect the landscape character of the area.

(8) Only clean, uncontaminated rock, subsoil, brick rubble, crushed concrete and ceramic shall be permitted as infill material for the proposed mounding hereby permitted. Details of the material shall be submitted to and approved in writing by the Council prior to the commencement of work.

Reason: In the interests of the environment and environmental health.

(9) Full details of the proposed chicane stile barrier as shown on the submitted plan shall be first submitted to and approved by the Council and implemented prior to the substantial completion of the proposed mounding near to the London Road boundary and retained thereafter.

Reason: In the interests of public safety.

(10) No part of the existing HW24 public right of way shall be obstructed and the path shall be cut through the proposed mounding at a minimum gradient of no greater than 1:16 and a minimum useable width of 2 metres shall be made available to the public at all times. A 2 metre wide culvert shall be installed to carry the right of way over the proposed ditch.

Reason: In the interests of pedestrian and public safety.

(11) A programme of work shall be submitted to and approved in writing by the Council in relation to earthworks that may affect the route of the Northampton Horse Trail. Thereafter the proposed development shall be carried out in accordance with the approved programme of work.

Reason: To ensure that the existing facility is maintained.

(12) Notwithstanding the details as submitted, full details of any proposed alteration works to the route of the Northampton Horse Trail shall be first submitted to and approved in writing by the Council. Thereafter the proposed alteration works shall be carried out in accordance with the approved details within three months of the substantial completion of the proposed mounding at the north-western boundary of the site. Any part of the existing route that may be affected by the proposed development shall be made good within three months of the substantial completion of the proposed mounding at the north-western boundary of the site.

Reason: To ensure that the existing facility is maintained.

(13) The proposed access gates for emergency vehicles as shown on the submitted plan shall be provided within three months of the substantial completion of the proposed mounding at the north-western boundary of the site.

Reason: In the interests of public safety.

(14) Notwithstanding the details as shown on the submitted plans, no ditch or mounding shall be constructed within 5 metres of any existing tree canopies.

Reason: In the interests of amenity.

Application No: **N/2003/1467**
 Location: **1 Castilian Terrace**
 Proposal: **Change of use of part of ground floor from office (Class A2) to restaurant (Class A3) with first floor restaurant extension**

APPROVED subject to conditions and for the following reason:

The proposed change of use and extension to the premises represents an acceptable form of development in this location and would be unlikely to adversely impact on general amenity in accordance with Policies E20 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) Details and/or samples of all proposed external facing materials shall be submitted to and be approved by the Council prior to the commencement of construction work on site.

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

(3) The premises shall not be used for the sale of hot-food for consumption off the premises.

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

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

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

(5) The redundant vehicular crossover shall be reinstated to footway before the premises are used for the permitted purpose in accordance with details to be submitted to and approved in writing by the Council prior to the commencement of construction work on site.

Reason: In the interests of pedestrian safety.

(6) A scheme for the collection, treatment and dispersal of cooking smells and fumes shall be submitted to and approved by the Council and the approved scheme shall have been implemented before the premises are 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.

(7) Details of the provision for the internal storage of refuse enclosed within the site shall be submitted to and approved by the Council, implemented before the premises are used for the permitted purpose and retained thereafter.

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

(8) There shall be no deliveries to or collections from the premises before 08.00 hours or after 18.00 hours on any day.

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

(9) 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 by the Council, implemented concurrently with the development, completed before the premises are used for the permitted purpose and thereafter maintained.

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

(10) No live music or dancing shall be allowed at the premises at any time.

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

(11) The premises shall not remain open to customers after the hours of 23:30 on any day.

Reason: In the interests of general amenity.

Application No: **N/2004/359**
 Location: **Former Lairage, Auction Centre, Liliput Road**
 Proposal: **Temporary Change of use from lairage to vehicle storage (retrospective)**

REFUSAL for the following reason:

The use undermines the principle of retention of this site for a cattle market/auction and sales centre, which offers diversity in Northampton 's economic base and for which there is an established and potential need. The applicant's have not demonstrated that the site should be released for a non-related storage use contrary to Policies B3 and B8 of the Northampton Local Plan.

Application No: **N/2004/373**
 Location: **16 Hardlands Road**
 Proposal: **Ground floor front and side extension**

APPROVED subject to conditions and for the following reason:

The siting, size, and design of the extension and its impact on residential amenity are considered acceptable in accordance with Policy H18 of the Northampton Local Plan.

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

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

(2) 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.

Application No: **N/2004/458**
 Location: **Tunnel Hill Farm, Rothersthorpe Lane**
 Proposal: **18 apartments and 5 dwellings**

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

The site is allocated for residential purposes in the adopted Development Plan and whilst the site is technically Greenfield it is situated in a sustainable location within the town's urban fabric. It is also part of a larger site that has planning permission for residential purposes. The development has been assessed against Policies GS1, GS2, GS3, GS5, GS6, H1, T8, T9 and T10 of the Northamptonshire County Structure Plan and Policies E20, E37, E40, H6, H12, H15, H17, H19, H32, T9, T10, T17 and T21 of the Northampton Local Plan.

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

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

(2) Details and or/samples of all proposed external facing materials shall be submitted to and be approved by the Council prior to the commencement of construction work on site.

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

(3) Full details of facilities for the secure and covered parking of bicycles shall be submitted to and approved in writing by the Council before the development hereby approved is commenced, provided prior to the occupation of the buildings hereby permitted and thereafter maintained.

Reason: To ensure the provision of adequate facilities.

(4) Full details of the method of treatment of the external boundaries of the site together with individual plot boundaries in addition to other forms of enclosure such as motorcycle barriers shall be submitted to and approved by the Council, implemented prior to the occupation of the buildings hereby permitted and thereafter maintained.

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

(5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no gates, walls, fences or any means of enclosure shall be constructed within the site without the prior written consent of the Council.

Reason: In the interests of visual amenity, and to be consistent with the main planning permission for the development, N2003/271.

(6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no extensions or other form of enlargement to the residential development hereby permitted, nor erection of porches, outbuildings, hardstanding, storage tanks, gates, fences, walls or other means of enclosure, shall take place without the prior written consent of the Council.

Reason: In the interests of amenity to prevent overdevelopment of the site, and to be consistent with the main planning permission for the development, N2003/271.

(7) Details of the provisions for the storage of refuse for the apartments shall be submitted to and approved by the Council, implemented prior to the occupation of the apartments and thereafter maintained.

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

(8) Full details of all roads and sewers including cross-sections, and longitudinal sections, highway boundaries and proposed ground and floor levels shall be submitted to and approved by the Council prior to the commencement of construction work on site.

Reason: To secure a satisfactory standard of development.

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

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

(10) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and 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 Council gives written consent to any variation.

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

(11) 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 by the Council and implemented concurrently with the development and thereafter retained as such.

Reason: To ensure the provision and retention of dwellings suitable for use by people with disabilities.

(12) No development shall take place within the site until the developer has secured the implementation of a programme of archaeological and building recording work in accordance with a written scheme of investigation which has been submitted to and approved by the Council.

Reason: The site is potentially of archaeological and/or historic importance and information should be preserved as a record before it is destroyed by the development, and to be consistent with the main planning permission for the development, N2003/271.

(13) No residential accommodation shall be provided above the line of the railway tunnel.

Reason: In order to protect residents from unacceptable vibration levels, and to be consistent with the main planning permission for the development, N2003/271.

(14) Before the commencement of the development hereby permitted a scheme shall be submitted to and approved by the Council for protecting the dwellings from traffic noise. The noise levels at the boundary of any property shall not exceed the upper bound of NECB as defined in Planning Policy Guidance Note 24.

Reason: To protect the enjoyment of future occupiers of their dwellings, and to be consistent with the main planning permission for the development, N2003/271.

(15) Prior to the commencement of development details of the foul and surface water drainage shall be submitted to and approved by the Council. The surface water drainage shall include trapped gullies and interceptors to all parking areas and shall be implemented in accordance with the strategy outlined in the approved Flood Risk Assessment.

Reason: In the interests of flood risk protection and mitigation, and to be consistent with the main planning permission for the development, N2003/271.

(16) Development shall not begin until a scheme of investigation and assessment to identify the extent of contamination and the measures necessary to make the land fit for the proposed use has been submitted to and approved in writing by the Council and implemented.

Reason: In the interests of health and safety and the quality of the environment generally, and to be consistent with the main planning permission for the development, N2003/271.

(17) 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 49 Kingmaker Way shall be submitted to and approved in writing by the Council. Thereafter the development shall be implemented in accordance with the approved details.

Reason: In the interests of residential and visual amenity.

Application No: **N/2004/544**
 Location: **Homelands, Harborough Road**
 Proposal: **Demolish existing buildings and erect 10 two bedroom flats**

APPROVED subject to conditions and for the following reason:

The proposal for a residential development is in an existing residential area. The siting, design and density are considered to be acceptable and in accordance with Policies H6 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) Details and/or samples of all proposed external facing materials shall be submitted to and approved by the Council prior to the commencement of construction work on site.

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

(3) The accommodation shall be used solely in accordance with the approved drawings, unless otherwise agreed in writing by the Council.

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

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

Reason: To secure a satisfactory standard of development.

(5) Details of the provision for the storage of refuse shall be submitted to and approved by the Council, implemented prior to the development being first brought into use and retained thereafter.

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

(6) Notwithstanding the submitted details, full details including the siting of the proposed secure and covered bicycle store shall be first submitted to and approved by the Council, provided prior to the development being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities.

(7) No development shall take place until there has been submitted to and approved by the Council 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.

(8) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and 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 Council gives written consent to any variation.

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

(9) 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 by the Council and implemented concurrently with the development and thereafter retained as such.

Reason: To ensure the provision and retention of dwellings suitable for use by people with disabilities.

(10) Unless otherwise agreed in writing by the Council, no development shall take place until details of a scheme for the improvement of the junction of Harborough Road and Wallbeck Close have been submitted to and approved by the Council and fully implemented.

Reason: In the interests of highway safety.

(11) The redundant vehicle crossover in Harborough Road shall be reinstated to footway prior to the development being first brought into use.

Reason: In the interests of amenity and highway safety.

Application No: **N/2004/547**
 Location: **173 Bridge Street**
 Proposal: **Change of Use of First and Second Floors to 8 Residential Apartments**

REFUSAL for the following reason:

(1) Due to the location of the site adjacent to business uses and the surrounding road network, the proposal could not provide a satisfactory form of living accommodation. Change of use and conversion of the building would constitute piecemeal development and be prejudicial to any satisfactory redevelopment of the area. For these reasons the proposal would be contrary to Policies H7 and H13 of the Northampton Local Plan.

(2) The proposal would result in the loss of business floorspace for which there is an established need and the loss of which would not result in significant benefit to the local community or substantial employment opportunities. The proposal is therefore contrary to Policies B2 and B14 of the Northampton Local Plan.

Application No: **N/2004/566**
 Location: **Land adjacent to Cripps Centre, Northampton General Hospital**
 Proposal: **New library and medical students accommodation**

APPROVED subject to conditions and for the following reason:

The siting, size and design of the development and its impact on visual amenity are considered acceptable and in accordance with Policy E20 of the Northampton Local Plan.

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

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

(2) Details and/or samples of all proposed external facing materials shall be submitted to and approved by the Council prior to the commencement of construction work on site.

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

(3) No development shall take place until a landscaping scheme has been submitted to and approved by the Council.

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

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

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

(5) Full details of facilities for the secure parking of bicycles shall be submitted to and approved by the Council prior to the commencement of the development hereby permitted, provided prior to the development being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities.

(6) Full details of the proposed surface treatment of the access, parking areas and footpaths including their gradients shall be submitted to and approved by the Council prior to the commencement of construction work on site.

Reason: To secure a satisfactory standard of development.

(7) A scheme shall be submitted to and approved by the Council which specifies the sources of noise on the site whether from fixed plant or equipment or noise generated within the building and the provision to be made for its control and the approved scheme shall be implemented concurrently with the development, completed prior to the development being first brought into use and retained thereafter.

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

Application No: **N/2004/571**
 Location: **Beacon Bingo Club, Weedon Road**
 Proposal: **Variation of condition no 3 of planning permission 90/0981 for use of Bingo Club as a Casino**

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

The proposed use would result in an acceptable mix of uses in a district shopping centre and accords with Policy L14 of the Northampton Local Plan, which supports the improvements of existing buildings used for entertainment purposes which do not give rise to amenity, traffic or noise problems.

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

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

(2) The premises shall only be open between the following hours

Monday to Thursdays - 10 am to 12.30 am

Friday and Saturday - 10 am to 1 am

Sunday - 10 am to 12 midnight

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

(3) No development shall take place until a landscaping scheme has been submitted to and approved by the Council.

Reason: In the interests of visual amenity.

(4) The approved details of landscaping shall be carried out concurrently with the development; 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 with others of similar size and species, unless the Council gives written consent to any variation.

Reason: In the interests of visual amenity.

Application No: **N/2004/572**
 Location: **The Guildhall, St Giles' Square**
 Proposal: **Provision of new entrance lobby in the courtyard to access a new One Stop Shop**

APPROVED subject to a condition and for the following reason:

The proposed lobby has been designed to be in keeping with the building to which it will be attached and will provide good, prominent and universal access to an important public facility: without it, access would be significantly less convenient. The development has been assessed against Policies E25 and E26 of the Northampton Local Plan.

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

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

Application No: **N/2004/619**
 Location: **62-68 Artizan Road**
 Proposal: **Additional apartment to form a total of 23 units**

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

This proposal is for a residential development in an existing residential area. The layout and design are considered to be acceptable and in accordance with Policies H6, H15 and H19 of the Northampton Local Plan.

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

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

(2) Prior to the commencement of the development, details of the external sources of noise and sound levels, and a scheme for the sound attenuation against external noise, shall be submitted to and approved in writing by the Council. Thereafter the approved scheme shall be implemented prior to the first occupation of the development.

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

Application No: **N/2004/655**
 Location: **231 Harborough Road**
 Proposal: **Demolition of existing single storey police house and erection of two semi detached houses**

REFUSAL for the following reason:

The proposal would result in an unneighbourly form of development in that it would lead to an overbearing impact detrimental to the amenities of the occupiers of the adjoining property no. 229, Harborough Road contrary to Policies H15 and H19 of the Northampton Local Plan.

Application No: **N/2004/683**
Location: **14 - 20 St Michaels Road**
Proposal: **Erection of 20 flats**

APPROVED subject to conditions and for the following reason:

The site lies within an area allocated in the adopted Local Plan as a development site for a car park and leisure/residential uses and provides an acceptable form of accommodation following consideration of Policies E20, H7, H17, H20, T17 and D27 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 by the Council prior to the commencement of construction work on site.

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

(3) Full details of the method of the treatment of the south(rear) and west site boundaries shall be submitted to and approved by the Council. All boundary treatments shall be implemented prior to the first occupation of any of the flats hereby permitted and thereafter maintained.

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

(4) Unless otherwise agreed in writing by the Council, a minimum of two of the apartments hereby permitted shall be constructed to the Council's Mobility Standards and shall be maintained as such thereafter.

Reason: To ensure the provision of adequate and appropriate facilities.

(5) Unless otherwise agreed in writing by the Council, prior to the commencement of development a scheme shall be submitted to and approved in writing by the Council which assesses the Noise Exposure Categories for the site and protects the dwellings from highway noise. Where facades or floors do not fall into NEC A, as defined by PPG24, the scheme shall incorporate provision of mechanical ventilation. The approved scheme shall be fully implemented prior to the first occupation of any of the flats hereby permitted and shall be maintained thereafter.

Reason: To protect the enjoyment of future occupiers of the flats.

(6) No development shall take place until there has been submitted to and approved by the Council 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.

(7) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and 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 Council gives written consent to any variation.

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

(8) The secure and covered parking of bicycles shall be provided prior to the first occupation of any of the flats hereby permitted and thereafter maintained.

Reason: To ensure the provision of adequate facilities.

(9) 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 site investigation report shall be submitted to and approved in writing by the Council. 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 Council. 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 Council within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

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

Application No: **N/2004/713 (PRIOR NOTIFICATION APPLICATION)**
Location: **Booth Lane (south of St. Gregorys Road)**
Proposal: **Installation of 12m high mast with shrouded antennae, together with radio equipment housing**

Siting and appearance is **APPROVED**.

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

23 JUNE 2004

LIST OF DEFERRED APPLICATIONS DETAILED BELOW:

APPROVED IN PRINCIPLE

98/0682	Extension to foodstore and revised layout of car park at J Sainsbury, Weedon Road
98/0973	Construction of two bus lay-bys at Pavilion Drive
990074	Demolition and erection of 36No. flats (outline) at Kingsthorpe Road and Balmoral Road
991341	Omit condition 4 of 95/0727 at land at former Simpson Barracks
991342	Link road/lagoon arrangement at land at former Simpson Barracks
N/2000/90	Residential development at land off Balmoral Road
N/2001/629	Erection of three dwellings at Area F Wootton Fields Wootton
N/2001/788	Demolish existing buildings and erection of 13no. duplex flats/apartments at 27-35 Craven Street
N/2002/1197	Demolition of warehouse and construction of 24no. 1 and 2 bedroom flats and refurbishment to dwellings of two houses nos.42 & 44. no.46 to be demolished - outline application at land at Spencer Street, St James
N/2001/1283	Infill two storey extension between the happy gathering Chinese restaurant and eternity nightclub to create three restaurants at 137-151 Bridge Street
N/2002/296	Two storey extn to existing offices at Travis Perkins Trading Co Ltd, Ryehill Close
N/2002/733	Proposed extension of car park and removal of bank at Northampton General Hospital, Cliftonville
N/2002/1041	C/U to hot food takeaway with ancillary seating area at 89 Kettering Road
N/2002/1058	Warehouse Class B8 (Plot 300) at Swan Valley
N/2002/1059	Office Class B1 (Plot 310) at Swan Valley
N/2002/1060	3 units for business, general industry or warehouse uses Classes B1C/B2/B8 (Plot 400) at Swan Valley
N/2002/1061	1 unit for business, general industry or warehouse uses Classes B1C/B2/B8 (Plot 420) at Swan Valley
N/2002/1062	Warehouse Class B8 (510) at Swan Valley
N/2002/1063	1 unit for business, general industry or warehouse uses Classes B1C/B2/B8 (Plot 530) at Swan Valley
N/2002/1180	C/U to children's nursery at Hazelrigg House, 33 Marefair
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/2002/1593	Demolition of garden wall at Corfe House, 26 Back Lane
N/2002/1641	Conversion and change of use from general industrial (Class B2) to 8 flats, Sunlight Works, Grafton Street
N/2003/195	Change of use of rear ground floor to cafe/restaurant use Class A3, 137 Kettering Road
N/2003/374	Conversion and change of use to 19 flats at 25-29 Robert Street
N/2003/524	Conversion to residential development at Connaught House, 32 Connaught Street
N/2003/533	Erection of residential development (48 units) at St James Road
N/2003/573	Demolition of garage and erection of 12 flats at 1A Derby Road
N/2003/662	Residential development of 115no. flats with associated car parking at land off Woolmonger Street
N/2003/727	Demolition of existing factory and construction of new residential block of 31no. flats and 8no. affordable housing units at 35-37 Talbot Road
N/2003/1022	Demolition of front and rear elevations of existing building and conversion and extension of building to form 9 flats at 52-56 Hazelwood Road
N/2003/1188	Residential redevelopment – Outline Application Land and buildings at Stimpson Avenue/Lea Road/Adnitt Road
N/2003/1220	Erection of a day nursery at site adjacent to Safeway Store, Kettering Road
N/2003/1286	Residential development (flats and houses) - outline application at former Water Works rear of 73-89 Friars Avenue, Delapre
N/2003/1303	Change of use/alterations to form 5no. flats at 14 Market Square/22 The Drapery
N/2003/1308	Earthworks/landscaping to existing golf course at Delapre Golf Course, Eagle Drive, Delapre
N/2003/1500	Erection of 145no. 1, 2, 3 and 4 bedroom houses and flats together with access roads, footpaths, parking areas and landscaping at land off Lyttleton Road/Countess Road
N/2003/1531	C/U to residential care home (Class C2) for a maximum of eight residents at 8 Kingsthorpe Grove
N/2003/1588	Renewal of outline planning permission for residential development ref: N/2003/323 at 544-548 Wellingborough Road

N/2003/1659	Residential Development comprising 93 no. houses and apartments and associated works at Turners Merry Go Round Site, Newport Pagnell Road
N/2004/171	New training building, car park store etc at Police Headquarters, Wootton Hall Park
N/2004/173	Demolition of existing stores and building new stores etc at Police Headquarters, Wootton Hall Park
N/2004/458	18 apartments and 5 dwellings at Tunnel Hill Farm, Rothersthorpe Lane
N/2004/571	Variation of condition no 3 of planning permission 90/0981 for use of Bingo Club as a Casino at Beacon Bingo Club, Weedon Road
N/2004/619	Additional apartment to form a total of 23 units at 62-68 Artizan Road

PENDING AND DEFERRED

98/0957	Link road and alterations to cul-de-sac at Cob Drive, Swan Valley
N/2000/14	C/U to residential-phase one at 36-38 Milton Street, Kingsley
N/2000/15	C/U to residential-phase two at 36-38 Milton Street, Kingsley
N/2000/286	Business/industrial/storage at Pineham, South West District
N/2000/630	Business (class B1) and industrial (class B1/B2) development and wind tunnel together with associated access, parking, infrastructure and landscaping at land at Pineham
N/2000/1192	Redevelopment of existing buildings to form hotel, leisure and conference facilities, restaurant, bar together with ancillary retail areas at former St Crispins Hospital off Berrywood Road, Upton
N/2000/1193	Part demolition of main hospital at former St Crispin Hospital off Berrywood Road, Upton
N/2001/246	C/U from working mill to residential at Upton Mill, Upton
N/2001/247	C/U from working mill to residential at Upton Mill, Upton
N/2001/1112	Renewal of Outline Planning Approval 98/0680 - variation of conditions 2 and 3 of planning permission 95/0502 to allow an extension of time limit for approval of Reserved Matters development of B1, B2 and B8 use Classes land at Lilliput Road/Bedford Road
N/2002/171	Variation of condition 2 of Planning Permission 98/0393 to allow submission of Reserved Matters by 11/6/05 at Land off Wellingborough Road
N/2002/332	Variation of condition 2 and 3 of 98/0679 at land at Billing Park Great Billing
N/2002/638	Variation of cond no.4 of planning permission N/2000/516 to 163-165 Kettering Road
N/2002/1238	Renewal of outline planning permission for the erection of light industrial units (Class B1(C) at 174 St Andrews Road
N/2002/1296	Application under Section 73 of Town and Country Planning Act 1990 for variation of conditions 97/0340 at Swan Valley
N/2002/1335	Variation of condition 2 of planning permission 90/0732 at Swan Valley
N/2002/1476	Stable block to 3 houses and erection of 15 flats and a community centre at Thornton Hall, Mill Lane, Kingsthorpe
N/2002/1477	Conversion block to 3 houses and erection of 15 flats and a community centre at Thornton Hall, Mill Lane, Kingsthorpe
N/2002/1676	Mixed employment uses at land at Pineham North
N/2003/275	Residential development of 149no. dwellings at land off Talavera Way
N/2003/1076	Residential development at former St Crispin Hospital site, Duston
N/2003/1209	Illuminated advertisements located on 19no. bus shelters at various site in Northampton
N/2003/1274	Erection of 20 dwellings at former St Crispin Hospital site
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/2003/1367	Single storey garden/sunroom front extns to existing bedrooms at 3 The Crescent, Kingsley
N/2003/1497	Installation of three storage containers at 49 Grafton Street
N/2004/200	Comprehensive redevelopment to provide employment - B1 (business), B2 (general industrial) use, housing, sports facilities and public open space – Outline Application at former British Timken site, Duston
N/2004/222	Office development comprising three separate 2-storey buildings with associated car and cycle parking – approval of reserved matters at Plot 1, Phase 2, The Lakes, Bedford Road
N/2004/265	Mixed use development incorporating residential, community facilities, local leisure and rental centre, access arrangements at Bedford Road and new Southbridge Road, and associated works – Outline Application at Nunn Mills and Avon Cosmetics sites
N/2004/310	Addition of first floor bay window/sun rooms to existing bedrooms at 3 The Crescent
N/2004/322	Erection of 2no. industrial units at 62-64 St James Mill Road
N/2004/354	Repairs and alterations at St Johns Church, Bridge Street
N/2004/413	New factory and offices at former Trinity Trucks premises, Lower Farm Road, Moulton Park Ind Est

- N/2004/415 Construction of 8no. flats with car parking at land off Cattle Market Road
- N/2004/420 Construction of goods-in extension and unloading area to existing warehouse, new gatehouse and drivers facilities, modifications to external yard and roadway, additional car parking and new perimeter fence at Unit DC1, Swan Valley Way, Swan Valley
- N/2004/425 New offices unit and 3 no. technology units and associated car parking – Phases 1 and 2 (Use Classes B1, B2 and B8) at Kings Park Road, Moulton Park Ind Est
- N/2004/459 Single storey rear extension for use as message room at 73 Lingswood Park
- N/2004/461 C/U to offices at Gough Lodge, Main Road, Duston
- N/2004/466 Conversion to 29 no. residential units etc (reserved matters) at former Nurses Home, St Crispin site, Berrywood Road
- N/2004/475 Erection of two new building at Phase 2 Riverside Business Park
- N/2004/495 Mixed use development comprising residential at land west of Harvey Reeves Road
- N/2004/496 Southern development link road linking Upton and Harvey Reeves Road, Ross Road at land North of River Nene and Storton's Pits
- N/2004/510 Residential, community facilities and associated development at land off Ransome Road
- N/2004/520 Conv of existing house to 2no. flats. Demolition of shop and construction of 2no. flats at 44 Balmoral Road
- N/2004/530 Residential, retail and commercial leisure development at Land at Sixfields East of Upton Way South of Weedon Road and West of Storton's Pits
- N/2004/556 Proposed development of 24no. new flats at land at rear of 81 Station Road, Great Billing
- N/2004/579 Office and parking at ground floor and 26no. flats on floors above at 44-50 St Andrews Road
- N/2004/598 Demolition of existing factory and construction of three-storey building to form 21no. flats for rent at 23-27 Regent Street
- N/2004/599 C/U to day nursery and creation of new vehicular exit and car park at 15 Berrywood Road
- N/2004/603 Variation of conditions 2 and 8 of planning permission N/2003/415 to allow the construction of a revised access at Fernie Fields, Moulton Leys
- N/2004/606 Hydraulic containment system incorporating plant building at former British Timken Site, Duston
- N/2004/611 C/U private outpatients clinic and consulting rooms at 82 Billing Road
- N/2004/612 Demolition of existing garage and creation of three additional parking spaces at 82 Billing Road
- N/2004/615 Residential development together with nursery at Disused Sewage Works, Quinton Road, Wootton
- N/2004/626 Renewal of outline planning consent N/2001/898 for the erection of two dwelling at land at Church Way, Weston Favell
- N/2004/648 Demolition of house and garage and erection of none flats and new access at 13 Abington Park Crescent
- N/2004/672 Conv of adjacent dwellings into 7no. two bedroom and 3no. one bedroom flats at 37 & 38 East Park Parade

NEW APPLICATIONS

- N/2004/688 Extension to car park at yeoman of England Public House, High Street, Wootton
- N/2004/690 C/U to champayne bat (Class A3) at Unit 2 former Manfield Shoe Factory, Wellingborough Road
- N/2004/695 Demolition of existing public house and construction of 20no. apartments at former Cobblers PH, Woolmonger Street
- N/2004/701 Demolition of disused church and erection of 12no. one-bedroom flats at St Margarets Gardens, Glebeland Road, Dallington
- N/2004/709 C/U to house in multiple occupation at 32 Adams Avenue
- N/2004/715 C/U to night club (Class D2) for temporary period of two years at Pachangas, 1 Green Street
- N/2004/718 Proposed new roof garden for residents at existing approved site to convert hostel into flats at former YWCA, 17 Castilian Street
- N/2004/719 Deletion of condition 37 of planning permission 97/0566 to allow conversion of existing buildings and new building for residential and commercial use at former St Crispins Hospital site, Berrywood Road
- N/2004/727 Demolition of existing phab centre and erection of 10no. flats and new premises for the phab centre at land off Bushland Road/Sheraton Close
- N/2004/739 C/U to residential at Delapre Abbey, London Road, Delapre
- N/2004/741 Use of land for open vehicle records at 14A Martins Yard, Spencer Bridge Road
- N/2004/755 Proposed apartment building comprising 12no. dwellings at 25-29 Craven Street
- N/2004/757 C/U to motor vehicle repairs to include spray booth – retrospective at 10 Scotia Close, Brackmills Ind Est
- N/2004/760 Construction of road – approval of reserved matters at land west of Upton Way
- N/2004/761 Construction of road turning head – approval of reserved matters at west of Telford Way, Upton

NORTHAMPTON BOROUGH COUNCIL**GENERAL PURPOSES COMMITTEE****Monday, 28 June 2004**

PRESENT: Councillor D Edwards (Chair); Councillor M Crake (Deputy Chair);
Councillors S Beardsworth, P Concannon, J Duncan, Y Miah, L
Patterson and A Simpson

1. APOLOGIES

There were none.

2. MINUTES

The minutes of the meeting held on 1 March 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. LOCAL GOVERNMENT PENSIONS SCHEME - CONSULTATION ON REVISED
REGULATIONS**

The Director of Strategic Resources submitted a report requesting approval of the comments being sent to the Office of the Deputy Prime Minister as part of the consultation process on the LGPS Amendment No 2 Regulations 2004.

The Committee were advised of the main changes to the Scheme and the effect on the Conditions of Service for all employees, except those already over 50 years of age. It was noted that the earliest date at which benefits would be payable, in cases other than ill-health retirements, would be increased from the 50th to 55th birthday. However there would be protection for current Scheme members who would be over 50 on 1 April 2005. In conclusion the proposals would require employees to work longer, and there was no provision to allow employees to make additional payments enabling them to retire at a younger age. The changes did not propose that the contribution made by employees to the Scheme should increase. The Committee felt that increasing the contributions of employees might ultimately result in an increase in Council Tax, therefore detrimentally affecting residents of the town.

The Committee then discussed the response that it was proposed would be sent to the ODPM. Concern was expressed that, due to the nature of their jobs, manual workers may find it more difficult to work to the age of 65 and were therefore less likely to receive a full pension. The Acting Chief Executive stressed that this could also apply to office based

employees and there was no provision in the proposals to address this.

Also traditionally it was assumed that an employee would end their working life at the top of their profession and therefore it was beneficial for their pension to be based on their end salary. However in practice this could mean that employees left work earlier than they intended to protect their salary. It was noted that the existing regulations enabled the pension to be based on an employees highest earnings in the previous 10 years. Therefore it was felt that, in the response to the ODPM, it should be suggested that this provision be retained or improved by increasing the 10 years.

- RESOLVED:**
- (1) That the comments made be incorporated in the response to the ODPM.
 - (2) That a copy of the response to the ODPM be sent to all Members of the Committee.

6. MEMBER SERVICES BUDGET IMPLICATIONS

The Director of Strategic Resources submitted a report setting out the budget position in respect of Members Allowances and Member Services for the year 2004/2005. The Committee were reminded of the decision at the last meeting in relation to Members Allowances following receipt of the recommendations of the Independent Remuneration Panel. Also it was noted that the 2003//2004 Outturn report to the Executive on 14 June 2004 had included an additional £30,000 to meet the cost of the Members ICT Programme and computer consumables.

- RESOLVED:**
- (1) That the report be noted.
 - (2) That Councillor Beardsworth be sent a copy of the Independent Remuneration Panel's recommendations as she was not on the Committee when they were considered.

7. COMMUNITY ENABLING FUND ADVISORY PANEL - CHANGE OF MEMBERSHIP

The Committee were advised of a proposed change in membership of the Community Enabling Fund Advisory Panel.

- RECOMMENDED:** That Councillor Matthews replace Councillor Beardsworth as a member of the Community Enabling Fund Advisory Panel.

The meeting concluded at 6.30pm.

NORTHAMPTON BOROUGH COUNCIL

COMMUNITY SAFETY AND E- GOVERNMENT OVERVIEW & SCRUTINY
COMMITTEE

Tuesday, 29 June 2004

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

	M Hunter	- Head of Overview and Scrutiny	
ALSO	J Liburd	- Solicitor	
PRESENT:	A Kotnis	- Assistant Head of Planning	(Item 5)
	J Ashton	- Community Safety Assistant	(Item 6)
	J McCaul	- Meeting Services Officer	
	Councillor Tavener	- Portfolio Holder	

1. APOLOGIES

There were none.

The Chair welcomed the new Members of the Committee

2. MINUTES

The minutes of the meeting held on 4 May 2004 were signed by the Chair

3. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

There were none.

4. DEPUTATIONS / PUBLIC ADDRESSES

There were none.

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

The Committee were advised that at it's meeting on 17 November 2003 the Executive approved for consultation the Interim Policy Statement on Class A3/D2 uses in Northampton Town Centre. There were links between this policy and the Licensing Act 2003 Policy Statement and therefore there would be a joint consultation process. Although there was a delay in the publication of the Licensing Act 2003 Guidance it was intended that a letter would be sent to Stakeholders in early July 2004, requesting their comments by 3 September 2003. There would then be an open meeting in the Guildhall, the provisional date being 9 October 2004.

The Committee then discussed the Policy Statement and proposed consultation process and commented as follows: -

- There was a need to clarify the boundary of the area that was considered as the Town Centre.
- There was a concern at the number of retail premises that had become pubs or club.
- It was unadvisable to have a consultation period during August when many of those to be consulted may be on holiday.

- One of the aims of the policy was to ensure that the granting of A3/D2 planning permissions did not result in an “unacceptable concentration” of uses of similar character in any particular locality. However many people, including the Police, felt that the town centre had already reached saturation point. Therefore there was a need to be more specific and quantify a number of such premises in any location.
- Kettering Road and Wellingborough Road were considered as being part of the Town Centre by residents of the town and therefore should be included within the boundary.
- The anti-social behaviour as a result of binge drinking meant that many people, particularly the elderly, felt they were unable to go into the Town Centre in the evening.
- Although it was felt that in many areas of the town there was the need to limit the number of pubs and clubs, there may be other areas where more of such premises would be acceptable.
- There was concern that implementing the policy would result in a number of appeals against planning decisions and the consequences of a decision being overturned.
- Binge drinking was often a result of the drinks special offers available at pubs and clubs. Another factor was the increase in the amount of disposable income available to young people.
- It would be very useful to have a map indicating all of the pubs and clubs in the Town Centre.
- The Committee wanted to consider the policy before consultation was sought.

The Committee were advised that although there were concerns in relation to the granting of A3/D2 permissions there were areas of the town that were in need of regeneration and the granting of A3/D2 permissions would be appropriate. It was noted that if the policy proved successful in the Town Centre it would be implemented in other areas.

- CONCLUSION:
- (1) That a special meeting be held at the beginning of September 2004 to consider the Interim Policy Statement on Class A3/D2 uses in the Town Centre before consultation was sought.
 - (2) That the special meeting be held jointly with Health and Environment Overview and Scrutiny Committee, should they wish to be involved.
 - (3) That all interested parties be invited to attend the meeting including the Police, the PCT, CCTV Operators and the appropriate Officers.
 - (4) That the Head of Overview and Scrutiny provide the documents and information that the Committee will need for the special meeting.

6. PRESENTATION ON THE FINDINGS FROM THE 8-13 YOUTH PROVISION QUESTIONNAIRE

The Committee were advised of the findings following the recent Age 8-13 Years Youth

Provision Questionnaire survey. The purpose of the survey was to inform the development of a long-term strategic approach to providing facilities for young people. 12 Middle Schools and 22 Primary Schools had participated in the survey and 4215 questionnaires had been completed. The findings had been split into Area Partnership areas, which would be useful for Ward Councillor. Also a copy of the results would be sent to the schools that had participated enabling them to address any specific issues that had been identified.

The Committee then discussed the findings that had been presented and made comments as follows:-

- It would be useful to correlate the results with the Indices of Deprivation information that was being prepared.
- The findings indicated that the age group experiencing the most crime was 7 years old, however the Committee questioned whether a child of 7 has the ability to understand crime and whether they had been a victim, and therefore the validity of this finding.
- The County Council were in the process of getting Bective Youth Club up and running however, this and other initiatives, relied heavily on the support of volunteers.
- The expectations of Young People were now higher and it was difficult for youth clubs to provide the variety of activities they wanted.
- There was a need to publicise the findings.
- Councillors asked whether there could be deeper analysis of the data to determine the quality of the results for example, what crimes the 7 years old claimed to be victims of.
- If possible the research should be repeated 2 or 3 years later to determine whether the measures introduced as a result of the findings of the survey were success.
- There was a perception that groups of young people who congregated in public places such as outside shops and in parks were a threat, however this was rarely the case.

The Committee were advised that once the research had been presented to the Community Safety Partnership it would be publicised and the Partnership would decide if the research should be repeated. Also a map was available plotting where youth facilities were provided.

- CONCLUSIONS:
- (1) That a copy of the findings be sent to all Councillors.
 - (2) That a map plotting facilities for Young People be placed in the Members Room and on the website.
 - (3) That a correlation be made with the Council's ward deprivation statistics.

7. FUTURE WORK PLAN

The Committee discussed items that they wanted included in the Future Work Plan.

- CONCLUSIONS:
- (1) That a review of the effectiveness of Dispersal

- Orders be on the agenda for the next meeting.
- (2) That the new version of the website, an update on the position in relation to Members IT equipment and the roll-out programme of IT equipment across the authority be on the agenda for the next meeting.

The meeting concluded at 19:30hrs

M3471

NORTHAMPTON BOROUGH COUNCIL
FINANCIAL STRATEGY AND PERFORMANCE
OVERVIEW & SCRUTINY COMMITTEE

Thursday, 1 July 2004

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

ALSO PRESENT

Councillor Hadland	Financial Strategy and Performance Portfolio Holder (Item 6)
S Harrison	Group Accountant (Technical)
M Hunter	Head of Overview and Scrutiny
J Inch	Senior Solicitor
R Sumner	Head of Property and Construction
S Wade	Head of Organisational Development & Improvement (Item 8)
R Bowmer	Acting Borough Treasurer
V Shayler	Head of ICT Services (Item 8)
K Wearmouth	Head of Strategy and Enabling (Item 5)
P Fatania	Principal Auditor, Consortium Audit (Item 7)
C Dickens	Senior Manager, PricewaterhouseCoopers (Item 7)
Meetings Services Officer	
Councillor Woods	Observer
Councillor B Hoare	Observer

1. APOLOGIES

Apologies for absence were received from Councillors Miah and Robinson.

2. MINUTES

The minutes of the meetings held on 6 May and 1 June 2004 were signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

There were none.

4. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

There were none.

5. FINANCIAL REPORTS

(A) CAPITAL OUTTURN 2003/04

Following its submission to the Executive on 14 June 2004, consideration was given to the Capital Out-turn Report 2003/04.

Members asked the following questions:-

- Was the underspend in respect of Delapre Golf due to the premises now being

leased.

- Was there any significance between the £1.4million additional spend on the Defra Recycling Scheme and any underspend.
- Why had no further progress been made on the new changing rooms.

The Committee was advised that:-

- Capital Out-turn Reports were now on the open part of the agenda.
- The underspend in respect of Delapre Golf was because the premises are leased.
- The Defra Recycling Scheme was a late entry to the programme and had its own secured funding by Defra.
- In October 2003 there had been significant pressure on the Capital Programme, which had delayed the new changing room project. The public consultation on changing rooms located at the racecourse had reported and a revised location and assessment was being investigated.

CONCLUSION: That the report be noted.

(B) CAPITAL PROGRAMME 2004/05 - 2006/2007

The Committee received the report that had been approved by the Executive on 14 June 2004.

Members were informed that:

- A status column had been included in the report.
- The report was now on the open part of the agenda.
- The Executive had requested further reports on the following Capital Programmes: -
 - Camp Hill Community Centre
 - Guildhall Improvements
 - Space Standards
 - Potential Provision of CCTV cameras at Abington museum
 - Security Guards at Cliftonville.

The Committee asked questions and made comments about: -

- Whether the Working Party's recommendations had been included in the report and accepted by the Executive.
- Why the Executive had requested additional reports on the above programmes.
- Further information regarding Drayton Walk being required
- The need for measurable Key Performance Indicators (KPIs) on capital spending.
- Would Northamptonshire County Council (NCC) be providing £500,000 funding for the refurbishment of the Mayorhold car park.

Members were advised that:-

- The Working Party's recommendations were incorporated into the report and had all been accepted. It was now on the open part of the agenda, status of the property was stated and social impact would be taken up at the appropriate point. An annual Report would be produced and presented to the Executive and this Committee in October 2004. The Portfolio Holder had recognised the resource implications to the changes and had acknowledged that changes would not be implemented immediately, but would be phased in.

- The recommendation measuring results against the original objective was not included in this report as the programme had been agreed in December 2003.
- The Executive had requested the additional reports because it was the first time that the schemes had been submitted to the process. Usually, schemes would be applied for, three years in advance.
- The Acting Borough Treasurer would forward a written response to the Committee in respect of Drayton Walk. The project was now allocated under the section "Tenants Aspirations" and would be considered again when the stock appraisal was complete.
- There were two major performance indicators:-
 - Percentage of spend per year
 - Number of project evaluations completed.
- Discussions were ongoing with NCC regarding its contribution to the Mayorhold car park scheme.

The Head of Overview and Scrutiny offered the Committee and relevant Officers the list of the Working Party's recommendations. Members suggested that the Committee monitors the implementation of the recommendations.

CONCLUSION:

- (1) That the Committee and relevant Officers be issued with a copy of the Working Party's recommendations.
- (2) That the Committee monitors the implementation of the Working Party's recommendations.
- (3) That the Acting Borough Treasurer forward a written response to the Committee in respect of Drayton Walk.

(C) REVENUE OUTTURN 2003/04

Following its submission to the Executive on 14 June 2004, consideration was given to the Revenue Outturn Report 2003/04. The Statement of Accounts would be submitted to the Executive for approval and then forwarded to the Audit Commission. There was an improvement in the General Fund of £1.316 million and in the Housing Revenue Account of £957,000. The report set out emerging issues for 2004/05 and future years and gave projections of budget shortfalls in 2005/06 and 2006/07 of £3.064 million and £2.441 million respectively.

Members enquired why the recovery plan costs of £500,000 needed to be borne in one financial year when action was spread over several and why the costs of recruiting a new Chief Executive were included under this heading. In response, the Committee heard that that a report on the resource implications of the Recovery Plan would be produced when the Recovery Plan was finalised, the report would be submitted to both the Executive and this Committee. It was emphasised that at this stage, recovery costs were only estimated at £500,000.

CONCLUSION: That the report on the resource implications of the Recovery Plan be forwarded to both the Executive and this Committee.

6. PROPERTY OBJECTIVES (REFERRED BY THE PORTFOLIO HOLDER)

At the request of Councillor Hadland, Financial Strategy and Performance Portfolio Holder, Members discussed the Property Objectives report, prior to it being presented to a future Executive. It was suggested that the Committee might want to investigate the document

and devise a re-worked plan that would link to the Corporate Plan.

In response to a query, the Committee heard that the Property Objectives Categories linked to the Asset Management Plan. Members commented that the Property Objectives should link to the Corporate Objectives.

The Portfolio Holder advised that he would forward Members' comments on the Property Objectives to the relevant Officer. A further report would be compiled and submitted to a future meeting of this Committee for comment. The relevant Officer would be requested to attend to offer further guidance. The revised report would then be submitted to the Executive for approval, along with any Scrutiny comments.

CONCLUSION: That an updated report, including Members comments, be submitted to a future meeting and the relevant Officer be requested to attend, along with the Portfolio Holder.

7. ANNUAL AUDIT LETTER

The Principal Auditor, Audit Consortium, and the Senior Manager, Internal Audit & Risk Management, PricewaterhouseCoopers presented the above report that provided findings on the overall adequacy and efficiency of the Authority's internal control environment. It detailed the internal audit work completed during 2003/04 and the audit plan for 2004/05.

The Committee heard that overall an 'acceptable' level of assurance was provided in connection with the Council's internal control environment. There were some areas of concern and if not improved could reduce this level of assurance to 'limited': -

- Housing Benefits
- Overtime and Allowances and Mobile Telephones and Landlines
- Corporate Starters and Leavers

Members raised the following questions and comments: -

- How regularly were the findings and implementation of recommendations monitored
- Could this Committee monitor the weaknesses shown up by Audit
- The Committee needed to be made aware how Corporate Management Team had responded to the report's recommendations
- The Committee needed to decide on how it wished to monitor this report.
- The Committee's role would be to ascertain relevant managers' action plans, scrutinise this area, hold managers and Portfolio Holders to account and report further recommendations to the Executive.

The Committee was advised that: -

- Monitoring was ongoing and that Audit reminded managers of recommendations.
- The Head of Consortium Audit had commented that there was a need for audit to report to Committee, suggesting that a framework for reporting to this Committee on a regular basis be devised.

Members reiterated previous comments about automatic receipt of Audit Plans and reports to ensure that appropriate action was taken to remove risks and raise awareness of weaknesses. Members were encouraged by recent Corporate Management Team (CMT) response to act on reports and would follow up progress by monitoring this.

The Chair commented that the Committee wanted more information from the Head of Consortium Audit regarding the reporting mechanism. He proposed that a Working Group comprising the Chair, Deputy-Chair, nominated Conservative Member, Head of Consortium Audit and Head of Overview and Scrutiny investigate how Scrutiny could monitor audit reports and use them in the Committee's work programme and ensure action for improvement.

CONCLUSION: (1) That a Working Group comprising the Chair, Deputy-Chair, nominated Conservative Member, Head of Consortium Audit and Head of Overview and Scrutiny Meet to establish how Scrutiny could monitor audit reports and use them in the Committee's work programme and ensure appropriate involvement.
 (2) That Scrutiny could start by looking at last years recommendation, monitor, implementation and effect and take action on any awaiting implementation.

8. RECOVERY PLAN

(A) BVPIS

(B) KEY PIs

The Head of Organisational Development and Improvement advised that whilst the Recovery Plan was still being developed, governance arrangements were not finalised. When the Plan was finalised, Performance Indicators could be investigated to ascertain what could be monitored and how.

The Committee raised the concerns in respect of the Recovery Plan:-

- Overview and Scrutiny's role in monitoring the Recovery Plan.
- When the Recovery Plan was finalised, Scrutiny selection of Key Performance Indicators (KPIs) it would monitor.
- The need for all Members of the Council to be involved in monitoring the recovery process.
- As every task in the Recovery Plan would have an assigned Portfolio Holder, Scrutiny could begin its monitoring process by holding the Portfolio Holder to account.
- Possibility of reporting to Full Council.
- The overarching role for this Committee would be Performance Management.
- Other Scrutiny Committees would have a monitoring role in issues such as
 - Corporate Leadership
 - Housing
 - Street Scene
 - Customer Focus
- Service areas not included in the Recovery Plan would also require monitoring, ensuring that the Council went through a continuous improvement process, utilising BVPIs, the Audit Plan, constituents' views.
- The need for staff appraisals to ensure Officer commitment.

Members were advised:-

- It was important that the Recovery Plan and Corporate Plan linked together.
- There was a need to revisit the size and shape of the Authority.

- There were aspects of the Recovery Plan that specifically related to recovery that required monitoring.
- The Authority had KPIs, in the form of Best Value Performance Indicators (BVPIs), which covered national priorities. Local priorities were represented in the form of local performance indicators.
- Performance was predominately about how Officers could carry out their jobs better and provide a better service. Officers needed to be made aware of the continuing importance of PIs for bringing improvement.
- This Committee would receive the Best Value Performance Plan (BVPP), Members could scrutinise and analyse the document for content and suitability prior to it being presented to the Executive.
- One service area per quarter should be reviewed.

The Head of Organisational Development and Improvement suggested that all Members receive a short presentation on performance management development to aid their work.

CONCLUSION:

- (1) That all Members receive a short presentation on performance management development.
- (2) That the Committee scrutinise the BVPP prior to its submission to the Executive.
- (3) The Committee to review one service area of the BVPP per quarter.
- (4) That the Committee develops its role in Performance Management.
- (5) That when the Recovery Plan is finalised, Scrutiny will select which Key Performance Indicators (KPIs) it will monitor.

9. HOUSING BENEFITS REVIEW - DISCUSSION

The Head of Overview and Scrutiny referred to the Benefit Fraud Inspectorate report, January 2004, and the 251 recommendations.

It was commented that:-

- The CPA had stated that the benefits backlog put the most vulnerable communities at risk. Scrutiny could review this area for improvement.
- It would be beneficial to bring together a Focus Group comprising external agencies that dealt with vulnerable benefit recipients such as Welfare Rights, CAB.

The Committee discussed:-

- Scrutiny needed to scope its investigation and how it would bring improvements to the Service.
- The need to scrutinise the impact of benefits administration upon homelessness, how the reorganisation of the section was impacting upon the performance.
- The Homelessness Team and Head of Benefit Services be invited to a future meeting.
- The Head of Housing Policy and Care give a presentation on homelessness, then Scrutiny would scope its investigation, compile a list of Officers, organisations and stakeholders that it wanted to interview either in person or in writing, and obtain the

public's view of the service to inform their final report.

- CONCLUSIONS:**
- (1) That the Head of Housing Policy and Care give a presentation on homelessness to the Committee.
 - (2) That the Committee scrutinise the impact of benefits administration upon homelessness, how the reorganisation of the section was impacting upon the performance of the service.
 - (3) That the Committee scopes its investigation, compiles a list of required witnesses and obtain the public's view of the service.
 - (4) That the Homelessness Team and Head of Benefit Services be invited to attend a future meeting.

10. FUTURE WORK PROGRAMME FOR THE NEXT 12 MONTHS - ALLOCATION OF ITEMS TO FUTURE MEETINGS

The Committee suggested issues for inclusion on its work programme for the forthcoming 12 months:

- CONCLUSION**
- (1) That the following items be discussed at future meetings of this Committee:-
 - Scoping of Housing Benefits Investigation and Review
 - Budget
 - Recovery Plan
 - Performance Monitoring
 - Audit Reports and Committee action
 - Corporate Capital Programme Report Recommendations – Monitoring
 - Market Square Enhancement Recommendations – Monitoring. The relevant Portfolio Holders and the Chair and Deputy Chair of Community Leadership Scrutiny Committee be requested to attend the next meeting of this Committee to hear their specific responses to each recommendation.

The meeting concluded at 8:30 pm

NORTHAMPTON BOROUGH COUNCIL

EXECUTIVE

Monday, 5 July 2004

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

1. APOLOGIES

An apology was received from Councillor J Lill.

2. MINUTES

The Minutes of the meeting of the Executive held on 14 June 2004 were signed by the Chair.

3. DEPUTATIONS/PUBLIC ADDRESSES

RESOLVED: That Mrs J Roff and Mrs Greystone be granted leave to address the Executive in respect of item No 19 "Far Cotton Recreation Ground".

4. DECLARATIONS OF INTEREST

None.

5. COUNCIL 7 JUNE 2004- NOTICE OF MOTION

The Acting Chief Executive referred to the motion passed at the meeting of the Council on 7 June 2004 in respect of an Affordable housing SPG. He further commented that a report would be presented to the next meeting of the Executive in respect of the supplementary guidance.

RESOLVED: The position was noted.

6. ISSUES ARISING FROM OVERVIEW AND SCRUTINY COMMITTEES

Councillor Marriott submitted a report and recommendations from the Financial Strategy and Performance Overview and Scrutiny Committee in respect of the consultation elements of the Market Square enhancement project. He circulated a sample template which he asked the Executive to accept as a framework for responding to recommendations from an Overview and Scrutiny Committee and also copies of the Cabinet Office's Code of Practice on Consultation. The Acting Chief Executive commented that the Council did have a consultation policy that formed part of the Community Engagement Strategy but that this was due to be further developed and a project manager had just been appointed to undertake this work. Members would be involved.

Councillor Larratt commented that the Acting Chief Executive would nominate officer support to the Portfolio Holder to respond via the circulated template.

The Acting Chief Executive and the Borough Solicitor both commented that consultations within the Planning and Licensing fields were largely prescribed by statute. These would be included in the corporate policy being developed.

The seventeen recommendations made by the Financial Strategy and Performance Overview and Scrutiny Committee were considered in turn.

The Director of Business and Housing Services referred to the decision made by the Council at its meeting on 7 June 2004 in respect of the enhancement of the Market Square and proposed that a cross-party meeting take place to look at options and specifications for costed schemes to be developed by Letts Wheeler and to determine the methods to be used for public consultation. EMDA were happy with this approach and a meeting was scheduled shortly with Letts Wheeler.

- RESOLVED:**
- (1) That the 17 recommendations tabled by the Financial Strategy and Performance Overview and Scrutiny Committee be accepted and that Councillor Hadland as Portfolio Holder, in conjunction with support, to be nominated by the Acting Chief Executive, respond to that Overview and Scrutiny Committee using the template circulated.
 - (2) That a further report be submitted to the Executive in due course on schemes to be put out for public consultation.

7. RECOVERY PLAN (LC)

The Acting Chief Executive commented that the Recovery Plan had now been completed by strengthening the governance and performance management arrangements and would now be submitted to the Monitoring Board on 15 July 2004. Having received Monitoring Board approval, it was intended that the Plan should be submitted to Executive and then full Council for adoption.

The Acting Chief Executive commented that a meeting had taken place over the weekend to carry out a visioning exercise to determine where the Council wanted to be in ten years time. This would be worked up during July and a further meeting would be held at the end of the month so that the outcome could feed into the Budget round for 2005/06.

The Acting Chief Executive commented that some 70-80 applications had been received for the post of Chief Executive and a long list of candidates had been drawn up for the selection process.

Discussions were continuing with a nearby authority for support for the housing function.

- RESOLVED:** That the position be noted.

8. GROSVENOR/ GREYFRIARS (LC, FS)

The Director of Strategic Resources commented that the planned meeting with Legal and General due to be held the previous week had been postponed and rescheduled for the week beginning 12 July 2004. However, the Council's representatives would be meeting Legal and General's representatives during the current week and a report would be submitted to the next meeting of the Executive.

- RESOLVED:** That the position be noted.

9. CULTURAL MILE (HE)

The Director of Community Services submitted a report that set out an overview of recent work taken on behalf of the Council, in partnership with the County Council, and Big Architecture. He circulated a draft conceptual brochure of the Cultural Mile.

A DVD of the Cultural Mile concept was viewed.

It was noted that this would be a long-term scheme that provided an opportunity to work with the Urban Development Corporation and which could be included in the Local Development Plan Framework. The Director of Community Services made particular reference to paragraph 8.3 of the report and the suggested establishment of a cross-Council steering group with the County Council.

The Acting Chief Executive commented that the delivery of this scheme would not be easy in respect of providing facilities that had an added value for the town. The Council was no longer in a position where it could adopt an interventionist stance and used the example of the joint initiative sites with English Partnerships to explain the Council's position. A scheme such as that proposed would be very resource intensive and the English Partnership's Initiative could not have been achieved without the £40 million funding and their support for the consultancy work that had been necessary.

The Cultural Mile concept had now been included within the Local Development Framework and work on the redevelopment of Nunn Mills, St John's and the Market Square had already been undertaken and was on a different tack to that put forward in the Cultural Mile concept. It would be necessary to break the project down into smaller chunks so that something viable could be delivered at each site.

The role of the Urban Development Corporation would need to be carefully considered as the Council would not wish to lose the planning determination role. A Town Centre Action Plan would be developed through the Local Development Framework document and the scheme would need to be properly managed, resourced and projects prioritised.

Councillor Larratt commented that he approved of the concept and accepted that it would take a long time to achieve in totality. Comment was also made that there needed to be a balance between the scale and tradition of the town and being visionary and dynamic. It was noted that the report would be submitted to the Planning, Regeneration and Transport Overview and Scrutiny Committee for their consideration.

- RESOLVED:**
- (1) That the Cultural Mile concept be endorsed and that it be embodied accordingly in the emerging Local Development Framework and in the Local Transport Plan.
 - (2) That the continued development of partnership working between the Borough Council and Northamptonshire County Council in order to help realise the central area regeneration projects and reach shared objectives for the future of Northampton be endorsed.
 - (3) That the resource and capacity implications of implementing any aspects of the Cultural Mile concepts be noted and that this be included as part of the current visioning and prioritisation exercise and that the County Council similarly consider the Cultural Mile concept and objectives as key considerations in their resource prioritisation.
 - (4) That approval be given to the formation of a cross-authority Member Steering Group to oversee the project development for the Cultural Mile concept.
 - (5) That the UDC, when in place, be urged to consider the Cultural Mile concept in developing their plans for partnership for future investment.

10. PERFORMANCE MANAGEMENT TOOL AND INDICATORS (FS)

The Director of Strategic Resources circulated charts that showed the Council's planned improved performance against the BVPI's for the next three financial years. It was noted that it was intended for all the indicators to move out of the bottom quarter, save for the cost of waste collection which could not be achieved unless at the expense of the national targets set for recycling.

A series of projects to engender Management performance would come out of the Recovery Plan and there was a need for the Council to have a clear vision, to focus on outcomes, to be able to measure performance, for effective political engagement with the public, to create accountability for results and commitment for leadership and the need for an enabling core to support delivery. Employees would be more important than systems and Councillors would be involved. All Councillors would be consulted on how they wanted the BVPI information to be presented to them and on the role of the Overview and Scrutiny Committees.

RESOLVED: That the position be noted.

11. CIVIL CONTINGENCIES BILL (LC)

The Acting Chief Executive submitted a report that set out the progress of the proposed legislation through Parliament and the implications of it if enacted. It was noted that the implications for the Council, as contained in paragraph 2.3 of the report would require significant resources which under the present system the County Council, only, received the funding for. The Audit Commission had identified some 180 tasks which would need to be undertaken by the Council as a Category 1 Responder. It was noted that, whilst the Government remained sceptical about the need to resource Local Authorities for undertaking these new functions, that they had indicated that the issue would be included in the spending review during July.

- RESOLVED:**
- (1) That the progress of the Civil Contingencies Bill through Parliament be noted and that an assessment of the capacity needed to undertake the new duties be incorporated into the budget preparation for 2005/06.
 - (2) That the Local Government Association be supported in lobbying the Government for the funding to allow local authorities to discharge the new responsibilities in full.
 - (2) That the responses to the draft Regulations and Guidance be submitted to the Executive for consideration in due course, once they were published.

12. EQUALITY AND DIVERSITY POLICY (CL, CSE)

Item withdrawn.

13. INFORMATION STRATEGY STATEMENT (CL, CSE)

The Director of Business and Housing Services made a presentation on the Freedom of Information Act, the Records Management Policy and Information Strategy Statement. A report on the Information Strategy Statement was submitted and it was noted that the Council appeared to be in the forefront of local authorities locally considering this issue. It had been accepted that there was a need for at least one additional post and probably two to ensure the implementation of the Freedom of Information Act by and beyond 1 January

2005 when it came into force. The Acting Chief Executive suggested that at the end of the current prioritisation exercise that the resourcing of a post or posts be considered or a redirection of existing resources be considered.

It was noted that as much information as possible would be supplied electronically and would be free to the end user. However printed copy and abnormal postage costs would be charged for.

It was also noted that the exemptions from providing information were largely to protect the commercial activities of the Council.

RESOLVED: That the Information Strategy Statement be approved, adopted and distributed to all employees and that a further report be submitted to the Executive in December in respect of the implementation of the act and any issues that had arisen.

14. ITEM WITHDRAWN

Item withdrawn.

15. ITEM WITHDRAWN

Item withdrawn.

16. ITEM WITHDRAWN

Item withdrawn.

17. CORPORATE CAPITAL PROGRAMME 2004/05 TO 2006/07 (FS)

Item withdrawn.

18. AUTHORISATION OF DELEGATED POWERS (HE)

The Director of Business and Housing Services submitted a report that had been prepared jointly with the Borough Solicitor in respect of authorisations for Environmental Health Officers, the Licensing Officer and Enforcement Officers in respect of the Antisocial Behaviour Act 2003 and the Licensing Act 2003.

- RECOMMENDATIONS:**
- (1) That part 8 of the Council's Constitution, Delegations to Officers, be amended to include:-**
 - (a) In respect of the Director of Business and Housing Services:**
 - (i) Antisocial Behaviour Act 2003, parts 2, 6 and 9.**
 - (ii) Inspections and related enforcement pursuant to the Licensing Act 2003.**
 - (b) In respect of the Borough Solicitor the relevant administration, registration, inspection and enforcement provisions of parts 3, 4, 5 and 7 of the Licensing Act 2003.**
 - (2) That the authorisations to Environmental Health Officers, the Licensing Officer and Enforcement Officers be amended in accordance with (1) above.**

19. FAR COTTON RECREATION GROUND (FS)

Mrs Roff, on behalf of Far Cotton Residents Association commented on local opposition to the proposals to fence off part of Far Cotton Recreation Ground as a sports field for Queen Eleanor Primary School. She commented that the area of recreation ground space would be reduced; that the use of that area of the recreation ground would be limited to a small group of people; that there had already been incidents of children hurting themselves on existing fencing when trying to retrieve lost footballs; that the health and safety requirement that the school was trying to meet was not achievable and indeed most similar schools in the town and county didn't achieve the requirement; the revised plan was equally unacceptable as the first had been and suggested that the old gate on the northern boundary of the site be reinstated; and that use of the recreation ground should not be about prior arrangement but about spontaneity. Mrs Roff was thanked for her address.

Mrs Greystone the Headteacher of Queen Eleanor Primary School commented that the school was required to provide sports facilities up to the age 11 year group. These facilities had to be to a standard and if they could not be provided this could affect the viability of the school vis a vis other primary schools. The Local Education Authority and the Governors supported the fencing off for security and perceived risk of nuisance and antisocial behaviour reasons. It was intended that the facility would be open to the public and links were being sought with other community groups that might require a safe environment for children and others to play in.

It was noted that the school could share facilities with another site but that this would require three members of staff to escort parties of children to and from another location and as four sports sessions would be run each day a risk assessment showed that this was not a viable alternative.

The Director of Strategic Resources submitted a report that had resulted from a number of concerns that had been raised in respect of the original proposals. It was noted that if agreed, the proposals would need to be advertised for the disposal of open space and that planning permission would be required for the change of use, although the fencing would be permitted development and it had been confirmed that the existing hedgerow did not need to be retained.

A discussion took place on what type of lease should be agreed to and Councillor Hadland, as Portfolio Holder, commented that a lease granted outside of the Landlord and Tenant Act would provide the opportunity for both sides to assess the effects of the proposal and for it to be reviewed in five years time.

RECOMMENDATION: That reluctantly, approval be given to the granting of the five year lease, outside of the requirements of the Landlord and Tenant Act, to Northamptonshire County Council for an area of approximately 18,860 square metres to the east of Far Cotton Recreation Ground, for the use of Queen Eleanor Primary School as shown on the Plan attached to the report, subject to:-

- (a) The granting of planning permission
- (b) The advertising of the disposal of public open space and consideration of any objections.

NB. Cllr C Lill voted against the above resolutions.

20. CHILD PROTECTION AND VULNERABLE ADULTS- A CORPORATE POLICY (LC, CL, CSE, FS, H, HE, PRT)

The Acting Chief Executive and Town Clerk submitted a report that advised of the work being undertaken in partnership with the County Council towards the development of the corporate approach towards a Child and Vulnerable Adult Protection Policy. It was suggested that Cllrs Hill and Evans join the working group proposed by the Health and Environment Overview and Scrutiny Committee.

- RESOLVED:**
- (1) That when the consultation of the multi-agency work being led by Social Care and Health is available, the views of the Health and Environment Overview and Scrutiny Committee and the Executive be sought.
 - (2) That once agreed a project to implement the Council's obligations and commitments in this area be undertaken to ensure a consistent Council-wide approach.

21. FERNIE FIELDS- SCOUTS BUILDING (FS)

The Director of Strategic Resources submitted a report seeking the surrender of the existing ground lease upon the immediate grant of a new 50 year term to allow shared use of the property.

- RECOMMENDATION:** That the Council accept a surrender of the existing ground lease to the Scouts Association upon simultaneous grant of a new 50 year term.

22. 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.

23. LAND AT LINGS WAY (FS)

The Director of Strategic Resources submitted a report seeking an agreement to a lease of land at Lings Wood, Lings Way to the Indian Hindu Welfare Organisation.

- RECOMMENDATION:** That the land at Lings Wood, Lings Way, as shown on the Plan attached to the report be leased to the Indian Hindu Welfare Organisation at a peppercorn rent and nil premium subject to:
- (i) An appropriate planning consent being obtained.
 - (ii) Approval of the disposal of public open space and consideration of any objections.

24. LAND AT DELAPRE PARK (FS)

The Director of Strategic Resources submitted a report seeking a lease of an area of land at Delapre Park to Mencap for use as their headquarters. The Acting Chief Executive commented that the Environment Agency had originally objected to the proposal, but had

indicated that they would remove their objection subject to a suitable planning condition being imposed. Confirmation of this in writing was awaited.

Recommendation: That subject to confirmation of the Environment Agency's position, an area of land as shown on the plan attached to the report, be leased to the Northampton Society for Mentally Handicapped Children and Adults at a peppercorn rent and nil premium subject to:

- (i) Approval of the disposal of public open space and consideration of any objections.
- (i) The granting of planning permission.

25. LAND AT FULLINGDALE ROAD (FS)

Councillor Church, on behalf of Councillor Allen, the local Councillor, expressed general support for the proposals and further commented about measures necessary to curb antisocial behaviour if the site were to be used for elderly people. It was noted that the advice of the Architectural Liaison Officer of Northamptonshire Police should be sought to factor out anti social and criminal activity.

The Director of Strategic Resources submitted a report and commented upon the proposal that the disposal to the Housing Corporation should be at nominal value. This ought to speed up development of the site which in turn should deal with many of the antisocial behaviour issues.

Councillor Hadland suggested that the scheme should be named after former Councillor and Mayor Alwyn Hargrave who had sought the development of this area of land for many years.

- RECOMMENDATION:**
- (1) That approval be given to the transfer of the derelict Fullingdale Road garage site to East Midlands Housing Association on a long lease of less than full open market value on terms to be agreed.
 - (2) That the consideration be negotiated at a nominal consideration.
 - (3) That the terms of the disposal include provisions to secure that the site will be developed for the purposes of single-storey, elderly persons accommodation (in order to contribute to the identified affordable housing requirements of the town) and that the Council will have nomination rights.

26. TREASURY MANAGEMENT ANNUAL REPORT 2003/04 (FS)

The Director of Strategic Resources submitted a report that set out the Treasury Management Outturn situation for 2003/04. The Acting Chief Executive commented that since 1998 some £65 million pounds debt had been repaid. He further commented that the Council had avoided premia of almost £4 million by rescheduling and repaying £14 million of market loans.

RESOLVED: That the Treasury Management Outturn Statement for 2003/04 be noted.

The meeting concluded at 20:40 hours