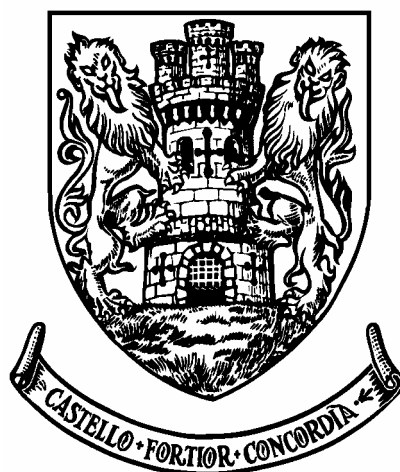


NORTHAMPTON BOROUGH COUNCIL



Minutes of the Proceedings of the Council Meeting held on 9th and 29th July, 2004 and the Executive and Committee Meetings of the Council held during the July/August cycle

J R Warlow
Acting Chief Executive

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NORTHAMPTON BOROUGH COUNCIL

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

Wednesday, 7 July 2004

PRESENT: Councillor B Markham (Chair); Councillor A McCutcheon (Deputy Chair); Councillors M Allen, J Hollis, C Malpas and M Pritchard

ALSO PRESENT:

Councillor J Lill	Portfolio Holder
M Hunter	Head of Overview and Scrutiny
F McGown	Meeting Services Manager (item 5)
A Foster	Head of Corporate Procurement (item 6)
J Inch	Senior Solicitor
J McCaul	Meeting Services Officer
Tim Miles	Head of Cultural Services & Community Development (items 7 & 10)

1. APOLOGIES

Apologies for absence were received from Councillor Lane and Councillor Flavell.

2. MINUTES

The minutes of the meeting held on 12 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. LICENSING ACT 2003

The Committee received a report inviting comments on the consultation process in relation to the Licensing Act 2003 Statement of Licensing Policy. It was noted that the Guidance had just been published and the Secretary of State had announced that the First Appointed Day would be 7 February 2005. It was necessary to undertake consultation, publish and distribute the Statement of Licensing Policy before this date. The illustrative timetable was presented and, due to recent changes in the timing, there would be 8 rather than 6 weeks to consult the trade and the public. The consultation process was prescribed within the Act and the Committee considered who it was proposed would be consulted.

The Committee then discussed the consultation arrangements and commented as follows: -

- To ensure appropriate representation from residents, the Forums, Area Partnerships and the Federation of Residents Associations should be consulted.

- It was suggested that, as well as a press release, a list of the most frequently asked questions and answers should be publicised.
- The website should also be used to seek views and comments in relation to the Policy.
- It was suggested that a “phone in” on a local radio station would be useful.
- Whether the Operating Schedule would require licensees to state whether they would be offering drinks promotions as this contributed significantly to binge drinking.
- There was a need to carefully monitor the conditions agreed as part of the Operation Schedule.
- The Committee wished to review the results of the consultation process and a revised version of the Statement of Licensing Policy before it was submitted to the Executive.

The Committee were advised that all of the Forums and Area Partnerships had already been consulted by way of a leaflet seeking comments that had also been featured in an article published in the Chronicle and Echo during August 2003, but could not be consulted on the Policy until the guidance had been produced. Only 72 replies had been received in response to the leaflet. The Operating Schedule must reflect the Statement of Licensing Policy and Licensees were required to state the measures they would be taking to meet licensing objectives within the Statement.

CONCLUSION: That the results of the consultation exercise be submitted to a Special meeting of this Committee after consideration by Licensing Committee on 9 November 2004 and before the Executive meeting on 22 November 2004.

6. ENVIRONMENTAL SERVICES OPTIONS APPRAISAL PROJECT - UPDATE

The Committee were advised that the consultation period was now over and the report would be available in draft format during the following week. A timetable for the remainder of the Project was circulated but it was noted that this may change if the Feedback Meetings planned for August were delayed due to the holiday period. It was confirmed that the services provided would not be changed or removed, but the issue was the delivery of services.

CONCLUSION: That a meeting of some of the Members of the Committee be arranged for 18 August 2004 to provide feedback on the final report. The Members attending the meeting were Councillor B Markham, McCutcheon and one other. The Members requested any documentation at least a week before the meeting.

7. MOUNTS HEALTH SUITE - UPDATE FOLLOWING THE MEETING WITH THE PORTFOLIO HOLDER

The Chair reminded the Committee that all but one of the recommendations made in relation to the changes to the Single Sex Sessions at Mounts Health Suite had been accepted. The one recommendation that had not been accepted was the extension of the Single Sex Sessions into the evening, and written confirmation of the response to the recommendations and any action plans had not yet been received.

Councillor J Lill, Portfolio Holder, acknowledged that the consultation that had initially been undertaken had not been satisfactory. The possibility of another consultation exercise had been considered but would cost approximately £3,000. Following further consideration she had decided that the recommendation to extend Single Sex Sessions into the evening would not be accepted. Customer Satisfaction had increased since the original decision to reduce the Single Sex Sessions as had Memberships and therefore payments by Direct Debit. There would be an extensive consultation exercise undertaken during September 2004 on the options for future provision of Leisure Services and it was requested that a specific reference be made to the Single Sex Sessions at Mounts Health Suite.

The Committee expressed concern at how long it had taken to receive a response from the Portfolio Holder to the lack of resolution over the recommendations, and disappointment that one recommendation had not been accepted mainly because of the length of time that had elapsed. The Chair stressed the need for the meeting of Chairs and Deputy Chairs to develop a protocol to ensure responses were received more quickly from the Executive.

- CONCLUSION:
- (1) That the Portfolio Holder confirm in writing that the recommendation by the Committee to extend the Single Sex Sessions into the evening had not been accepted and the reasons that this decision had been reached.
 - (2) That a copy of the response be sent to all Members of the Committee.
 - (3) That the Committee monitor the implementation of the accepted recommendations.

8. HARLESTONE ROAD ALLOTMENTS - UPDATE

The Chair advised that the Working Group had visited the site and had talked to some of the current allotment holders. Officers had then been asked to provide costings and detailed plans, and the information would be circulated to those on the Working Group. A meeting was to be held with allotment holders at the beginning of September 2004 at which their views would be sought as to the future of the allotments site and their concerns addressed.

Development of the Allotment Strategy also continued and consultation on the Strategy would take place during September 2004. The Committee asked whether it was the intention to consult through Area Partnerships. It was noted that not all the Area Partnerships could be consulted within the timescale and therefore the intention was to hold surgeries across the town.

- CONCLUSIONS:
- (1) That the detailed map and costings be circulated to

all those on the Working Group.

- (2) That members of the Working Group meet with the allotment holders to hear their concerns.

9. SERVICE DELIVERY BUDGET 2005/2006 - TO AGREE A DATE FOR A SPECIAL MEETING OF THE COMMITTEE TO DISCUSS THE BUDGET

The Chair referred to previous discussions and the wish of the Committee to be involved with the budget process at an early stage. However it would be difficult to discuss the budget in detail until the Environmental Services Options Appraisal Project, Review of the Leisure Services and the Recovery Plan had all been completed.

CONCLUSION: That the budget be discussed once the above pieces of work have been completed.

The Chair referred to the Recovery Plan and the recent prioritisation and visioning event that had been held the previous weekend. Following this event the Portfolio Holders had been asked to meet the Chair and Deputy Chair of the relevant Overview and Scrutiny Committee to further the discussion. As Councillor McCutcheon, the Deputy Chair of this Committee, was unable to attend the meeting that was being held on 14 July 2004 and the Chair would be requesting that another Councillor on the Committee attend in his place.

CONCLUSION: That Councillor Eldred attend the meeting on 14 July 2004 in place of the Deputy Chair.

10. MUSEUMS - COUNCILLORS ALLEN AND MCCUTCHEON TO REPORT PROGRESS

Councillor Allen updated the Committee following visits to see the Shoe, Art and Leather Craft Collections. It was noted that a lot of work was undertaken with schools that was proving very successful, however this needed to be publicised more widely. Visitors to the museums were often surprised how good the collections were and therefore there was a need to increase promotion of the Museums generally. It was suggested that the Working Group consider the future of the Museums in the light of the recent visioning and prioritisation exercise that had taken place.

The Committee then discussed the possibility of the Museums seeking Trust status and it was noted that work was ongoing with other Local Authorities to reduce core costs and improve the service.

CONCLUSION: That a copy of the report of the Working Group be circulated to all members of the Committee.

11. FUTURE WORK PLAN

The Committee discussed the items they wanted to see included in the Future Work Plan. It was noted that a Child Protection and Vulnerable Adult Policy had been approved for implementation in Cultural Services by the Executive on 14 June 2004. It was acknowledged that it was essential to develop a corporate policy and the Working Group could monitor this

process.

Other items for inclusion in the Future Work Plan were then considered.

- CONCLUSIONS:
- (1) That the Committee review the Recycling Scheme at the meeting on 12 October 2004.
 - (2) That an update following the introduction of Neighbourhood Wardens be provided at the meeting on 12 October 2004, to inform further work by the Committee if agreed.
 - (3) That the revised draft Playing Pitch Strategy be submitted for Scrutiny to the meeting on 12 October 2004.
 - (4) That the report produced by the Working Group in relation to Heritage/Museum Services be considered at the meeting on 12 October 2004.
 - (5) That progress in relation to the Cultural Mile and its relationship with the West Northamptonshire UDC be discussed at the meeting on 12 October 2004.
 - (6) That the Committee consider at the meeting on 12 October 2004 whether any work was required at that stage, in relation to the Service Delivery Budget 2005/2006.
 - (7) That the Allotment Strategy be considered further at the meeting on 24 November 2004.
 - (8) That the results of the consultation process on the Statement of Licensing Policy in relation to the Licensing Act 2003 be submitted to a special meeting prior to the meeting of Executive on 22 November 2004.
 - (9) That Green Burials be placed on the agenda for the meeting on 24 November 2004, for consideration and development.
 - (10) That an item in relation to the Travellers be included on the agenda for the meeting on 24 November 2004, relating to Health, Leisure Centres and the County Traveller Unit.
 - (11) That in relation to Travellers and Green Burials, the Head of Overview and Scrutiny prepare a brief suggesting some issues that the Committee may wish to pursue and the research that may be required.
 - (12) That the Review of Leisure Services, and Recovery Plan be considered by the Committee at an appropriate time in the future.
 - (13) That any Health Panel issues be brought to this Committee for further actions if needed.

The meeting concluded at 8:10 pm

NORTHAMPTON BOROUGH COUNCIL
HOUSING OVERVIEW & SCRUTINY COMMITTEE

Thursday, 8 July 2004

PRESENT: Councillor Mason (Deputy Chair in the Chair); Councillors Crake, Evans, Yates and B Hoare (Substituting for Councillor I Markham) and A Timson (co-optee) and H Genus (co-optee)

ALSO PRESENT:

Councillor Palethorpe	Housing Portfolio Holder
M Hunter	Head of Overview and Scrutiny
J Inch	Senior Solicitor
J McCaul	Meeting Services Officer

1. APOLOGIES

Apologies for absence were received from Councillor Beardsworth, Councillor I Markham, Councillor Acock and Councillor Robinson.

2. MINUTES

The minutes of the meeting on 13 May 2004 were signed by the Chair.

3. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

There were none.

4. DEPUTATIONS / PUBLIC ADDRESSES

Mrs M Hinds asked to address the Committee on an item she hoped could be included in the Future Work Plan.

5. FUTURE WORK PLAN

Mrs Hinds addressed the Committee and referred to an incident that had taken place at a recent meeting of the Spring Boroughs Residents Association. She was advised by the Chair that the matter would have to be pursued direct with the Residents Association.

The Committee then discussed items that they wanted including in the Future Work Plan. Councillor Palethorpe, the Portfolio Holder, suggested that the Customer Panel be consulted in relation to some items as they may have already done some work in that area that would be useful to the Committee.

CONCLUSION: That the following items form the Future Work Plan :-

- (1) the personal safety of elderly tenants in their homes, including the perceived threat of crime, loneliness and the support they require.

- (2) Monitoring of the action plans relating to housing that are produced as part of the Recovery Plan.
- (3) Stock Options Appraisal including the scrutiny of the criteria that has been used in developing the options and the process that would be used to consult tenants.
- (4) Homelessness Strategy including the feasibility of Year 2, reviewing the Borough Council's obligations under the Homelessness Act 2000 and whether short, medium and long term targets are being met.
- (4a) That a Working Group, including Councillors Evans, Yates, Crake, Robinson and Mr H Genus, continue to pursue the issues in relation to Homelessness.
- (5) Maintenance of blocks of flats, particularly the Borough Council's obligations under the Tenancy Agreement.
- (6) Fly-tipping – Scrutiny support to provide background research to enable the Committee to assess the extent of the problem. This would also be an issue for Health & Environment Overview and Scrutiny Committee.
- (7) Introductory Tenancies – following the work completed by the Customer Panel it was agreed that this be an item on the agenda for the meeting on 12 October 2004 prior to submission to the Executive.
- (7a) That a copy of the draft Introductory Tenancy Agreement be sent to all members of the Committee as soon as possible in preparation for the discussion on 12 October 2004
- (8) That the Community Leadership Overview and Scrutiny Committee be advised of the preparatory work ongoing in relation to the Stock Options Appraisal as they will be reviewing the existing consultation processes and considering a corporate approach.

NORTHAMPTON BOROUGH COUNCIL

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

Wednesday, 14 July 2004

PRESENT: Councillor M Boss (Chair); Councillor A Woods (Deputy Chair);
Councillors Caswell, Concannon (substitute for Wire), Crake (substitute
for Simpson), Duncan and B. Hoare (substitute for Glynane)

(none)

1. APOLOGIES

Apologies for absence were received from Councillors Eldred, Glynane, Hollis, Simpson and Wire.

2. MINUTES

The Minutes of the meeting held on 20 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. MONITORING OF PREVIOUS WORK

(A) MULTI MODAL STUDY

The Committee were updated on the current position regarding the Northampton Multi Modal Study.

Recommendations made by Overview and Scrutiny regarding the Northampton/Bedford rail link would be pursued with the County Council at the joint LTP meeting and the Transport Users Forum Meeting once it had been formed in its new format.

M Hunter undertook to see whether there was any further progress with regard to Milton Keynes.

(B) LOCAL DEVELOPMENT SCHEME AND STATEMENT OF COMMUNITY INVOLVEMENT

The Committee was updated on the current situation regarding the Local Development Framework and Statement of Community Involvement.

It was noted that the recommendations made by Overview and Scrutiny regarding the Local Development Scheme and Statement of Community Involvement had been taken

up and additional reference would be made to the role of Area Partnerships in consultation.

The final document would go to Executive in September.

It was planned to issue a free short and simple guide to the Development Framework including details of how it would replace the Local Plan in the autumn.

6. RESIDENTS' PARKING SCHEMES

The Committee was updated on the current position regarding the most recent residents parking schemes.

The Head of Overview and Scrutiny advised that she had spoken with the relevant County Council Officer regarding the status of the three residents' parking schemes – St James, Spring Boroughs and around the County Cricket ground.

St James had been completed, the Spring Boroughs scheme was about to be completed but the County Cricket Ground scheme was still awaiting funding and had therefore not been commenced as yet. However it was at the top of the list for future schemes.

A report on residents' parking schemes was due to be submitted to County Council's Northampton Area Committee on 22 July.

For Member's information the Head of Overview and Scrutiny circulated a copy of the report due to be considered by the Northampton Area Committee which essentially gave updates on Highway programmes in Northampton and included residents' parking schemes. It was suggested that Members take away this document to consider so that any questions or observations could be raised with officers for submission to a future meeting if appropriate.

CONCLUSION: That the position regarding residents' parking schemes be noted and that Members consider the Northampton Area Committee document to see whether there are any other issues they might wish to raise or monitor at a future meeting.

7. PLANNING & ACCESS FOR DISABLED PEOPLE

The Head of Overview and Scrutiny advised that a Working Party had been set up to look into this issue.

A report had been submitted to the Executive on good practice points.

This Overview and Scrutiny Committee had set up a Working Group to consider the access guide. A response would be produced and circulated to members for onward submission to the Executive and Planning Committees accordingly.

CONCLUSION: That the position be noted and that when this Overview and

Scrutiny Committee considers the working party's response on the Access Guide, the Borough Council's Access Officer be invited to that meeting to speak on the report accordingly.

8. PERFORMANCE MANAGEMENT

The Head of Overview and Scrutiny advised that the Performance Management figures were something that the Committee would need to work on throughout the year.

Copies of the figures were circulated around the meeting.

Comment was made that it was vital that every Overview and Scrutiny Committee familiarised themselves with their particular actual performance indicators.

Further comment was made that in relation to this Overview and Scrutiny some of the targets did not appear to have been met and therefore the Committee would need to ascertain what actions/monitoring needed to be put into place in order to meet these targets. As such it was suggested that the relevant officer be invited to a future meeting to explain how the targets were arrived at.

CONCLUSION: That the Performance Management figures relating to this Overview and Scrutiny Committee be noted and that the Head of Planning Transportation and Regeneration be invited to a future meeting so that these figures, targets etc could be explained and discussed more fully.

9. CAR PARKING STRATEGY

The Head of Overview and Scrutiny recalled that as a result of a call-in on this issue the Executive had considered and agreed the suggested recommendations. This had been duly reported to the last meeting of this Committee.

In studying the Executive's responses to the recommendations, concerns had been expressed that too much emphasis had been placed on public consultation without specific detail about content or how this would be devised and carried out. It appeared that the response to each recommendation was a reference to response 1 ie consultation. Questions were therefore raised as to how the responses in the report would fulfil the recommendations made by the Committee. For this reason it had been requested that specific responses be provided to all the recommendations particularly the long term parking strategy.

The General Manager of Parking and Security Services was present at this meeting to speak to the issue of the long term parking strategy and circulated a report regarding car park prices increases for 2004. This provided the background calculations to the 5% car park charges increase.

The report, in explaining how the additional income anticipated from the increases was calculated, also highlighted a number of factors which may result in resistance to the increases.

It was noted that at point number 2 of the resistance factors it should read 12 car parks rather than 5 car parks.

Some discussions on the resistance factors then ensued.

Reference was then made to the preparation of the car parking strategy document and members of this Committee expressed a wish for some involvement in the preparation of this document.

CONCLUSION: That the report be noted and that Executive be asked to clarify how they intend to put the recommendations from the call-in which, they had duly adopted, into practice.

10. FUTURE WORK

Items listed for this Committee's future work programme included untaxed cars, the cultural mile, items from the forward plan and Portfolio holders priorities.

The Chair commented that he had requested that the issue of untaxed cars be an item for future discussion as he wanted to know what the Council's position was with regard to this issue. The Head of Overview and Scrutiny commented that due to the size and complexity of this issue it might be prudent to hold a scoping meeting or set up a work group as a first step. It was further suggested that prior to the next meeting some research be carried out as this was an issue that probably the whole Committee might wish to be involved with.

CONCLUSION: That the list for the future work programme of this Committee as stated above be endorsed and that the issue of untaxed cars be placed as an item for preliminary discussion at the next meeting and that some research on the issue be carried out prior to that meeting.

The meeting concluded at 1910 hours.

11.

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NORTHAMPTON BOROUGH COUNCIL**EXECUTIVE****Monday, 19 July 2004**

PRESENT: Councillor P Larratt (Chair); Councillor T Hadland (Deputy Chair); Councillors M Hill, C Lill, J Lill, D Palethorpe and L Tavener

1. APOLOGIES

There were none.

2. MINUTES

That, subject to minute 14 "Far Cotton Recreation Ground" the recommendation being amended to read 1,860 square metres, the minutes of the meeting of the Executive held on 5 July 2004 were signed by the Chair.

3. DEPUTATIONS/PUBLIC ADDRESSES

RESOLVED: That Councillor B Hoare be granted leave to address the Executive in respect of item 16 "Affordable Housing – Supplementary Planning Guidance".

4. DECLARATIONS OF INTEREST

None.

5. ISSUES ARISING FROM OVERVIEW AND SCRUTINY COMMITTEES

None.

6. RECOVERY PLAN (LC)

The Acting Chief Executive reported that the appointment process for a new Chief Executive was progressing and a short list of candidates had now been prepared. In respect of the Recovery Plan, the Monitoring Board had on 15 July 2004 agreed that the Plan document be sent to the Minister, Nick Rainsford, for consideration whilst some further work was to be undertaken on the Action Plan. A visioning exercise had taken place in respect of what the Authority would look like in 2014 and the steps necessary to achieve this. A major prioritisation exercise was to be carried out over the following weekend and budget and service options had been examined and would form part of the Council's medium term financial strategy.

The secondment of Jo Hubbard from Wellingborough Borough Council for two days a week to assist initially with housing was being finalised. A bid for Members' development funding from the ODPM was being compiled and the Member Peers for each Group were now in place.

RESOLVED: That the position be noted.

7. STATEMENT OF ACCOUNTS 2003/04 (FS)

Councillor Hadland, as the relevant portfolio holder, referred to the report circulated with the agenda that set out the Council's Statement of Accounts for 2003/04 in accordance with the Accounts and Audit Regulations 2003. The Director of Strategic Resources reported on the changes to the Statement as required by Financial Reporting Standard 17. It was noted that the deficit to the pension fund originally shown as £67 million had now reduced to £53

million and the actuarial revaluation currently taking place would produce a more accurate figure. A revised page 33/34 disclosing fees payable for external audit was circulated for inclusion within the Statement.

It was noted that the Statement of Accounts would be available for public inspection at Cliftonville House and would be made available via the Council's website.

Councillor Larratt, Leader of the Council, countersigned the Statement on Internal Control.

RECOMMENDATION: That the Statement of Accounts 2003/04 be commended to Council for approval and that the Mayor certify the Statement as approved by Council.

8. CORPORATE CAPITAL PROGRAMME MONITORING 2004/05- 2006/07 (FS)

The Director of Strategic Resources submitted a report that set out variations to the Corporate Capital Programme for 2004/05 to 2006/07 as outlined in the report and the slippage from 2003/04 as set out in Appendix 1. He further commented that the Director of Community Services had requested variations to a number of projects concerning the Leisure Centres in order to make best use of resources given the uncertain future of these facilities.

The Director of Community Services commented that a meeting had been held with Councillors and a wide group of residents including the recently reformed Friends of the Racecourse. It had been suggested that an Internet Café be situated in the former central depot. Some previous proposals put forward as improvements had not found general public favour and the desire for the existing changing rooms in the Pavilion to be refurbished had been put forward. It was noted that these issues needed to be resolved quickly as The Football Foundation had already agreed match funding for the project.

In answer to a question the Director of Strategic Resources commented that in the light of the experience of refurbishment works to Cliftonville House all the available funding had been grouped together in respect of the One Stop Shop.

Concern was expressed that the works to create the One Stop Shop appeared to be delayed and that the Mayor of Poitiers had already been invited to open the new facility on 18 September. The Director of Business and Housing Services commented that contractors were due to start on site on 26 July 2004 and were due to be complete on 15 October with the Visitors Centre move being finished two weeks after that. No appropriate advice regarding the length of the works had been sought. The Acting Chief Executive commented that this was a very complicated project as previously reported, but it was anticipated that the Mayor of Poitiers would be able to conduct a small ceremony.

- RESOLVED:**
- (1) That the variations in the Corporate Capital Programme 2004/05 to 2006/07 as outlined in the report and slippage from 2003/04 as identified in Appendix 1 be approved.
 - (2) That a further report be submitted on the Parks and Open Spaces, Changing Rooms project.

9. NORTHAMPTON DEVELOPMENT FRAMEWORK- CORE STRATEGY (PRT)

The Acting Chief Executive submitted a report that set out the draft Core Strategy which was being prepared under the guidance of the Local Development Document Steering Group and would fit into the new Northampton Development Framework. Attention was drawn to paragraph 4.12 of the report in terms of the Northampton Urban Housing Capacity Study

and the likely phasing of the release of brownfield and greenfield land and also to paragraph 4.16 in respect of the four district centres which would also be transport hubs at Kingsthorpe, Mereway, Weston Favell and Sixfields. Infrastructure issues in respect of road links, including the North-West bypass were also referred to.

It was noted that housing completions would be constantly monitored and the need to rephase the release of development land would be kept under review.

In answer to a question it was noted that a balance between neighbourhood retail at Nunn Mills/Ransome Road would need to be balanced against the existing facilities provided in the St Leonards Road area so that they were complimentary to each other. Whilst it was noted that Section 106 monies could be used to get local shops in place sooner rather than after all the residential development had been completed, that there was already a long shopping list for this source of funding including a contribution towards affordable housing.

In respect of the proposed Sixfields District Centre, it was noted that it was intended that there should be no impact to the sense of community within Duston Village and that community planning was now a feature of the process.

There were references within the Core Strategy to reduce reliance on the private motor car that were intended to provide the motorist with alternative choices. It was recognised that road layouts that effectively frustrated the motorist would be counterproductive to the economic wellbeing of the Town.

In terms of retail strategy, it was intended that the Town would be complimentary to Milton Keynes, to some extent to be similar but with sufficient differences to draw people to Northampton and to make the most of the historic town centre including Legal and General's proposals for Grosvenor/Greyfriars.

- RESOLVED:**
- (1) That the progress on the preparation of the Northampton Development Framework be welcomed and that the draft Core Strategy as slightly amended in respect of rail corridors and support of Phoenix Athletics Club be approved for informal consultation with key stakeholders as described in the report.
 - (2) That the proposals for Strategic Environmental Assessment and Sustainability Appraisal be noted.

10. MEDIUM TERM FINANCIAL STRATEGY 2005/6- 2007/08 (FS)

The Director of Strategic Resources submitted a report that set out the timetable for preparing the 2005/06 to 2007/08 Revenue Budget and the framework for the medium term financial strategy and process. The Director reported that at the September meeting of the Executive budget options would be brought forward for consideration. He further commented on the Spending Review conclusions recently announced by the Government that included an assessment of likely Council Tax increases over the following three years. From the information received so far it looked as if District Councils would receive an increase in funding in 2005/06 of 0.6%, 3.5% in 2006/07 and 3.7 % in 2007/08. Council tax increase assumptions for the same period were 6.5%, 5.1% and 4.9% respectively.

- RESOLVED:** That the timetable for preparing the 2005/06 to 2007/08 Revenue Budgets as set out in Appendix A of the report be approved and that the framework for the medium term financial strategy and process, as outlined in the report be noted.

11. CONTRACTS PROCEDURE RULES (FS)

Item withdrawn.

12. SESAME- REPORT ON VISIT TO PARMA (LC)

The Acting Chief Executive submitted a report from the recent 17th International Business Exchange held in Parma Italy and commented that it had been intended to have the Charter of Parma agreed by the Executive to relaunch and reinvigorate SESAME. However, the Charter had not yet arrived from Parma. The Charter had come about as a result of members of SESAME believing that the network needed to be refocused as a business exchange.

- RESOLVED:**
- (1) That the Executive reaffirm its support, commitment and membership to the SESAME network.
 - (2) That the Acting Chief Executive, in consultation with the Chair and Councillor Hadland be authorised to endorse the Action Plan and Charter of Parma, once received.
 - (3) That the development of the local Northampton Borough Council Action Plan be endorsed and the necessary liaisons identified in the Action Plan be noted.

13. PLANNING AND COMPULSORY PURCHASE ACT 2004 (PRT)

The Acting Chief Executive submitted a report that summarised the new Planning and Compulsory Purchase Act 2004 which introduced a simpler form of spatial planning together with a key role in delivering the Government's sustainable communities objectives. He further commented that this Act brought about the most significant changes to the planning system since the 1970's; it changed the emphasis of planning from being mainly regulatory to giving it a proactive interventionist role. The Northampton Development Framework Core Strategy, as considered earlier in the meeting formed part of this process. The system of Section 106 contributions had not yet been revised and it was believed that these provisions would come into force under separate secondary legislation. The Borough Solicitor commented that the process for Compulsory Purchase Orders had been made simpler if land was required for development purposes.

- RESOLVED:** That the report be noted, in particular its implications on the Council as the local planning authority being required to prepare the Local Development Framework.

14. URBAN ENHANCEMENT PROGRAMME (PRT)

The Acting Chief Executive submitted a report that set out the proposed Urban Enhancement Programme for 2004/05.

- RESOLVED:**
- (1) That the schemes proposed be approved for consultation with appropriate community/organisations as set out in the report.
 - (2) That the estimates provided for each scheme be noted and that in case of any significant variation in the cost resulting from the consultation process, a further report be submitted to the Executive before implementing that particular project.
 - (3) That the resource implications set out in paragraph 4.2 be noted and that the revenue budget for urban enhancement be increased as set

out in the report.

15. RIVER NENE REGIONAL PARK (PRT)

The Acting Chief Executive submitted a report that set out the results of the feasibility study conducted on behalf of Northamptonshire County Council into the creation of a River Nene Regional Park. Whilst the scheme represented an exciting challenge there were concerns in respect of the proposed dedicated project team and how the Council would be able to contribute to it; the future governance of the park which it was proposed would have its own planning powers; the proposed project area and boundaries; and the possibility that the project could draw investment away from Northampton which was the fastest growing development area in the County. It was noted that a presentation by County Council officers on the proposal was yet to take place and that the other districts and the Council needed to be much more aware of the project and its implications.

- RESOLVED:**
- (1) That the Project Area Plan, Appendix A, and the executive summary of the feasibility study, Appendix B, be noted.
 - (2) That the joint response to the action points be noted and that the request to endorse the Regional Park Charter be deferred pending a presentation of the scheme by Northamptonshire County Council.
 - (3) That the County Council be advised that this Council is unable to make direct Officer support available to the core project team.
 - (4) That any development funding secured in Northampton Borough towards the regional park should be invested within the Borough.

16. AFFORDABLE HOUSING- SUPPLEMENTARY PLANNING GUIDANCE (H, PRT)

Councillor B Hoare commented that the revision of this Supplementary Planning Guidance gave the Executive an opportunity to reinforce the debate held at Council on this issue. Affordable housing was reflected in the Council's Recovery Plan and by the visioning exercise through the intention to eradicate homelessness by 2014. He asked whether the numerical changes to the guidance had been modelled to see if they met the Council's objective and whether it was better not to set thresholds to prevent developers from avoiding the issue.

The Acting Chief Executive submitted a report that set out proposals to revise the current supplementary planning guidance for affordable housing. It proposed to raise the percentage contribution from 22% which was in line with current national guidance to 35%. This percentage was below the Housing Needs Assessment following consultant's advice. It was felt that the proposed percentage would be achievable and deliverable. It was noted that carrying out a modelling exercise in this instance would not be productive and achievement was largely down to negotiation with developers in each instance. It was also noted that on the advice of the consultants it was not intended that developments falling below the threshold of 15 units should make a contribution towards affordable housing as the most likely result would be higher house prices as land owners and developers would be unlikely to absorb this extra cost themselves.

- RESOLVED:** That consultation be undertaken on the draft Affordable Housing Supplementary Planning Guidance and that it be further considered by the Housing and Planning Regeneration and Transport Overview and Scrutiny Committees prior to being brought back to Executive for adoption.

17. GROSVENOR/ GREYFRIARS (LC, FS)

The Director of Strategic Resources circulated a media release that had been published earlier in the day and commented that a meeting had taken place with Legal and General the previous week and that both sides were now happy with the progress that was being made. The respective consultants had been instructed to make an agreement and a further meeting had been arranged for the following week. It was intended that a more detailed report would be submitted to the Executive at its September meeting.

RESOLVED: That the position be noted.

18. MARKET ENHANCEMENT PROJECT- REPORT OF CROSS PARTY MEETING (FS)

The Director of Business and Housing Services reported that the cross-party meeting as agreed at the last meeting of the Executive had taken place. However, both opposition parties had declined to attend. Three options were now to be put forward to the Financial Strategy and Performance Overview and Scrutiny Committee to be considered at a special meeting and Letts Wheeler had agreed to further develop each option.

Resolved: That the position be noted.

19. CORPORATE GIS- THE WAY AHEAD (FS, PRT)

Item withdrawn.

20. EXCLUSION OF PUBLIC AND PRESS

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

The Motion was Carried.

21. TRAVELLER SITE, LOWER ECTON LANE, NORTHAMPTON (HE) (9)

Item withdrawn.

Councillor Larratt commented that this would be the last meeting of the Executive attended by Alan Farrell, Director of Business and Housing Services and Deputy Chief Executive before his retirement in September. He commented upon Mr Farrell's service with the Council from 1990 which was endorsed by the Acting Chief Executive and Councillors Tavener and Hadland.

The meeting concluded at 20.10 hours

M3228

NORTHAMPTON BOROUGH COUNCIL**PLANNING COMMITTEE****Wednesday, 21 July 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 23 June 2004 were agreed and signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

- RESOLVED:**
- (1) That Tony Woods and John Cutler be permitted to address the Committee regarding Applications N/2004/0495, 0496, 0510, 0530, 0930 and 0931 – Ransome Road, Six Fields, Upton Way, Weedon Road and Harvey Reeves Road
 - (2) That Councillor Palethorpe be permitted to address the Committee regarding Application N/2004/0556 – 81 Station Road, Great Billing
 - (3) That Richard Garland be permitted to address the Committee regarding Application N/2004/0475 – Phase 2, Riverside Park
 - (4) That Candice Harris, Councillor Hadland, Mr M Walton and Mrs Ramshore be permitted to address the Committee regarding Application N/2004/0514 – land at St Peters Gardens, Weston Favell
 - (5) That Mr Stewart be permitted to address the Committee regarding Application N/2004/0639 – land off Sharman Road and Spencer Street
 - (6) That David Penty, Tony Ansell, Councillor Hadland and Mr L Wilbraham be permitted to address the Committee regarding Application N/2004/0648 – 13 Abington Park Crescent
 - (7) That Nigel Walters and Mr R Blanco-Rivas be permitted to address the Committee regarding Application N/2004/0681 – 42 Brunel Drive, Upton
 - (8) That Chris Gibbons, Mr G R Tyrrell, Councillor Concannon, Councillor Roy and Mr L Wilbraham be permitted to address the Committee regarding Application N/2004/0701 – land at St Margarets Gardens, Dallington

- (9) That Mr M Saxby be permitted to address the Committee regarding Application N/2004/0715
– Pachangas, 1 Green Street

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

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

(A) N/2003/1220 ERECTION OF A DAY NURSERY AT SITE ADJACENT TO SAFEWAY STORE, KETTERING ROAD

The Head of Planning, Transportation and Regeneration advised that a letter had been received from the agent requesting the Committee to reconsider again 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, reporting to Members that the appeal regarding Application N/2003/0999 – the former Tempo site, Tollgate Way had been dismissed by an Inspector appointed by the Secretary of State.

RESOLVED: That the report and decision be noted.

6. FRINGE AREA APPLICATIONS

There were none.

7. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

There were none.

8. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

(A) N/2004/0739 - DELAPRE ABBEY, LONDON ROAD

The Head of Planning, Transportation and Regeneration submitted a report outlining the Application for the change of use of part of the building from a records office to residential at Delapre Abbey, London Road and elaborated thereon.

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

(B) N/2004/0834 - FERNIE FIELDS SPORTS GROUND

The Head of Planning, Transportation and Regeneration submitted a Report outlining the Application for the change of use to a community centre and scout group hall at Fernie Fields Sports Field and elaborated thereon.

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

9. PRINCIPAL ITEMS**(A) N/2004/0265 - LAND AT NUNN MILLS AND AVON COSMETICS**

The Head of Planning, Transportation and Regeneration submitted a Report outlining the Application for a mixed use development incorporating residential, community facilities, local leisure and retail centre plus access arrangements at Bedford Road and Southbridge Road at land at Nunn Mills and Avon Cosmetics and elaborated thereon.

RESOLVED: (1) That the report and the current situation regarding the planning application be noted
(2) That a site visit be arranged prior to the determination of the application

(B) N/2004/0495, 0496, 0510, 0530, 0930 & 0931 - LAND WEST OF HARVEY REEVES ROAD, LAND NORTH OF RIVER NENE AND STORTON'S PITS, LAND OFF RANSOME ROAD, LAND AT SIXFIELDS EAST OF UPTON WAY SOUTH OF WEEDON ROAD, LAND WEST OF HARVEY REEVES ROAD AND LAND SOUTH OF ROSS ROAD

The Head of Planning, Transportation and Regeneration submitted a Report outlining the applications for a mixed use development comprising residential, recreation and employment uses, civic amenity site, bus depots, car parking, link road and associated development at land west of Harvey Reeves Road (N/2004/0495), a southern development link road linking Upton Way and Harvey Reeves Road, Ross Road spur link and associated landscaping and infrastructure at land north of River Nene and Storton's Pits (N/2004/0496), residential, community facilities and associated development, access improvements and retention of operational railway line at land off Ransome Road (N/2004/0510), residential, retail and commercial leisure development, community facilities, open space, car parking, link road and associated development and access improvements at land at Sixfields east of Upton Way south of Weedon Road and west of Storton's Pits (N/2004/0530), provision of car, coach and disabled parking, construction of new service road and provision of associated development including foot/cycle ways, foot/cycle bridges and landscaping at land west of Harvey Reeves Road, south of Ross Road and east of Storton's Pits (N/2004/0930) and proposed remediation works at land west of Harvey Reeves Road, south of Ross Road and east of Stortons Pits (N/2004/0931), and elaborated thereon.

John Cutler addressed the Committee outlining concerns regarding the design of the proposed roads, given from a cyclist's perspective.

He commented that Northamptonshire County Council had advised the developers to place a track at the side of the road, which was now an out-dated approach.

Northamptonshire County Council had not carried out a cycling audit on this scheme and Northampton Borough Council needed to ask whether the relevant cycling policies had been followed. Mr Cutler added that there was a lot of current guidance available on this issue which should be taken into account when considering this scheme.

Councillor Woods addressed the Committee, referring to his letter, which had been circulated to members. He reiterated Mr Cutler's point that cycle tracks placed along the side of roads, especially with a significant number of access points were dangerous, especially where traffic passed the path of the cyclist. He requested deferral pending a re-examination of this scheme by Northamptonshire County Council and proper liaison with cycling groups.

- RESOLVED:**
- (1) That the report and current position regarding the planning applications be noted.
 - (2) That site visits be arranged prior to the determination of the applications. (except N/2004/0931).
 - (3) That the determination of Planning Application N/2004/0931 be delegated to the Head of Planning, Transportation and Regeneration, subject to there being no adverse representations made with respect to this application.

(C) N/2004/0556 - 81 STATION ROAD, GREAT BILLING

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the erection of twenty-four flats to the rear of 81 Station Road, Great Billing, and elaborated thereon.

Councillor Palethorpe addressed the Committee, as Ward Councillor, informing Members that the residents' objections did not include the number of flats proposed, but that the entrance to the site was wide enough for one car only and the parking was not adequate for twenty-four dwellings. He added that the building at the back of the site meant that it would not be possible to get access to the site at this point. He requested that the application be refused.

- RESOLVED:** That the application be refused as shown in the Decision List attached.

(D) N/2004/0690 & 0691 - UNIT 2, FORMER MANFIELD SHOE FACTORY, WELLINGBOROUGH ROAD

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the change of use from an opticians to a champagne bar and a listed building application for internal and external alterations, an entrance canopy and erection of iron railing to match existing gates at Unit 2, former Manfield Shoe Factory, Wellingborough Road, and elaborated thereon.

- RESOLVED:**
- (1) That Listed Building Application N/2004/0691 be deferred pending consideration of amended details.
 - (2) That the withdrawal of Application N/2004/0690 be noted.

(E) N/2004/0727 - LAND OFF BUSHLAND ROAD / SHERATON CLOSE

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the demolition of the existing PHAB Centre and the erection of ten flats and new premises for the PHAB Centre at land off Bushland Road/Sheraton Close, and elaborated thereon.

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

10. SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION

Mr Garland addressed the Committee regarding application N/2004/0475 – Phase 2, Riverside Park - reporting that the lease on his company's current property was due to expire at the end of the year, and that the proposed site at Riverside Park was a more appropriate location. He assured Members that the building would be of a high quality and would enhance the site at Riverside Park. This development would also provide jobs including sales, service and repair. He requested that Members approve the application.

Candice Harris addressed the Committee regarding application N/2004/0514 - land at St Peters Gardens Weston Favell - reporting that this was primarily a residential area, which included a number of elderly residents. She commented that there was already a problem with parents parking inconsiderately when dropping off and picking up their children. She added that local residents understood the school's need for more space and had not opposed the erection of the last mobile classroom but had realised that the noise generated by the room was immense. She suggested that the single mobile classroom could be taken down and replaced by a double unit.

Councillor Hadland addressed the Committee regarding application N/2004/0514, informing Members that St Peters Gardens was a narrow cul-de-sac and that the proposals would exacerbate an already difficult situation.

Maurice Walton addressed the Committee regarding application N/2004/0514. The application had been made reluctantly but out of necessity because the building works could not be carried out in time. This September, there would be a new intake of 4-5 year olds and two year-groups will be staying longer than before, there was no room on the existing site for more mobile classrooms and consent was sought for a limited period until the works were complete. The school had made arrangements with a local public house to use a car park for dropping off and picking up the pupils.

Mrs Ramshore, the Head of Weston Favell Primary School, addressed the Committee regarding application N/2004/0514. She felt that the application was one way the school could move forward. The school had had no control over the situation. She was happy to answer any questions the Committee might have in respect of the management of the school.

Mr Stewart addressed the Committee regarding application N/2004/0639 – land off Sharman Road and Spencer Street. He reported that, while Officers considered the proposal to be over development, the building had been very carefully designed to

avoid overlooking neighbours. He assured Members that everything possible would be done to protect the willow tree on the site.

David Penty addressed the Committee regarding Application N/2004/0648 – 13 Abington Park Crescent. He commented that the Council's Policy E9 placed special importance on the character of the landscape. He added that there was currently a perfectly good house on the site and that there was no need to knock it down to build flats on the land.

Tony Ansell also spoke regarding application N/2004/0648 commenting that Abington Park was a locally important landscape area, which hosted many community events. He warned that approval of this application would spoil the scene forever and result in damage to nearby trees. He added that the design of the proposed building was out of character with the area and that the additional residents would result in increased noise, parking problems and rubbish. The flats were neither necessary nor required in the area.

Councillor Hadland addressed the Committee as Ward Councillor regarding application N/2004/0648, commenting that the houses play an important part in the scene around Abington Park. He commented that the last application had been considered contrary to Policies E9, E20, H22, among others of the Local Plan, and would increase the level of activity in the area contrary to Policy E19 of the Local Plan. He acknowledged that this application had been changed, but maintained that it would still be over-development and out of character with the area. He added that this application would still constitute a breach of the amenity of local people.

Mr Wilbraham addressed the Committee regarding application N/2004/0648 commenting that local opposition to a planning application was not a reason to refuse it. He informed Members that plans had been prepared after extensive talks with Planning Officers and that the design did indeed reflect the buildings in the area. He maintained that the flats would not lower the tone of the area, they would be private and would probably appeal to old people. He assured Members that the cedar tree on the site would be protected, with only two branches being removed. This would not change the scene from the road. He added that more parking could be provided if Members felt it necessary.

Nigel Walters addressed the Committee regarding application N/2004/0681 – 42 Brunel Drive. He expressed grave concern at the proposed extension of 42 Brunel Drive as the roof would overhang his land. He commented that suggestions regarding alterations of the plans had not been taken on board, adding that if the proposals were approved, he would not be able to extend his own house in a similar way. He felt that he would have trouble selling his house because of this.

Mr R Blanco-Rivas also addressed the Committee regarding application N/2004/0681, commenting that the existing roof already overhangs the land at number 44 and that the extension would follow the same line. He commented that the Forty-five Degree Rule had been checked and that the proposed extension would only protrude by 2.5 metres. The legal boundary had been established and he had taken all acceptable recommendations on board.

Mr Chris Gibbons addressed the Committee regarding application N/2004/0701 – land at St Margaret’s Gardens, Dallington. He commented that the existing homes were two-storey, three or four bed houses. The proposed three-storey building would be unsightly and neighbours would be overlooked. He added that the original proposal of six houses would have provided quality housing for families. He also commented that, with only twelve parking spaces proposed, the development would make an already overcrowded area worse. He acknowledged that the site needed to be developed but felt that flats would result in an overdevelopment of the site.

Mr G R Tyrrell also addressed the Committee regarding application N/2004/0701. He commented that as the site was previously a brown field site development would be an improvement but added that the proposed block of flats would constitute visual pollution. He commented that, within one and a half miles of this site there were currently twelve unoccupied flats, adding that the area needed more three-bedroom houses.

Councillor Concannon addressed the Committee, as Ward Councillor, regarding application N/2004/0701, commenting that he was not personally opposed to flats but they had to be placed in appropriate areas. He stated that the proposals would block the corner of a busy junction, which would be a dangerous prospect for traffic.

Councillor Roy addressed the Committee, as Ward Councillor, regarding application N/2004/0701, commenting that the scale of the project and the unpleasant appearance of the proposals were unacceptable and inappropriate for the area. She added that more traffic calming had been proposed for the area, which would decrease the amount of available parking. She commented that the existing building was also well loved in the area.

Mr Wilbraham addressed the Committee regarding application N/2004/0701. He commented that, when considering the last application, the Committee had been concerned at the scale of the proposed building in comparison to existing buildings. This had resulted in the height being reduced and the distances to surrounding buildings increased to acceptable levels. He added that additional parking could be provided if required. He also added that this scheme was a partnership with Nottingham Housing Association and that a need for this type of housing had been identified.

Mr Saxby addressed the Committee regarding application N/2004/0715 – Pachangas, 1 Green Street. He commented that this was a lovely building and he was trying to find a way to use it economically. He had been trading for approximately 1 year with no complaints regarding noise and had already received permission for use as a nightclub. He commented he was not seeking to admit any more people and that he was willing to have restrictions placed on the consent so that any transgression could result in the consent being withdrawn.

- RESOLVED:**
- (1) That applications N/2004/0475, N/2004/0514, N/2004/0520, N/2004/0599, N/2004/0755, N/2004/0771 and N/2004/0783 be approved as shown in the Decision List attached.
 - (2) That applications N/2004/0639, N/2004/0715 and N/2004/0825 be refused as shown in the Decision List attached.

- (3) That, contrary to Officers' recommendations, applications N/2004/0648, N/2004/0681, N/2004/0701 and N/2004/0821 be refused as shown in the Decision List attached having regard to the following:-
- N/2004/0648 – the over-intensive and inappropriate use of the site with the loss of residential and visual amenity and the precedent, which would be set.
- N/2004/0681 – the loss of residential amenity by reason of the height and depth of the proposal and its relationship with 44 Brunel Drive.
- N/2004/0701 – the design and scale would be out of character with the area and detrimental to visual amenity.
- N/2004/0821 – the over concentration of Class A3 uses in the vicinity were harmful to the District Centre and residential amenity.

NB Councillor Edwards declared a personal and non-prejudicial interest in respect of N/2004/0514 as a result of his membership of Northamptonshire County Council but did not speak or vote thereon.

11. ENFORCEMENT MATTERS

There were none.

12. OTHER REPORTS

(A) STREET NAMING - WOOTTON E1 & MANFIELD GRANGE (FORMER MANFIELD HOSPITAL)

The Head of Planning, Transportation and Regeneration submitted a report outlining proposed names for various new roads in the Borough.

RESOLVED: That the proposed names be approved as submitted.

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 27 May 2004 to 23 June 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 27 May 2004 to 23 June 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 N/2003/1220 – site adjacent to Safeway Store, Kettering Road, a letter from the applicant's agent was circulated for Members' consideration. The letter put forward reasons why the requirement for the nursery to trade for 5 years were onerous. Reference was made to the discussions at the last meeting in respect of this issue.

- RESOLVED:**
- (1) That, regarding application N/2003/1220, the proposed positive obligation remain.
 - (2) That the report and list be noted.

The meeting concluded at 9:35 pm

**NORTHAMPTON BOROUGH COUNCIL
PLANNING COMMITTEE
21 JULY 2004**

DECISION LIST

Application No: **N/2004/475**
 Location: **Phase 2, Riverside Park**
 Proposal: **Erection of two buildings for the sale and/or display and/or hire of new and/or used private and light goods vehicles and/or the sale of parts and/or the repairing and/or valeting of vehicles, with ancillary offices, parking or storage, including compound for waste skips and erection of boundary railings and gates and two new vehicular accesses**

APPROVED subject to conditions and for the following reason:

The site is noted as a Development Site in the adopted Northampton Local Plan. The proposal is considered to be in an appropriate location as it is grouped with other car showrooms and would result in the creation of a significant level of employment, and therefore it is considered acceptable to make an exception to Policy B12 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 secure and covered parking of bicycles shall be provided prior to the development being first brought into use and thereafter maintained.

Reason: To ensure the provision of adequate facilities.

(4) Notwithstanding the provisions of Schedule 2 Part 3 Class A of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), the use of the site shall not be changed to Class A1 (retail) without the prior permission of the Council.

Reason: The use of the site for Class A1 retail could have an impact on the vitality and viability of existing shopping centres within the town. Therefore the Council would wish to formally consider this impact.

(5) 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.

(6) 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.

(7) 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.

(8) All work being carried out on any vehicles or vehicle parts shall take place solely within the building.

Reason: To ensure that the roadway and forecourt are uncongested, and available for servicing/parking.

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

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

(10) The car parking spaces shown on the approved plan shall at all times be reserved for the parking of vehicles by staff and visitors and there shall be no storage of goods, materials, refuse, pallets or skips thereon.

Reason: To ensure that adequate parking facilities are maintained.

(11) The loading and unloading of all vehicles attending the premises shall at all times take place solely within the curtilage of the site.

Reason: In the interests of highway safety.

(12) The proposed workshop and sales of parts shall remain ancillary to the car showrooms hereby approved and at no time shall they form a separate planning unit.

Reason: To avoid overdevelopment of the site and to ensure the Council retains effective control.

(13) Notwithstanding condition 10 above, cars/vehicles for display and demonstrators shall only be parked in those spaces so designated on the approved plan, and not in spaces noted as being for customer/staff/service parking, unless otherwise agreed in writing by the Council.

Reason: To ensure that adequate parking facilities are maintained.

(14) 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 Planning Policy Guidance 25 (PPG 25) shall be submitted to and approved by the Council.

Reason: To prevent the increase in flood risk.

(15) The approved scheme for flood risk protection shall be implemented fully in accordance with the requirements of the approved flood risk assessment and with the approved implementation programme. The completion of the approved scheme shall be confirmed in writing to the Council within one month thereafter.

Reason: To prevent the increase in flood risk.

(16) Unless otherwise agreed in writing by the Council 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 following each respective phase).

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

(17) Before unit 2 is first occupied, the existing access on the east side of the site shall be widened to 7.3 metres with 10.5 metres.

Reason: In the interests of highway safety.

Application No: **N/2004/514**
 Location: **Land at St Peters Gardens, Weston Favell**
 Proposal: **Erection of single mobile classroom and enclosing fence for a temporary period**

APPROVED subject to conditions and for the following reason:

The mobile is for a temporary period only and having regard to its siting, size and design its impact on residential amenity is considered acceptable and in accordance with Policies E20 and H19 of the Northampton Local Plan.

(1) The building and fence hereby permitted shall be removed and the land restored to its former condition on or before 31 August 2005.

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

(2) The mobile shall be painted in a colour to be agreed in writing by the Council.

Reason: In the interests of visual amenity.

(3) The mobile classroom shall be used for teaching purposes only and no activities shall take place on the land outside of the classroom.

Reason: In the interests of residential amenity.

Application No: **N/2004/520**
 Location: **44 Balmoral Road**
 Proposal: **Conversion of existing house to 2 no. flats and demolition of shop and construction of 2 no. flats**

APPROVED subject to conditions and for the following reason:

The 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) 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 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 first occupation of the dwellings hereby approved and retained thereafter.

Reason: To ensure the provision of adequate facilities.

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

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

(5) Notwithstanding the details as submitted, the proposed rear and side boundaries of the site shall be secured with close boarded fencing of not less than 1.8 metres in height and the fencing shall be provided prior to the first occupation of the dwellings hereby approved.

Reason: To secure a satisfactory standard of development.

Application No: **N/2004/556**
 Location: **Rear of 81, Station Road, Great Billing**
 Proposal: **Erection of 24 no. flats**

REFUSED for the following reasons

(1) The development does not provide sufficient on site parking which is likely to lead to casual parking on the internal estate road and on the small areas of open space within the development which could lead to congestion and increased vehicle manoeuvring in a confined space creating noise and general disturbance in close proximity to the adjacent properties in Station Road which would adversely affect the resident's quiet enjoyment of their rear gardens contrary to Policy T17 of the Northampton Local Plan.

(2) The proposal represents a cramped form of development with car parking to the front of the buildings, which, together with the lack of landscaping and the dominance of the estate road, will create the impression of a car-dominated development, out of keeping with the character of the area and contrary to Policy E20 of the Northampton Local Plan.

(3) The means of access is unsatisfactory by reason of its limited width which fails to provide for pedestrian access and is likely to prejudice highway safety contrary to Policy T21 of the Northampton Local Plan.

(4) The development proposed is on a backland site which will lead to vehicle movements in close proximity to residential garden boundaries to the detriment of the quiet enjoyment of the occupiers of those properties contrary to Policy H10 of the Northampton Local Plan.

Application No: **N/2004/599**
 Location: **15 Berrywood Road**
 Proposal: **Change of Use of ground floor to day nursery and creation of new vehicular access and car park**

APPROVED subject to conditions and for the following reason:

The proposed change of use of the premises represents an acceptable form of development in this location and would be unlikely to adversely impact on general or residential amenity and is in accordance with Policies E20, H19 and H35 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 permitted use shall be limited to the area identified in the layout drawing submitted as part of the application.

Reason: For the avoidance of doubt and to ensure that effect planning control is retained by the Council.

(3) The proposed use shall remain ancillary to the existing residential use of the premises and at no time shall it form a separate planning unit.

Reason: In the interests of the residential occupants of the property.

(4) The access driveway within the protection zone of the retained tree, the details of which are to be agreed in writing with the Council prior to the commencement of development, shall use an aggregate sub base only to include blinding hollows with sharp sand prior to application of aggregate, as outlined in the enclosed copy of 'APN1 driveways close to trees'. If block pavements are used, they shall be dry bedded on the sub-base and the joints shall not be sealed with grout.

Reason: To ensure adequate protection of the tree and to ensure that it is not damaged during the course of construction.

(5) Further details of any proposed play equipment, including siting shall be submitted to and approved by the Council prior to its installation.

Reason: In the interests of residential amenity.

(6) The use hereby approved shall operate only between the hours of 07:30 and 18:00 Monday to Friday and at no time on Saturdays, Sundays or Bank or Public Holidays.

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

(7) Notwithstanding the details submitted full details of the proposed car parking arrangements and dropping off points shall be submitted to and approved in writing by the Council prior to the commencement of development, provided prior to the development being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities.

(8) The use hereby permitted shall not commence until a scheme to ensure that the in/out vehicle entrance/exit proposals are adhered to has been submitted to and approved in writing by the Council and fully implemented. It shall thereafter be maintained.

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

(9) The ground floor of the premises shall be used as a day care nursery for not more than 70 children and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

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

(10) The retained tree shall be protected for the duration of the development by a stout fence to be erected and maintained in a location to be approved in writing by the Council. Within the fenced area no development works shall take place on, over or under the ground, no vehicles shall be driven, no materials or waste shall be deposited, no bonfires shall be lit or the ground level altered during the periods of development.

Reason: In order to ensure adequate protection of the existing tree on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality.

(11) Notwithstanding the details submitted full details of the proposed retaining wall around the retained tree shall be submitted to and approved in writing by the Council prior to the commencement of development, The retaining wall shall implemented in accordance with the approved details prior to the development being first brought into use. The wall shall thereafter be retained.

Reason: In order to ensure adequate protection of the existing tree on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality.

Application No: **N/2004/639**
 Location: **Land off Sharman Road & Spencer Street, St James**
 Proposal: **Erection of 12no. one-bedroom two person flats - outline**

REFUSED for the following reasons:

(1) The proposal represents an overdevelopment of the site, which combined with the cramped nature of the plot, would be incapable of providing a satisfactory residential environment, to the detriment of future occupants and to the residential amenities that occupiers of nearby dwellings would reasonably expect to enjoy, contrary to Policies E20, H6, H12 and H15 of the Northampton Local Plan.

(2) The proposed development would have significant adverse effects on the Weeping Willow, which is protected. This would be detrimental to the visual amenities of the locality, contrary to Policies E11 and E12 of the Northampton Local Plan.

(3) The proposed development may increase the flood risk to people and property on the site and in the surrounding area and no adequate technical information or Flood Risk Assessment has been submitted to address this. The proposal is therefore contrary to Policy AR8 of the Northamptonshire County Structure Plan and Planning Policy Guidance Note 25 'Development and Flood Risk'.

Application No: **N/2004/648**
 Location: **13 Abington Park Crescent**
 Proposal: **Demolition of house and garage and erection of nine flats and new access**

REFUSED for the following reason:

The nature of the development proposed is an overintensive use of the site out of character and inappropriate to the area resulting in loss of residential and visual amenity. Furthermore, granting permission will also make it more difficult to resist similar proposals elsewhere in the vicinity of the site whose cumulative impact would be detrimental to the character of the area. The proposal is contrary to Policies E9, E20, H6 and H15 of the Northampton Local Plan for these reasons.

Application No: **N/2004/681**
 Location: **42 Brunel Drive, Upton**
 Proposal: **Two storey rear extension**

REFUSED for the following reason:

The height and depth of the extension together with its relationship with the neighbouring property, No. 44 Brunel Drive will result in a loss of residential amenity to the occupiers of that property in the form of loss of outlook and visual intrusion contrary to Policy H18 of the Northampton Local Plan.

Application No: **N/2004/701**
 Location: **Land at St Margarets Gardens, Dallington**
 Proposal: **Demolition of disused church and erection of 12no. one bedroom flats**

REFUSAL for the following reason:

By reason of its design and scale, the proposal would represent a bulky and incongruous development, out of character with its surroundings and detrimental to the visual amenities of the streetscene, contrary to Policies E20, H6, H12 and H15 of the Northampton Local Plan.

Application No: **N/2004/715**
 Location: **Pachangas, 1 Green Street**
 Proposal: **Change of use of basement and ground floor to nightclub (Class D2) for a period of 2 years**

REFUSAL for the following reason:

The proposal would be likely to result in an unacceptable level of noise and general disturbance by patrons arriving and leaving the premises to the serious detriment of the amenities of residential and other occupiers within the vicinity of the site contrary to Policy GS5 of the Northamptonshire County Structure Plan and Policy H20 of the Northampton Local Plan, and would also be likely to result in danger to pedestrian safety contrary to Policy T21 of the Northampton Local Plan.

Application No: **N/2004/727**
 Location: **Land off Bushland Road/Sheraton Close**
 Proposal: **Demolition of existing PHAB Centre and erection of 10 no. flats and new premises for the PHAB Centre**

APPROVED subject to conditions and for the following reason:

The siting, design and massing of the development and its impact on visual and residential amenities are considered acceptable and in accordance with Policies E20, H20 and L2 of the Northampton Local Plan.

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

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

(2) The proposed PHAB Centre shall be used as a community centre and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

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

(3) The proposed PHAB Centre shall be open only between the hours of 0830 to 21.30 from Sunday to Thursday and 0830 to 22.30 on Friday and Saturday.

Reason: In the interests of residential amenity.

(4) Unless otherwise agreed in writing by the Council, no development shall take place until full details of the proposed resurfacing works including lighting of the footpath adjoining part the application site linking Bush Hill to Sheraton Close have been submitted to and approved by the Council and thereafter implemented prior to first occupation of the development hereby approved.

Reason: In the interests of pedestrian safety.

(5) 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.

(6) 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 the development hereby permitted, provided prior to the first occupation of the development hereby approved and retained thereafter.

Reason: To ensure the provision of adequate facilities.

(7) The proposed refuse store as shown on the submitted plan shall be implemented concurrently with the development completed prior to the first occupation of the development hereby approved and retained thereafter.

Reason: To secure a satisfactory standard of development.

(8) 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.

(9) 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.

(10) The retained trees shall be protected for the duration of the development by stout fences to be erected and maintained on alignments to be approved in writing by the Council before any development works shall take place. Within the fenced areas, no development works shall take place on, over or under the ground, no vehicles shall be driven, nor plant sited, no materials nor waste shall be deposited, no bonfires shall be lit nor the ground level altered during the periods of development.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of the amenity of the locality.

(11) Notwithstanding the details as submitted, full details of the proposed treatment of the external boundaries of the site including the provision of metal railings along the Bushland Road and Sheraton Close boundaries shall be first submitted to and approved by the Council. The approved details shall be implemented concurrently with the development completed prior to the first occupation of the development hereby approved and retained thereafter.

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

(12) 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 proposed PHAB Centre and the provisions to be made for its control and the approved scheme shall be implemented prior to the occupation of the PHAB centre and retained thereafter.

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

(13) The proposed car park shall be provided prior to the first occupation of the development hereby permitted and thereafter retained for the parking of vehicles for residents and visitors only.

Reason: To ensure that adequate parking facilities are maintained.

(14) 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 shall be submitted to the Council within 2 weeks of completion (or within 2 weeks of the completion of each respective phase).

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

Application No: **N/2004/739**
 Location: **Delapre Abbey, London Road**
 Proposal: **Change of use of part of building from records office to residential**

APPROVED subject to conditions and for the following reason:

The proposed scheme would greatly improve the security of the building thereby helping to preserve the fabric of the Grade II* listed building without detracting from its character and appearance, in accordance with Policies D6, E9, E20, E24, E40 and H7 of the Northampton Local Plan.

(1) The use hereby permitted shall cease and the building shall be restored to its former condition on or before 31st July 2007.

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

(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.

Application No: **N/2004/755**
 Location: **25/29 Craven Street**
 Proposal: **Erection of 12 apartments**

APPROVED subject to conditions and for the following reason:

The siting, design and density of the proposed residential development are considered acceptable and in accordance with Policies E20, B14, H7 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 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 the access and parking 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.

(5) 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 and thereafter maintained.

Reason: To ensure the provision of adequate facilities.

(6) Details of the provisions for the storage of refuse shall be submitted to and approved by the Council, implemented concurrently with the development completed prior to the first occupation of the development and thereafter maintained.

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

(7) The 2no. mobility units shall be implemented concurrently with the development.

Reason: To ensure that adequate provision is made for people with disabilities.

(8) Before the development hereby permitted commences, details of research and surveys, including soil investigations, on possible land contamination shall be submitted to and approved by the Council together with a risk assessment and suggestions for any remedial work required. If remedial work is required a scheme shall be submitted to and approved by the Council and shall be implemented prior to development work commencing on site.

Reason: To ensure that any contamination is remedied.

(9) Prior to the commencement of development further details of the Craven Street balcony enclosures shall be submitted to and approved in writing by the Council. The enclosures shall be constructed prior to the first occupation of the development and retained in that form thereafter.

Reason: To avoid overlooking of existing properties in Craven Street.

(10) Unless otherwise agreed in writing by the Council, no development shall take place until Traffic Regulation Orders to provide parking within the vicinity of the development are secured. The existing vehicle crossover shall be reinstated to footway in accordance with details to be submitted to and approved in writing by the Council. The approved works to secure the additional parking and the reinstatement of the crossover shall be implemented prior to the first occupation of the development.

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

Application No: **N/2004/771**
 Location: **229 Birchfield Road East**
 Proposal: **Change of use from Class A1 retail to Class A2 professional and financial services**

APPROVED subject to conditions and for the following reason:

The proposed use is appropriate within the local centre and is not likely to result in loss of amenities through undue noise and disturbance and is in accordance with Policies R9 and H20 of the Northampton Local Plan.

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

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

(2) Details of a front window display shall be submitted to and approved by the Council installed prior to the commencement of the development hereby approved and retained thereafter.

Reason: To avoid the appearance of dead frontage in the interests of the amenity and vitality of the locality.

Application No: **N/2004/783**
 Location: **3-5 Towcester Road, Far Cotton**
 Proposal: **Change of use and extension of shop (Class A1) to 4no. one-bedroom apartments**

APPROVED subject to conditions and for the following reason:

The proposal would make good use of an existing vacant building whilst not adversely detracting from the character of the wider area nor the residential amenities of the neighbours in accordance with Policies R9, H7 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) 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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no windows shall be installed in the side elevations of the proposed development without the prior written consent of the Council.

Reason: To safeguard the privacy of adjoining properties.

(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 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) Prior to the commencement of development, the Noise Exposure Category(ies) of the site due to its exposure to transportation noise shall be assessed. This must take into account, where appropriate, roads or railways that may not be immediately adjacent to the site and the likely growth of traffic over the next 15 years. Where facades or floors do not fall into NEC A, a noise insulation scheme, which shall require the provision of mechanical ventilation, shall be submitted to and approved by the Council and the approved scheme shall be implemented prior to the development being first brought into use and retained thereafter.

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

Application No: **N/2004/821**
 Location: **188/190, Wellingborough Road**
 Proposal: **Change of use from office (Class A2) to restaurant (Class A3)**

REFUSAL for the following reason:

The proposal will result in the over concentration of Class A3 uses in this part of the Wellingborough Road District Centre, detrimental to the functioning of the Centre and the

residential amenity of neighbouring occupiers, contrary to PPG6: Town Centres and Retail Development and Policy H20 of the Northampton Local Plan.

Application No: **N/2004/825**
 Location: **162 Kettering Road**
 Proposal: **Change of use from Class A1 retail to Class A3 restaurant together with single storey rear extensions**

REFUSAL for the following reasons:

(1) The proposed use would be detrimental to the residential amenity of nearby properties by reason of noise, smells, and increased disturbance contrary to Policy R9 of the Northampton Local Plan.

(2) The use is likely to result in cars being parked illegally on Kettering Road, which is a primary route, thereby interrupting the safe and free flow of traffic, contrary to Policy R9 of the Northampton Local Plan.

Application No: **N/2004/834**
 Location: **Fernie Fields Sports Ground**
 Proposal: **Change of Use to a community centre and scout group hall**

APPROVED subject to conditions and for the following reason:

The proposed use would provide a facility to meet the needs of the wider community and any effects on residential amenity can be mitigated by restrictive conditions in accordance with Policy L14 of the Northampton Local Plan.

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

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

(2) The use for general community purposes shall be restricted to between 9am and 6pm Monday to Friday, unless otherwise agreed in writing by the Council.

Reason: In the interests of residential amenity.

(3) Before the development hereby permitted commences, a scheme shall be submitted to and approved by the Council which specifies the sources of noise on site, whether from fixed plant or equipment or noise generated within the building, and the provision for its control. The scheme shall be implemented before the premises are used for the permitted purposes and shall be maintained thereafter.

Reason: In the interests of residential amenity.

Northampton Borough Council

Licensing Committee

Tuesday, 27 July 2004

Present: Councillor S Stewart (Chair); Councillor M Taylor (Deputy Chair); Councillors D Acock, S Beardsworth, J Caswell, P Concannon, J Duncan, P Evans, I Markham, Y Miah and A Woods

1. Apologies

An apology for absence was received from Councillor Wire.

2. Minutes

The minutes of the meeting held on 8 June were agreed and signed by the Chair.

3. Deputations / Public Addresses

Resolved: (1) That Mr Birch and Mr Janneh be granted leave to address the Committee in respect of Item 7 – “Application for the Renewal and Variation of the Public Entertainment Licence, Club Teeze, 1 Wood Street”.

(2) That Mrs Palmer, Mr Green and Mr Voysey be granted leave to address the Committee in respect of Item 8 – “Application for the Transfer and Variation of the Public Entertainment Licence, Radius (The Litten Tree), 2-8 Gold Street”

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

There were none.

5. Application For The Grant Of A Public Entertainment Licence, The Auctioneers, 10-12 Market Square

Item deferred.

6. Application For The Renewal And Variation Of The Public Entertainment Licence, Level 4, 39 Sheep Street

Item deferred.

7. Application For The Renewal And Variation Of The Public Entertainment Licence, Club Teeze, 1 Wood Street

Mr Birch, Licensing agent and Mr Janneh, applicant, addressed the Committee and spoke in support of the application. Mr Birch advised that the premises were at basement level and that a noise control programme had been agreed with Environmental Health. Previous problems with noise from the premises had occurred as a result of a speaker being placed at street level. The Committee was advised that the proposed noise control scheme would be satisfactory if adhered to. Mr Janneh's experience in the

industry was outlined. There had been no objections from the police or fire service.

Resolved: That the application to renew, transfer and vary the hours of the licence for Club Teeze, for the hours 10am to 3am Monday to Saturday, 12 noon to 12.30am on Sunday (2am on a Sunday preceding a Bank Holiday) be approved.

8. Application For The Transfer And Variation Of The Public Entertainment Licence, Radius (The Litten Tree), 2-8 Gold Street

Mrs Palmer, Mr Green and Mr Voysey addressed the Committee and spoke in support of the application.

Mrs Palmer advised that the company was keen to attract a mature clientele and as such the renovations would make the premises more sophisticated, with the emphasis on 'best of British' style food. Food would be sourced locally and would be available all day until an hour before the terminal hour.

The company did not feel that drink promotion nights such as two for one were appropriate and it was therefore not intended to hold these. There would be a strong emphasis on food offers instead and it was felt that the high price point and style of décor would attract an older client base. However, it was intended to operate a student night, in order to be in keeping with the local competition.

Regarding door staff, the Committee was advised that the company felt 10 to be the appropriate number of door staff at full capacity, but would always ensure the correct number of door staff would be on duty to make certain the premises were safe. The CCTV system in the premises was being upgraded, with split-screen monitors to be placed in the foyer.

No objections had been received in respect of the application and the police commented that they were pleased to see a more mature clientele being marketed. The manager would keep close links with the licensing sergeant and would stop student nights if the police felt it was causing crime and disorder.

Resolved: (1) That the application to transfer the licence to the applicants Mr Wright, Mr Close and Mr Green be approved.
 (2) That the application to vary the layout of the premises and increase the occupancy to 800 be approved.
 (3) That the application to vary the hours for 10am to 2am Monday and Tuesday; 12 noon to 12.30am on Sundays; 2am on Bank Holiday Sundays (except Easter Sunday) be approved.

NORTHAMPTON BOROUGH COUNCIL
FINANCIAL STRATEGY AND PERFORMANCE
OVERVIEW & SCRUTINY COMMITTEE

Wednesday, 4 August 2004

PRESENT:

Committee Councillor Marriott (Chair); Councillor Perkins (Deputy Chair);
 Councillors Caswell, Church, B Markham, Miah and Stewart,
 Councillor Evans (substituting for Councillor Paterson) and Councillor
 Malpas (substituting for Councillor Robinson)

Call-in

Authors Councillors M Hoare, Matthews and Woods

Required to Attend

Councillor Larratt	Leader of the Council
Councillor Hadland	Financial Strategy & Performance Portfolio Holder
R Sumner	Head of Asset Management
J Bayes	Chief Estates Surveyor
L Mongey	Estates Officer
P Newham	Borough Solicitor
R Bowmer	Acting Borough Treasurer
J Delahunty	Head of Health & Community Involvement
D Alderson	Head of Planning, Transportation & Regeneration

Present

M Hunter	Head of Overview & Scrutiny
T Feltham	Meetings Services Officer
K Graystone	Head Teacher, Queen Eleanor School
F Watson	Chair of the Governors, Queen Eleanor Primary School
R Connell	Far Cotton Residents' Association
J Roff	Project Officer, Far Cotton Res. Ass
P Burrell	Project Director, Northampton Town Learning Partnership, NCC
D Farrell	NCC
Councillor Kalyan	NCC
J Rawlings	Individual
Clrs C Lill and B Hoare	(Observers)
K Connell	Far Cotton Residents' Association

1. APOLOGIES

Apologies for absence were received from Councillors Paterson, Robinson and Allen (call-in author).

2 DEPUTATIONS / PUBLIC ADDRESSES

Mr R Connell and Mrs J Roff (Far Cotton Residents Association), Mr J Rawlings, Mr F Watson (Chair of Governors, Queen Eleanor School), Mrs K Graystone (Head Teacher, Queen Eleanor School), Mr P Burrell (Project Director, Northampton Town Learning Partnership, NCC) and Councillor C Kalyan (NCC) asked to speak in general at the appropriate point.

3 DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)

There were none.

4. FAR COTTON RECREATION GROUND - EXECUTIVE DECISION

The Chair introduced the committee and reminded everyone of the role of Scrutiny. He referred to :

Concerns over CCTV installation at Cliftonville and that as there was no scheduled meeting until October, an extra meeting to review this issue would be arranged.

Concerns over consultation, corporately, especially after recent recommendations accepted by the Executive, and several instances of proposed consultation that seem not to have taken account of the recommendations. Reference was made to the proposed Housing consultation and to the role Community Leadership Scrutiny should be playing.

The Chair referred to the background papers for the Executive decision: two reports to the Executive and related minutes, the Playing Pitch Strategy and the circulated pamphlet produced by the school. As no other documents were provided on request, it was assumed there were none. Although the issue had been raised at an Area Partnership, it was assumed the minutes had not been referred to in the Executive decision.

The Chair explained the process of call-in and that the Committee would not form its conclusions at this meeting, but would ensure all information was collected for deliberation.

He referred to the list of core questions prepared at a pre-meeting and advised Members they were free to ask further questions.

He explained that call-in authors would outline their concerns, Members would ask questions for clarity, then the Executive would have the right to speak and respond and the Committee would ask questions of the Executive, referring to other documents and information. During this stage, taking the call-in concerns in sequence, the public who had indicated a wish to do so, would be invited to give their views.

The Chair referred to the reasons for call-in:

“The Executive decision of 5 July 04 regarding Far Cotton Recreation Ground has been called in for scrutiny for the following reasons:

In making their decision the Executive failed to adequately consider: -

1. Their duty to protect public open space within the town

2. **The future needs of the school, its pupils and their parents and the needs of the wider community**
3. **The relative deprivation of this area of the town with respect to public open space**
4. **The full Health and Safety issues raised by objectors**
5. **A comprehensive management plan for Far Cotton Recreation Ground**

In particular they: -

6. **Failed to press the County Council to ensure that adequate long-term provision for the needs of Primary School children in the Delapre and Far Cotton are made.**

And, given the proposals for 2,000 additional homes in the Ransome Road and Nunn Mills area, (which will significantly increase demand for primary school provision in the area) the Executive: -

7. **Failed to explore with the County Council options for the relocation of Queen Eleanor Scholl to a new, purpose built site locally to provide a modern school with improved educational, sports and play facilities.**

Finally, in granting NCC's request (subject to planning permission and the specific requirements to dispose of public open space) the Executive imposed various conditions on the lease but: -

8. **Failed to impose adequate conditions allowing for and protecting future public use of the land."**

Called in by Councillors Allen, M Hoare, Matthews and Woods

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

Councillor M Hoare reiterated the 8 call-in reasons and stated that she was opposed to the Executive decision:

"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."*

She had been contacted by numerous constituents in Delapre who wanted the open parkland protected. The Recreation Ground, situated in a densely populated area, was designated green land. Her concern was that the land would be leased to the school having used a green area within the school grounds for hard standing. Far Cotton Recreation Ground had been used by local schools since 1912. She queried why the school could not use available secure land behind Delapre Middle School. At the Executive meeting, just over 23 objections had been referred to but a petition containing 260 signatures had not been mentioned. Fencing off the land for essentially private use would set a risky precedent for use of parkland.

Councillor Matthews: Emphasised the first two call-in reasons and referred to the draft Playing pitch Strategy, May 2003. P 12, PPSI, and page 4. He felt only E5 referred in this case. He suggested that local football would be problematic as the ball would go over the fence into the proposed area for the school, with no retrieval. He referred to two cricket pitches – currently unused – and to plans for two teams. He presented drawings showing the effect of the proposal on the two cricket pitches.

He commented that the Executive was advised of a £325 pa income from the lease of the land, but he believed this should be contrasted with the loss of a cricket pitch costing £20K to replace. He stated schools already used the recreation ground so saw no reason to fence off part of it. He refuted the school's evidence of the dangers of litter, vandalism, needles etc. and he referred to the confirmation by the park grounds man that one needle had been found in 15 years, and not problem generally with glass or litter. He referred to PPSI1, draft Playing Pitch Strategy.

'NBC will oppose the loss of any playing pitches, or any open space capable of being used as a playing pitch, unless one or more of the specific circumstances laid down by the English Sports Council, are met". He commented on plans for two cricket teams to re-form.

Councillor Woods voiced sympathy with the Executive position but felt that Northamptonshire County Council (NCC) was making a 'naked land grab'. He referred to previous plans for the Ransome Road development, which had included a primary school. The plans no longer included provision for a school as it was felt that the children that would live on the new development could be accommodated in existing facilities. He felt that NBC should be asking if a new school could be built at the Ransome Road site. In respect of health and safety issues, the two meter high fence would be in very close proximity to the football pitch. Balls might frequently go over the fence into the school grounds. As the proposal is temporary and the area, historically, has been open to public use, the council has a duty to protect this. He was concerned that the conditions of the lease were not strong enough for the Borough to regain and retain the land for public use.

He was concerned that the school's assurance that the area would be available to the public by appointment would be retracted because any group taking advantage, once in, would have access to the school, posing a risk.

The Chair invited questions from the Committee of the call-in authors, for clarification.

Two issues arose:

Whether the petition of 250 signatures counted as one objector or 250.

The inconvenience of footballs going over into the school grounds, and the present position?

The call-in author responded that at present the football pitch was further away from the school, call-in authors acknowledged that balls might still go into the school grounds but felt once the area was fenced off, it would happen more frequently.

The Chair advised the Leader of the Council and the Portfolio Holder of their right to speak and invited them to address the Committee and respond to comments.

Councillor Hadland, Financial Strategy and Performance Portfolio Holder, commented that the area of land was public open space that would be converted to sports use for the school children and local residents, albeit a bit restricted. Children would have the benefit of a new mini football pitch that could also be used outside school hours. The cricket pitches on the Recreation Ground were disused and he was unaware of any cricket clubs wanting to use the pitches over the past 12 months. Delapre Cricket Club's intentions were heard for the first time this evening.

To the comments of a 'naked land grab' and 'giving away the land', Cllr Hadland confirmed that a five-year lease would be issued with no NCC security of tenure. NBC would retain the freehold and if we don't like the arrangement, or if there are plans for a school change, we get the land back.

The decision had been a difficult one following a lengthy consultation with two sections of the community in complete disagreement. The location of the site had been changed to move away from the most used part of the pitch. It was seen as a temporary arrangement required by the pupils of the school now. It was not for the Executive to argue professional educational arrangements or dictate escort services. The lease had not as yet been drafted, Officers would be charged to insert conditions as appropriate. The disposal of open space would be statutorily advertised, there would be consultation and any objections received would be referred to the Executive, through a quasi-judicial procedure.

There had been local slants. Our judgement is that the benefits outweigh the disadvantages for the children.

Councillor Larratt, Leader of the Council, added that he had met with a local resident by request, and walked through the Recreation Ground. He had been appalled by the amount of litter, in particular broken glass and cans. The school did not have the required amount of land for a playing area; therefore, NBC had felt the need to assist in the provision. He hears too much about loss of facilities so if this can be provided, and children protected from the current mess too, it is all to the good. There is no loss of current amenity and the proposal does not impede the football pitch. The fence is no different to fencing in bowling greens.

The school has clearly stated the desire for community use and community access. Ideally, we wouldn't want a school on the recreation ground, but it is there. If Ransome Road develops the whole area could return to public space.

The Chair then invited public speakers to provide their views.

Mr R Connell, Far Cotton Residents' Association, commented that the residents would say

Northamptonshire County Council should have ensured the school was in a position to accommodate need. 260 people had signed a petition of protest. The residents hope that the proposed building of a Community Centre will increase the use of the Recreation Ground and this proposal could affect the plans.

He referred to Central Government's campaign to prevent children becoming obese, and that the Recreation Ground could be used to facilitate this. He did not feel that there was a litter problem within the Ground, advising that if there had been, a team of grounds men would have been sent in to clean it up. He was happy for the school to use the land but asked that it not be fenced off.

Mrs J Roff, Far Cotton Residents' Association, referred to residents' opposition to the proposals to fence off part of the Recreation Ground. Residents did not want to make prior arrangement to use the Ground but use it spontaneously. She suggested the use of 20-30 hours per year would be for the two new years, 9-10 and 10-11 year olds, for green field sports. Football and hockey were a minor consideration. Hockey was no longer a green field sport and therefore reduced the need. She felt that it would have minimal usage. She added that at the Executive meeting of 5 July, emphasis had been put on the 29 letters of support against the 23 objectors, but there had been no mention of the petition containing 260 signatures objecting to the proposal. Residents who had signed the petition had not responded to the Council's letter, as they believed that the petition had expressed their views. She asked why the pupils from Queen Eleanor Primary School could not use the facilities at Delapre Primary School, commenting that the facilities, only a few hundred yards away, would not be used by the Delapre School for approximately five years and was therefore being underused. She suggested that the old gate on the northern boundary be re-instated.

Mr Rawlings: commented that he had no objection to the school using the Recreation Ground but emphasised that it was a community facility and should be available for all to use. He felt that it was unnecessary to enclose the piece of land. He supported the return of the two-tier education system but felt it was unusual to have two primary schools in such close proximity. He suggested that one of the buildings could be used for community and youth facilities, as there were very little youth amenities in the area. NBC maintained a clean and safe Recreation Ground. It needed to be investigated why NCC had not taken the opportunity to look at alternative sites.

At this point the Chair offered an opportunity for any others wishing to make a point, having heard the views so far.

Fred Watson, Pete Burnell, Mrs K Grayson and Cllr C Kalyan(NCC) requested to speak.

Mr F Watson, Chair of the Governors of Queen Eleanor Primary School, referred to the figure of 18,860 square metres quoted in the Executive minutes of 5 July, commenting that it should actually read 1,860 square metres and was 4.5% of the 10 acre site, so the school was asking for a minute portion of the site. The School had carried out a survey and petition. 220 families supported the site being secured for the use of the School and wanted it fenced.

He then referred to acts of anti social behaviour, vandalism, and vehicles in close proximity to the school; the area would not be safe if it was not fenced off. He referred to the use of

the site since 1912, but the plethora of Health & Safety regulations since then made things very different. The school has a duty of care and the public are quick to take action if there is any neglect of this.

NBC had sent 2,000 letters to local residents with 58 responses, only 2.9%. The area would not be restricted to years 5 and 6 but would be used by all pupils, approximately 20 sessions a week. He referred to p 12 of the Playing Pitch Strategy in relation to replacing with better quality. He emphasised that the school was not taking away playing pitches but would be providing a mini pitch in addition to the existing junior pitch.

P Burrell, Project Director, Northampton Town Learning Partnership, NCC, commented that there had been three periods of consultation prior to the move from the 3 to the 2-tier education system. The main objective of the re-organisation was to raise standards. There was a need to provide the best education and facilities as possible. With regard to capacity in the area, if a new school was to be built, Queen Eleanor Primary School would relocate but this would not be until 2006/07 at the earliest so land is needed in the meantime. Car parking facilities at the site were required and were slightly less than were recommended by the regulations, and the NBC officer had said it was not desirable to have this removed.

Mrs Graystone, Head Teacher, Queen Eleanor Primary School, reminded the Committee that the school was very popular and over-subscribed and referred to the school's leaflet 'Proposals for Queen Eleanor Primary School Playing Field' which contained facts and figures. She stressed that the school had no vested interest in the Recreation Ground other than for its pupils and it was distressing to hear erroneous information propounded after having already been refuted.

Councillor Kalyan, NCC, commented that more information on the issue should have been obtained and expressed his concern regarding some of the information given to the meeting by the call-in authors.

The Chair invited the Committee to question the public speakers for clarification.

What are the views of the Governors and Education Authority re. the long-term?

We hope to show both the school and the community would benefit from a segregated pitch.

We are told NCC has no interest in the provision of a primary school at the Ransome Road site?

A Senior NCC Councillor had asked that the situation be reconsidered. A meeting would be held on 13 August 2004.

In considering provision for conversion of lower to primary, has NCC considered the lack of sports provision all across town?

Yes, Officers have devised the best solution for schools that did not have the correct acreage in each case.

And is the solution to escort to nearby parks?

Yes, where no alternative is available. There is an alternative for Queen Eleanor Primary School.

So it is the solution offered in other cases?

Only where it is second best. This is a workable and better solution.

Please give clarification on the consultation process. Who asked what of whom?

The consultation data that were relied on were produced by NBC. 2,000 letters were issued, 58 responses received. The school had also produced its own petition and parent survey, which did not feature in the report that was considered by the Executive on 5 July. The Project Officer at FCRA also carried out consultation.

Mr Connell stated that he did not receive a consultation letter issued by NBC. He added that Far Cotton and Delapre were large areas and felt that the whole ward should have been canvassed. The Residents Assn knocked on doors to get signatures.

The area has been requested to be fenced off due to hazards in the Recreation Ground, how many children have been injured?

School children are not permitted to go onto the Recreation Ground as it is considered unsafe. The school has an incident log of what had been found at the perimeter of the Ground, where children have access. Staff from the school were willing to clean the site but it was not within their role. Three parents have expressed distress at the state in which their children have returned home.

The Chair then invited the committee to question the Portfolio Holder and Leader on the eight call-in concerns and suggested they be taken numerically.

Concern 1**What is your view of your responsibility to protect public open space?****What work was undertaken to ensure protection of public open space within the town and what things did you consider in this respect?**

The Portfolio Holder replied that the Executive had a paramount duty in respect of loss of public open space. The loss would have to be advertised and any objection considered in a quasi-judicial procedure. But there would be no loss of open space in the accepted sense as it would still be available for recreational use in a controlled form. It would be a temporary arrangement that was reversible.

The second question seems so broad that it is not relevant as it has been answered by the previous question in substance.

The Chair referred to the consultation that the Portfolio Holder advised had taken place. He requested documentary evidence of the consultation process, such as findings of petitions. Copies of the relevant Area Partnership minutes were also required. He requested sight of this documentation prior to the Committee making any recommendations

Was the petition that was submitted counted as one objection?

There is no protocol regarding how objections are counted. All are taken into account.

Did the Executive have sight of the petition?

Background information was not requested as the information provided by Officers in the report was taken at face value. The report to the Executive in March 04 paragraph 2.4 refers to the petition and gives details.

Mr Watson had stated that the land in question equated to 4.5% of the Recreation Ground, however, Officers had calculated it to around 2%.

Concern 2**Did you consider the need of the wider local community? If so, how?**

There was a wide and vigorous consultation and a clear view of any observations made about this issue was obtained.

Has the Executive challenged the County Council to ensure the school has adequate land to meet the future needs of the school? If so, how?

The Executive is informed that the school required more land. The leaflet distributed by the school explained that it currently had 8,500m² but needed 9,611-11,050m² with no usable grass available. With the additional land, it would only increase to 10,360m². Councillor Hadland was pleased to note that NCC would be re-considering a new school on the Ransome Road site, emphasising why a 5-year lease would be issued, but reiterated that the needs of the school were for its present position.

What has NCC done to ensure that the temporary situation is resolved and what has the Executive done to ensure future provision?

We have decided on a five-year lease.

Has NCC been contacted?

At the Executive we asked for NCC views and intend to pursue as an Executive item.

But not as yet?

When the Executive raised the issue a senior councillor in NCC was asked. We'll need to consider our recommendation from the Executive to NCC. NBC has been querying it and will continue.

There needs to be clear indication of what the Council is going to do and clear, positive views from NCC what it is going to do in the long-term.**Are we distinguishing between the needs of the school and the needs of local children? Are you happy that this piece of land meets the needs of the whole community?**

Children now, will become the local adults. There will be mini-pitch provision that is not there now. It will allow the school to operate more efficiently and be of benefit to local people. We are happy with the decision although it was never going to please everyone.

Concern 3**Did you consider the relative deprivation of the area in relation to the recommended provision for open space, and was reference made to the provision in the**

Northampton Local Plan, page 107 Leisure and Tourism, point 7.25 for public sports provision?

The Policy is a new development. There will be no less sports provision and the public will be able to use it. I don't see how the school can state more clearly its community spirit and willingness to allow access.

Have you adhered to the Council's draft Playing Pitch Strategy for playing pitch provision in this area?

The strategy has been noted, but was not used in the context of this decision. There would be no loss of pitches so there is no need.

The Portfolio Holder undertook to provide a submission regarding adhering to this Policy.

Concern 4

What Health and Safety issues were considered in relation to the proposed fencing, for the schoolchildren using the proposed area, as well as other users of the park?

An NCC standard fence would be erected such as is erected countywide, and certainly borough wide. All health and safety issues would be investigated. Fences were required to protect children. Full information in relation to health and safety issues had been obtained from the school and advice from NBC's Outdoor Environment Manager was considered.

Concern 5

Is there a plan for management and maintenance of Far Cotton Recreation Ground? If there is not a plan, why not?

There is not a plan for the Ground. The Outdoor Environment Manager had drawn up a list of areas that required such plans and had added it to his work programme.

Is it unique to this area not to have such a plan?

No, the list is being worked through for each area across the whole town.

Should Far Cotton Recreation Ground have been pushed up the list?

Not really. The list is being worked through. Whatever we determine will be for safety and security but risk will never be eliminated whilst there is open land.

What is the current operation of parks maintenance?

In respect of general maintenance, there is a common specification. There are specific details peculiar to specific sites.

Were you aware of the Community Centre proposal?

Yes, the Executive was aware of the Community Centre plans but only became aware of the cricket issue at this meeting.

Concern 6

Have you pressed the County Council to ensure that sufficient long-term provision is being made for the needs of primary school children in the Delapre and Far Cotton area? If so, what are NCC's long-term plans?

Long-term plans were not discussed with NCC. It came up in debate and NBC agreed to take it forward. NCC will be deliberating in August. All costings for the Joint Initiative at Ransome Road are on the basis of no further provision – NCC may need to make their own investment in the area.

Concern 7

Have you explored with NCC other options for the relocation of Queen Eleanor School to a site with improved facilities? If so, what are the options?

NCC will convene a meeting on 13 August 2004 to consider its views on the new school on the Ransome Road site. The joint initiatives programme is anticipated to be submitted to NBC's Planning Committee on 18 August. Many developments have occurred since the Executive meeting of 5 July.

What is the makeup of the ownership of the land in question and can you explain the possible restrictions and effects posed by the deeds and covenants?

The Recreation Ground was acquired on two different occasions.

- | | | |
|---------------|---|--|
| Northern side | - | Covenants on use. |
| Southern side | - | purchased in 1920. No covenants on use. Only requirement is to advertise and consider any objections before making a final decision. |

Concern 8

What did you consider when imposing the conditions in your recommendations?

We considered a shortish term as a safe-guard in case things changed, so we excluded the Tenant and Landlords Act (giving tenants the right to extend) so we continue to have complete freedom. Other conditions that Officers deemed necessary to protect the council, and future use – and that the school uses the land for the stated purpose.

In terms of how often, what is the anticipated use of the proposed area by the children at the school?

The chair confirmed this question had been answered by the Public Addressees earlier in the meeting.

How will access be granted to local residents, and how often?

The draft arrangement appears unacceptable to residents, but is a community issue. The Executive does not want to impose conditions on how the community can use the land. The school will liaise with the community regarding usage.

Doesn't the council have some interest in offering protection for the community?

We don't wish to micro –manage and feel the community can do this.

As custodian of the public space is there a duty to ensure community use?

The land will serve the school children and staff. Any community use is a bonus.

Could community use be a conditional clause of the lease?

It could be inserted into the lease. The draft lease has not as yet been written. The school wants to work with the local residents to ensure that it is used by the community at large.

The chair commented that scrutiny will make recommendations and hope they will be accepted.

Do you expect to have sight of the lease and sign it off?

There is no provision for the relevant Portfolio Holder to sign the lease. It would be drafted by NBC's professional officers who would give NCC professional officers sight of it. If a recommendation was made for a conditional clause to be inserted into the lease it would be included.

So the lease could contain anything, or leave out anything, and you won't see it?

Professional offices will draft it and NCC will use it.

Do you expect NBC to monitor use during the term of the lease?

Yes.

So it is not the case that once the land is leased there is no further interest, but that the lease will be drawn up by officers, contracted to by NCC, without attention by the Executive?

Yes, in normal circumstances.

Are these normal circumstances?

Less and less. I expect officers will want to bring this to the Executive.

The chair commented, and we will be making recommendation to this effect.

Does the school have any of its facilities available to the community?

Yes, paragraph 12 of the school's leaflet refers:-

`We already serve the wider local community and wish to build on existing-out-of hours' use of the school (Slimming Club/Karate Club/Holiday Play Schemes for disabled children/Guides and Brownies/NBC local events such as transport and building consultations and exhibitions and Area Committee meetings etc.)`

Did you consider adding covenants to the proposed lease?

Yes. Further details were given earlier in the meeting by the Portfolio Holder.

Is it necessary to advertise this disposal of public space when the lease is only a temporary one?

Yes. Further details were given earlier in the meeting by the Portfolio Holder.

How will advertising disposal of this public space (even if only for a short lease) affect the Council's ability to retain ownership in the future?

There would be no problem to retain the land in the future. NBC had ownership of the freehold and will continue to do so.

What other forms of disposal were considered?

A licence was considered but was rejected professionally as unsatisfactory.

Is the proposed piece of land larger than needed for the statutory provision?

The Committee was referred to page one of the School's leaflet:-

`LEA data:

- Queen Eleanor site is currently 8,500 m2, but needs 9,615-11,050 m2, with no usable grass area available
- Proposed to increase to 10,360 m2 to meet statutory requirement equates to 2,500 m2 grass sports area.
- Would use 1,860 m2 of Far Cotton Rec. to provide mini football pitch/informal grass games area.'

As with other examples in Northampton, was remote provision for a playing pitch considered?

The Executive was aware of other schools and provision had to be made to go off the site. Health and Safety requirements made it more difficult and resource intensive. In today's risk averse society NBC should do all it can when the education system has finite ability. It was appreciated that a remote provision could be used in certain cases but was not the ideal for Queen Eleanor Primary School as a better alternative was available.

Why did you make the decision `reluctantly`?

It is never easy to make a decision between two elements of the community. We simply decided to make the children's need paramount.

CONCLUSION

The Chair thanked everyone for their attendance and those having conducted themselves in a responsible manner. He commented that the Committee required further clarification on core questions 6

`Have you adhered to the Council's draft Playing Pitch Strategy for playing pitch provision in the area' and 8 What Health and Safety issues were considered in relation to the proposed fencing, for the schoolchildren using the proposed area, as well as other users of the park?`

Further information was also required, such as evidence of the consultation process and the findings of petitions. Copies of the relevant Area Partnership minutes were also required. He asked the attendees to provide any further submissions to him by 6 August. The Committee would then reconvene to assess the information, collate findings, reach conclusions and make recommendations to the Executive.

The meeting concluded at 8:15 pm

NORTHAMPTON BOROUGH COUNCIL**TREE PRESERVATION PANEL****Tuesday, 3 August 2004**

PRESENT: Councillor Mathews (in the Chair); Councillors Evans, Lane and I. Markham

APOLOGIES None

1. TO CONSIDER AN OBJECTION IN RESPECT OF TREE PRESERVATION ORDER NO 152, LAND AT REAR OF NO 5 FREMEAUX TERRACE KINGSTHORPE

Consideration was given to a report prepared by H Stears together with correspondence from residents objecting to the removal of the tree and 4 reports from separate Arboricultural consultants as set out in the appendices to the report. Mr Stears commenced by making his statement outlining the case for the confirmation of Tree Preservation Order Number 152 without amendment. The tree in question was a 14 year old Sycamore tree and the main points for consideration were its public amenity value and the suitability for inclusion in a Tree Preservation Order.

Mr Dobrasczyk, Architect then put his case objecting to the Order on behalf of himself and the owner, Mr Barltrop and circulated photographs in support of the objection. Mr Dobrasczyk referred to the arboricultural consultants reports particularly those at appendices 1 and 2 which contained two independent reports commissioned by Mr Barltrop both of which suggested that the tree was not worthy of preservation. It was further noted that the two other independent arboricultural reports as shown at appendices 3 and 4 had concluded that the tree in question was a healthy tree and worthy of retention.

Following the presentation of their cases and questions from two members of the public the panel questioned those present further about their respective statements following which everyone present except the panel members left the meeting whilst the panel reached its decision upon the issue.

RESOLVED: That Tree Preservation Order 152 be confirmed without amendment.

The meeting concluded at 1850 hours.

NORTHAMPTON BOROUGH COUNCIL**RE-CONVENED MEETING****FINANCIAL STRATEGY AND PERFORMANCE OVERVIEW & SCRUTINY
COMMITTEE****Monday, 16 August 2004****PRESENT:**

Committee Councillor Marriott (Chair); Councillor Perkins (Deputy Chair);
Councillors Church, B Markham and Malpas (substituting for
Councillor Robinson)

Also Present:

M Hunter Head of Overview and Scrutiny
T Feltham Meetings Services Officer

1. APOLOGIES

Apologies for absence were received from Councillors Caswell, Miah, Patterson, Robinson and Evans (substitute for Councillor Paterson).

2. FAR COTTON RECREATION GROUND - EXECUTIVE DECISION

The Chair opened the meeting commenting that the Committee had re-convened to assess the information, collate findings, reach conclusions and make recommendations to the Executive. The notes of the meeting held on 4 August were circulated for Members' information, along with written submissions from Mrs J Roff, Project Officer, Far Cotton Residents' Association, Councillors Miah and Matthews, Ms K Graystone, Head Teacher, and Mr F Watson, Chair of the Governors, Queen Eleanor Primary School and further input from Northampton County Council. The relevant minutes from Area Partnership 4 (Delapre, St James and Spencer Wards) were distributed. The Estates Division had supplied its consultation folder, containing details of the school's petition, the residents' association's petition and responses to the consultation, which was available at the meeting.

The Committee referred to the consultation folder, commenting that the wording on the 260-signature petition was not impartial. The Chair confirmed that the Executive had not had sight of this document but had acknowledged its existence. NBC had issued a consultation letter to 2,227 homes over a wide geographical area; just 58 responses had been received. Officers had taken note of the comments received, in particular, concerns conveyed about the original proposed location of the site. The proposed site had been relocated according to the comments made. The Chair suggested that Scrutiny needed to investigate the way that the Authority consulted corporately. Much of what was called consultation was meaningless. At least notice had been taken in relation to the piece of land.

Members conveyed concern that the Executive Members had not been able to provide answers to all of the core questions that had been issued to them in advance of the call-in meeting. It was noted that there was no onus on Scrutiny to supply such questions in advance, but they had been issued to aid the Executive. The Committee rejected the

comment that receiving the core questions two-days in advance of the meeting was inadequate notice since call-in was time limited and Scrutiny was subject to this, making it impossible to provide such aid more quickly. The relevant officers had also been issued with copies of the questions. Members suggested that it might be beneficial for the Executive to have senior support/advice/liaison and that it would be useful for a pamphlet to be produced regarding scrutiny and call-in procedures. The timescale of holding a meeting within seven working days of receipt of the call-in needed to be reviewed to ensure time for sufficient attention.

FINDINGS AND CONCLUSIONS

Concern 1

In making their decision, the Executive failed to adequately consider their duty to protect public open space within the town.

Members felt that the minutes of Area Partnerships needed to be approved through the formal meetings system and that if issues of concern, such as the Far Cotton Recreation Ground, were raised at Partnership meetings, a follow up report should be submitted to a future meeting. Views get expressed but no conclusion made and the views were not relayed anywhere. It was important for Scrutiny to have sight of the Area Partnership minutes but they were not provided as requested. The Executive had not seen them.

Conclusions

- (1) That the Committee was satisfied that the Executive took due consideration of the issues involved and did not fail to adequately consider its duty to protect public open space within the town.**
- (2) That Area Partnership minutes must be taken into account of and a way of distilling views should be found, so they are reported.**
- (3) That a Protocol on receipt and use of petitions is devised.**

Concern 2

In making their decision, the Executive failed to adequately consider the future needs of the school, its pupils and their parents and the needs of the wider community

NBC had conducted a survey, so tried to address community needs.

Playing games on the recreation ground was unsafe for the school under health and safety and security reasons, so designating land and securing it was looking after the needs of the school. The Head of Planning, Transportation and Regeneration had demonstrated that future needs of the school had been considered at NCC and Councillor Malpas vouched for the many occasions of discussion. The solution was inadequate in the long-term, therefore, NCC needed to consider a long-term solution.

Although it appeared that the Executive had considered everything, it was not said at its meeting and it was not reflected in the minutes.

Members requested that it needed to be ascertained how the Authority counted a petition.

Conclusion

- (4) That it be recommended to the Executive that it considers adopting a policy to promote with NCC the wish to see permanent, appropriate**

accommodation for the school in an adequate location that meets all necessary standards, including open space.

Concern 3

In making their decision the Executive failed to adequately consider the relative deprivation of this area of the town with respect to public open space

Members discussed the level of open space within the area, including Delapre Park and Far Cotton Recreation Ground. The Committee acknowledged that the majority of Delapre Park consisted of a golf course and had no playing pitch facility, and discussed whether there was relative open space deprivation; and whether the loss of this small area was significant.

It was felt that the Executive did consider the amount of open space available and took the view that the benefits of the decision outweighed any disadvantages.

Conclusion

- (5) **That the Committee was satisfied that the Executive took this into account by making the new facility available to the public at certain times, which made up for any loss.**

Concern 4

In making their decision the Executive failed to adequately consider the full Health and Safety issues raised by objectors

Many of the objections on these grounds related to the closeness of the fence.

The Committee felt that the Executive had dealt with these issues and suggested that a report should be produced and made available publicly via the Area Partnerships and through Ward Councillors. Many actually related to the original proposed area. Note was made that 'it would achieve health and safety standards', therefore, the assessment should be made public.

Conclusion

- (6) **That the Committee was satisfied that the Executive adequately considered the full Health and Safety issues raised by objectors.**
- (7) **That it be recommended to the Executive that when the health and safety results are available a report be produced and made available publicly via the Area Partnerships and through Ward Councillors and objectors.**

Concern 5

In making their decision the Executive failed to adequately consider a comprehensive management plan for Far Cotton Recreation Ground

The Committee noted that there was not a comprehensive management plan for Far Cotton Recreation Ground. The Outdoor Amenities Manager had drawn up a list of areas that required such plans and had added it to his work programme. Members commented that park areas next to schools should be dealt with as a high priority and that there should be management and maintenance plans for all such areas.

The Plan for a Community Centre, and the request by the school, gave the appearance of "going at it piece-meal".

Conclusions

- (8) That it be recommended to the Executive that open spaces adjoining schools should have comprehensive management and maintenance plans produced as a priority.
- (9) That the Health and Environment Scrutiny Committee look at the work programme for the drawing up of the management and maintenance plans for all such areas, with the Portfolio Holder.

Concerns 6 and 7

The Executive failed to press the County Council to ensure that adequate long-term provision for the needs of Primary School children in the Delapre and Far Cotton are made

and

The Executive failed to explore with the County Council options for the relocation of Queen Eleanor School to a new, purpose built site locally to provide a modern school with improved educational, sports and play facilities.

The Committee noted that since the Executive meeting of 5 July many developments had occurred. Long-term plans had not been discussed with NCC, it came up in a debate and NBC agreed to take it forward. It had been announced that NCC would be deliberating on 13 August 2004 to consider its views on the new school on the Ransome Road site. The discussion at Concern 2 encompassed these concerns.

Conclusions

- (10) That it be recommended to the Executive that it considers adopting a policy to promote with NCC the wish to see permanent, appropriate accommodation for the school in an adequate location that meets all necessary standards.
- (11) That the Committee acknowledged that since the Executive meeting of 5 July many developments had occurred. It had been announced that NCC would be deliberating on 13 August 2004 to consider its views on the new school on the Ransome Road site.

Concern 8

The Executive failed to impose adequate conditions allowing for and protecting future public use of the land

Members discussed the importance of residents' access to the school playing fields and that it should be a condition of the lease. It was acknowledged that the school had stated that it already served the wider community and wished to build on existing-out-of hours use of the school and that this should be reflected in the conditions of the lease. They also discussed the Executive's view that it was unnecessary for them to perform checks on conditions set by Officers, under instruction.

Conclusion

- (12) That the terms and conditions relating to public access by the area, be stated in the lease, and taken back to the Executive for endorsement, and to Overview and Scrutiny for monitoring, so that there is clear openness about what the usage will be.

The Committee then suggested issues for inclusion on its next agenda.

Conclusion: That the following items be discussed at the next meeting of the Committee: -

- **Value for money from Consultants, including performance measures.**
- **Budgets**
- **Cost/Benefits of the Recovery Plan**
- **KPIs for the involvement of consultants in Housing Benefits**

The meeting concluded at 7:50 pm

NORTHAMPTON BOROUGH COUNCIL**PLANNING COMMITTEE****Wednesday, 18 August 2004**

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

1. APOLOGIES

Apologies for absence were received from Councillors Crake and Yates.

2. MINUTES

The Minutes of the meeting held on 21 July 2004 were agreed and signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

- RESOLVED:**
- (1) That Steven Ibbotson be permitted to address the Committee regarding application N/2004/0265 – Nunn Mills and Avon Cosmetics site.
 - (2) That Chief Superintendent K Willis, Councillor Tony Woods, Councillor Wire, Richard Hickman and Peter Springett be permitted to address the Committee regarding applications N/2004/0495, 0496, 0510 and 0930 – Harvey Reeves Road, land north of River Nene & Storton's Pits, Land off Ransome Road and land west of Harvey Reeves Road, south of Ross Road & east of Storton's Pits.
 - (3) That Suzie Bridges, Donna Munday and Councillor Hadland be permitted to address the Committee regarding applications N/2004/0815, 0816 and 0817 – 19/21 Guildhall Road.
 - (4) That Mr J Nelson, Mr Godfrey, Councillor Hadland, Rod Goldswain and Clive Fowler be permitted to address the Committee regarding application N/2004/0923 – Northampton School for Boys.
 - (5) That Louise Spencer, Rod Kilsby, Councillors Church and Beardsworth, and Mr T Dobrasczyk be permitted to address the Committee regarding application N/2004/0942 – land north of 63-67 Mill Lane and south of 1-5 Fremeaux Terrace.
 - (6) That Mrs Dyson, Mr R A Somogyi, Councillor Tavener and Mr Connolly be permitted to address the Committee regarding application N/2004/0948 – 66 and 68 Main Road, Duston.
 - (7) That Rod Kilsby be permitted to address the Committee regarding application N/2004/0672 – 37-38 East Park Parade.

- (8) That Stephen Brooker be permitted to address the Committee regarding application N/2004/0688 – Yeoman of England Public House, High Street, Wootton.
- (9) That Mrs Vicki Fowkes, Mrs Hopkinson, Angelique McCormick, Mr McCormick and Councillor Hadland be permitted to address the Committee regarding application N/2004/0836 – open space to the rear of 26 Honeysuckle Way.
- (10) That Louise McDonald be permitted to address the Committee regarding application N/2004/0972 – land to the rear of 110-114 King Edward 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 if consideration of them was delayed, be as follows:

(A) STOCKPORT DECISION

The Head of Planning, Transportation and Regeneration reported that the Secretary of State had dismissed the proposed Ikea store in Stockport. The reasons given included the effect on retail centres and the impact on the nearby motorway junction. These were similar reasons to the objections Northampton Borough Council had lodged with South Northants District Council regarding the Ikea proposal at Grange Park.

RESOLVED: That the report be noted.

(B) KINGSTHORPE HALL / SAFEWAY DAY NURSERY / DELAPRE GOLF COURSE

The Head of Planning, Transportation and Regeneration reported that there were updates regarding Kingsthorpe Hall, Safeway Day Nursery and Delapre Golf Course and requested that the reports be discussed under item 14.

RESOLVED: That the reports regarding Kingsthorpe Hall, Safeway Day Nursery and Delapre Golf Course be discussed 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, reporting to Members that the appeals regarding application N/2003/0999 – former Tempo site, Tollgate Way, and application N/2004/0151 and Enforcement Notice 02/2004 – Unit 1, Horsley Road had been dismissed by Inspectors appointed by the Secretary of State.

He also reported that the appeals regarding applications N/2003/1254 and

N/2004/0547 – 173 Bridge Street would be dealt with by Public Inquiry on 11 January 2005, the appeal regarding application N/2003/1660 – former Ventolite site, Kettering Road North would be dealt with by Public Inquiry on 19 October 2004, and the appeals regarding application N/2004/0203 and Enforcement Notice 06/2004 – Unit B, Nene Valley Retail Park would be dealt with by Public Inquiry on 21 September 2004.

RESOLVED: That the report and positions be noted.

6. FRINGE AREA APPLICATIONS

There were none.

7. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

There were none.

8. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

There were none.

9. PRINCIPAL ITEMS

(A) N/2004/0265 - OUTLINE APPLICATION AT NUNN MILLS AND AVON COSMETICS SITES

The Head of Planning, Transportation and Regeneration submitted a report outlining the outline application for a mixed use development, incorporating residential, community facilities, local leisure and retail centre, plus access arrangements at Bedford Road and Southbridge Road, and elaborated thereon.

Steven Ibbotson, from Avon Cosmetics addressed the Committee, expressing his concern that employees were currently in a state of uncertainty, and requesting approval for their sake.

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

- (1) The demonstration of the satisfactory integration of business uses into the development.
- (2) Further negotiations regarding Heads of Terms of Planning Obligations; and
- (3) Conditions, to be submitted for approval to a future meeting of the Committee

(B) N/2004/0354 - ST JOHN'S CHURCH, BRIDGE STREET

The Head of Planning, Transportation and Regeneration submitted a report outlining the Listed Building application for repairs and alterations at St John's Church, Bridge Street, and elaborated thereon.

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

- (1) The referral of the application to the Secretary of State under the provisions of Section 13 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and
- (2) The conditions as shown in the Decision List attached.

(C) N/2004/0495, 0496, 0510 & 0930 - HARVEY REEVES ROAD, LAND NORTH OF RIVER NENE & STORTON'S PITS, LAND OFF RANSOME ROAD AND LAND WEST OF HARVEY REEVES ROAD, SOUTH OF ROSS ROAD, AND EAST OF STORTON'S PITS

The Head of Planning, Transportation and Regeneration submitted a report outlining the applications for a mixed use development; the Southern Development Link Road and Ross Road Spur Link; residential, community facilities and associated development; and provision of car, coach and disabled parking, construction of a new service road and associated facilities at land west of Harvey Reeves Road, land north of River Nene and Storton's Pits, land off Ransome Road, and land west of Harvey Reeves Road, south of Ross Road and east of Storton's Pits, and elaborated thereon. He also referred to the Addendum, which included comments from the applicants.

Chief Superintendent Willis, from Northamptonshire Police, addressed the Committee, outlining concerns about the Southern Development Link Road and the implications for days on which football matches will be held at Sixfields Community Stadium. He also showed CCTV footage, which showed the difficulties sometimes experienced in keeping rival football fans apart.

Councillor Tony Woods addressed the Committee, commenting that the proposed Southern Development Link Road constituted a danger to cyclists. He said that the road was inadequate and had been designed primarily to address the needs of football fans. The proposals would provide limited relief to Weedon Road and would soon become congested once the new developments were complete. Mr Woods commented that there was a need for a comprehensive safety audit, which should include input from the Cyclists Touring Club. He requested deferral pending a Members' site visit, and more accurate information from Halcrow.

Councillor Wire addressed the Committee as Ward Councillor, reporting the concerns of the local area, who were concerned about the proposed spur road off Ross Road. He commented that there would need to be massive improvement of the junction, and that there needed to be a proper traffic management scheme. He commented that he was grateful that the report had addressed the issue of flooding and requested a continued dialogue with residents.

Richard Hickman, from Halcrow, addressed Members, speaking for the application. He reported that Halcrow had held pre-application discussions with the Police on two or three occasions and had taken the comments made into account. He pointed out that no other football club in Northampton Town's League has segregated parking. He added that efforts were being made to protect the nearby wetland and wildlife area. Regarding cycling, he commented that the Highways Authority had been consulted at various stages and had confirmed in writing that it had no objections. In response to Councillor Wire's concerns regarding Ross Road, he commented that conditions could be put in place.

Peter Springett, from English Partnerships, addressed the Committee, commenting that 18 months worth of extremely hard work had been carried out by a large partnership to get to this point. The scheme would achieve the regeneration of approximately 100 acres of brown field land and was supported by the Office of the

Deputy Prime Minister through the levering of additional funds into Northampton. The money, however had a time constraint on it – if a commitment was not made by the end of the year, the money would be taken back.

- RESOLVED:**
1. That applications N/2004/0495, 0496, 0510 and 0930 be Approved in Principle, subject to
 - (1) Notifying the Secretary of State under the procedures set out in the Town and Country Planning (Development Plans and Consultation) (Departures) Directions 1999; and
 - (2) The prior finalisation of legal agreement(s) securing the matters set out in the report; and
 - (3) The conditions as shown in the Decision List attached.
 2. That an Order be made, pursuant Section 257 of the Town and Country Planning Act 1990 in respect of the proposed diversion of public footpath HW5

(D) N/2004/0695 - FORMER COBBLERS PUBLIC HOUSE & LAND OFF WOOLMONGER STREET

The Head of Planning, Transportation and Regeneration submitted a report outlining the application to demolish the existing public house and construct 20 apartments, and alter the layout of 24 apartments approved under planning application N/2003/0662, and provision of additional parking spaces at the former Cobblers Public House and land off Woolmonger Street, and elaborated thereon.

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

(E) N/2004/0717, 0718 & 1067 - FORMER YWCA, CASTILIAN STREET

The Head of Planning, Transportation and Regeneration submitted a report outlining the proposals for the sub-division of an existing approved duplex on basement and ground floor into 2 separate flats, the development of a new roof garden and the removal of condition 12 of planning application N/2003/0622 to not provide a lift at the former YWCA, 17 Castilian Street, and elaborated thereon.

- RESOLVED:**
1. That application N/2004/0717 be Approved in Principle, subject to:
 - (1) The prior completion of a Section 106 legal agreement to secure a financial contribution towards public car park maintenance in the Town Centre; and
 - (2) The conditions as shown in the Decision List attached.
 2. That application N/2004/0718 be Approved as shown in the Decision List attached
 3. That application N/2004/1067 be Approved as shown in the Decision List attached.

(F) N/2004/0738 - 155 HARBOROUGH ROAD

The Head of Planning, Transportation and Regeneration submitted a report outlining the retrospective application for Listed Building Consent for new windows to the front elevation at 155 Harborough Road, Kingsthorpe, and elaborated thereon.

- RESOLVED:**
1. That the application be Refused as shown in the Decision List attached.
 2. That the Borough Solicitor be authorised to issue a Listed Building Enforcement Notice to restore the sash windows in the ground floor front bays and casement windows in the first floor front window openings, with a compliance period of three months.
 3. That the matter be referred back to the Committee if a prosecution for unauthorised works to the listed building is thought to be expedient in the future.

(G) N/2004/0815, 0816 (CONSERVATION AREA) & 0817 (LISTED BUILDING) - 19/21 GUILDHALL ROAD

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the extension and alterations to the theatres, including the extension on the Swan Street frontage; refurbished façade to the Royal Theatre and warehouse, Royal auditorium refurbishment, ventilation, new roof plant, modification to the Royal Stage Door and demolition of walls and structures in courtyard fronting Swan Street at the Royal Theatre and Derngate, 19/21 Guildhall Road, and elaborated thereon.

Suzie Bridges, Architect, addressed the Committee, speaking for the application. She reported that people would still be able to access the Royal Theatre on Guildhall Road. She also commented that, having decided that it was not possible to remove the 'revolve stage', a number of other ways of improving the sight-line issue were currently being investigated.

Donna Munday, Chief Executive of the Royal and Derngate Theatres, also addressed the Committee, speaking for the application. She reported that plans had been developed in partnership with the Borough Council, and that it was hoped that moving the entrance would play a part in improving facilities in the Town. The improvements were about enhancing access, both to bring facilities up to Disability Discrimination Act requirements and to raise comfort standards generally for the people currently using the theatres. Approximately 70% of patrons currently used the Swan Street entrance and no noise issues had been raised by the Borough Council. She reiterated that it would be detrimental to both the operation of the theatre and to the DDA requirements to attempt to remove the 'stage revolve'

Councillor Hadland addressed the Committee, commenting on the need for the stage to be made accessible. He added that he would hate to see the timetable compromised by any delays.

- RESOLVED:** That the applications be Approved as shown in the Decision List attached.

Councillors Flavell and Marriott both declared an interest, as NBC-appointed members of the Board. Both considered their interest to be non-prejudicial and so remained and participated in the debate.

(H) N/2004/0923 - NORTHAMPTON SCHOOL FOR BOYS, BILLING ROAD

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the demolition of the 1964 hall and adjacent buildings, the erection of a three-storey teaching accommodation block, refectory, kitchens, concourse and quadrangle, plus extensions to the existing sports hall, new swimming pool with new security fencing to all boundaries with new rebound wall and fencing to existing redgra area at Northampton School for Boys, and elaborated thereon.

Jim Nelson addressed the Committee, accepting that expansion of the School would proceed, but expressing concern at the increase in traffic that would come with the increase in the number of children attending the School. He commented that nearby roads were already used as 'rat-runs' by parents dropping children off and picking them up. He maintained that younger children attending the School would be at risk. He requested an additional condition to require the School to contribute to a traffic management scheme. He also requested a condition to limit construction traffic on Chipsey Avenue, Rushmere Avenue and Cranmere Avenue. He expressed concern at the height of the proposed wall, and added that he would object to an additional access on Chipsey Avenue.

Mr Godfrey also addressed Members, expressing similar concerns. He commented that it was good to see the School developing, but felt that the height of the proposed wall was excessive at 2.4 metres. He also expressed concern at the prospect of an increase in noise levels and a continuation of noise after school hours in the redgra area.

Councillor Hadland addressed the Committee, as Ward Councillor, commenting that no one wanted to inhibit the development of the School, but residents of the area were concerned at the disturbance the increase in activity would bring. He asked the Committee to consider additional traffic management in this already congested area. A comprehensive solution was needed if this and future development was not going to make life in the area progressively worse.

Rod Goldswain, Deputy Head Teacher of Northampton School for Boys, addressed the Committee, speaking for the application, commenting that, whilst he would welcome traffic management in the area, the School would not be able to pay for it. The School had a countywide catchment, so it was inevitable that pupils would sometimes have to get there by car. He undertook to continue to develop a Travel Plan to improve things for local residents. He added that residents had, in the main, been happy with arrangements during the construction of Cripps Hall, with only five complaints on file.

Clive Fowler also addressed the Committee, speaking for the application. He commented that the County Council's Review had given the School the opportunity to improve facilities for staff and pupils. The new concourse design would be fully accessible to people with disabilities, and the new wings were three storeys high to minimise the amount of land used. He gave further details of the design and gave an explanation for the height of the fence. He added that the play area would not be floodlit and would be used during school hours only.

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

(I) N/2004/0942 - LAND NORTH OF 63-67 MILL LANE AND SOUTH OF 1-5 FREMEAUX TERRACE, KINGSTHORPE

The Head of Planning, Transportation and Regeneration submitted a report outlining the proposals for the erection of 3 houses with garages and a new garage for 67 Mill Lane at land north of 63 to 67 Mill Lane and south of 1 to 5 Fremeaux Terrace, and elaborated thereon.

Louise Spencer addressed Members, commenting that there was nothing of substance to commend this application. The proposed houses would tower over the existing houses in the area, and demolition of the existing garage would compromise the street scene. She also expressed concern at the extra traffic that would be generated in the area, and the condition of the sycamore tree that may be damaged. The proposed development was unsuitable for the surroundings – it would not enhance the Kingsthorpe Conservation Area.

Rod Kilsby also addressed the Committee, commenting on the extensive variation in the ground levels of the existing properties and the proposed site. He also expressed concern at possible future pressure to fell existing, well-established trees. He added that this development would have a major impact on the integrity of the Conservation Area.

Councillor Church addressed the Committee, as Ward Councillor, commenting on the close proximity of the proposed site to existing properties. He added that the access roads would be very narrow.

Councillor Beardsworth also addressed the Committee, as Ward Councillor, commenting that the Summerhouse was a very beautiful and historic building, which could be restored to its former glory. She added that 'run-off' water from the proposed car park would cause problems.

Mr Dobrasczyk addressed Members, speaking for the application, commenting that the distances between the proposed houses and existing properties were well in excess of the required distances. He maintained that the proposals would improve the view into the village.

Members voted on Councillor Markham's proposal to refuse the application (seconded by Councillor Flavell) – 6 Members voted for refusal and 2 voted against.

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

(J) N/2004/0948 - 66 AND 68 MAIN ROAD, DUSTON

The Head of Planning, Transportation and Regeneration submitted a report outlining the proposals for the demolition of existing dwellings and the erection of 9 new dwellings (6 houses and 3 apartments) at 66 and 68 Main Road, Duston, and

elaborated thereon.

Mrs Dyson addressed the Committee, commenting that there was a lot of local support to retain the existing houses. She maintained that the proposals constituted over-development and were not in keeping with the existing buildings in the area. The loss of mature trees and hedges, and the effect this would have on local birds and wildlife, was not acceptable. She also expressed concern at the increase in traffic and the additional pressure on existing parking space. One point of Sycamore Road was very narrow, with little room for emergency and refuse collection vehicles. She added that she had also been approached by the developer regarding purchasing her house to demolish it too.

Mr Somgyi also addressed the Committee. He commented that the houses earmarked for demolition were built in 1870 and were built of sandstone. Many local people felt that these houses should be included in the Conservation area. It was important to maintain the character of Old Duston Village. He added that no amenities had been proposed for the families of the proposed houses – children would have to play in the service road.

Councillor Tavener addressed the Committee, as Ward Councillor, praising officers for a very clear and concise report. She reported that there was very strong feeling in Duston regarding this proposal to destroy two very fine houses.

Mr Connolly addressed Members, speaking for the application. He commented that he had hoped to be adding a quality development to the area. He was maintaining as many boundary walls and planting as was possible. He added that he had listened to local views and withdrawn the original application, hoping that the current proposals would be acceptable. He commented that tight roads do not stop development in other areas, and that a variety of styles was a good thing.

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

(K) N/2004/0970 & 0971 (LISTED BUILDING) - 43-44 BILLING ROAD

The Head of Planning, Transportation and Regeneration submitted a report outlining the applications for the conversion of offices to form 14 self-contained flats, demolition of the rear extension and erection of a new rear extension at 43-44 Billing Road, and elaborated thereon.

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

10. SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION

Rod Kilsby addressed the Committee regarding application N/2004/0672 – 37-38 East Park Parade. He commented that the proposals would improve the local environment and halt the current unacceptable use.

Stephen Brooker addressed the Committee regarding application N/2004/0688 – Yeoman of England Public House, High Street, Wootton. He commented that the

Parish Council supported the application, as do the Police. He requested that the application be approved.

Vicki Fowkes addressed the Committee regarding application N/2004/0836 – open space to rear of 26 Honeysuckle Way. She commented that three houses backed onto this land, which is currently leased to the applicants by the Wildlife Trust for the grazing of sheep – there was no need for a shelter. Regarding the bridge, she commented that it had been built two years ago, so she could speak about how intrusive it is from experience. She maintained that the horse could be accommodated on land owned by the applicants without inconvenience to either the applicants or their neighbours.

Mrs Hopkinson also addressed the Committee regarding application N/2004/0836, commenting that she and her husband had no option but to object, as this development had profoundly affected their enjoyment of their home. The shelter was an eyesore in its current position – it could easily be accommodated on the paddock land next to the applicants' house. The gardens had been secluded, but can now be overlooked by people using the bridge. The bridge gives unauthorised access to the back of the properties neighbouring 26 Honeysuckle Way, and prevents access to the water by boat. She added that the Wildlife Trust land should be left unspoilt.

Councillor Hadland addressed the Committee, regarding application N/2004/0836, as Ward Councillor, commenting that this was an unusual location, and an important part of the valley. He asked Members to consider a site visit so that they might fully appreciate the situation.

Angelique McCormick addressed the Committee, regarding application N/2004/0836, speaking for the application. She informed Members that she and her husband had been members of the Wildlife Trust for a number of years, and had negotiated a long-term lease of the land. They have one sheep and one pony and felt that they needed quick access to the land. She stated that she and her husband had been unaware of the need for planning permission. Regarding the shelter, she stated that it had been built on the recommendation of the vet who had been treating their pony for laminitis. She added that there had, until now, been no objection to the bridge.

Mr McCormick also addressed Members, speaking for application N/2004/0836, stating that the neighbours to the left had a 1.6m wall which shielded their property from the bridge. He added that the shelter was currently unfinished because they had been advised not to continue work until the application had been heard.

Louise McDonald addressed the Committee regarding application N/2004/0972 – land to the rear of 110-114 King Edward Road. She commented that this was currently a lovely area, not overlooked at the front or the back. The proposals would mean that the whole of the garden and back windows of the houses opposite the site would be overlooked. The proposals would greatly reduce the amount of sunlight in her garden. They would also result in the demolition of three off-road parking areas and increase pressure on available on-street parking areas.

RESOLVED: 1. That applications N/2004/0672, N/2004/0719, N/2004/0838, N/2004/0932, N/2004/0958, N/2004/0983, N/2004/1038, and N/2004/1045 be Approved as shown in the Decision List attached.

2. That, contrary to officers' recommendations, application N/2004/0688 be Approved as shown in the Decision List attached, as Members could see no harm in granting the proposal, as it was unlikely to lead to increased car use and seemed to be supported locally.
3. That application N/2004/0836 be deferred pending a Members' site visit.
4. That application N/2004/0972 be Refused as shown in the Decision List attached.

11. ENFORCEMENT MATTERS

There were none.

12. OTHER REPORTS

(A) STREET NAMING - FOOTPATH FROM SOUTHBRIDGE TO NUNN MILLS BRIDGE

The Head of Planning, Transportation and Regeneration submitted a report giving the proposed names of:

- "Poitiers Promenade" for the footpath that runs from Cotton End, Southbridge to Nunn Mills Bridge,
- "Cour Alienor D'Aquitaine" for the courtyard at the Guildhall and
- "Edgar Mobbs Way" for the Southern District Link Road.

RESOLVED: That the proposed names of "Poitiers Promenade", "Cour Alienor D'Aquitaine" and "Edgar Mobbs Way" be Approved, as recommended.

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 27 May to 23 June 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 27 May to 23 June 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 applications N/2002/1476 and 1477 – Thornton Hall, Mill Lane, Kingsthorpe, Members were informed that the Listed Building and Planning Applications, previously approved in principle by the Committee, had been submitted to the Secretary of State who had decided not to call them in. The Head of Planning, Transportation and Regeneration requested that some of the conditions be amended and the consents issued.

Regarding application N/2003/1308 – Delapre Golf Course, Members were shown the proposed earthworks and landscaping to Delapre Park in connection with the proposed planning obligation.

Regarding application N/2003/1220 – Site adjacent to Safeway Store, Kettering Road, Members were informed that the applicants had requested that the proposed hours be 0730 to 1830 hours Monday to Friday and 0730 to 1300 hours on Saturday.

- RESOLVED:**
1. That, regarding applications N/2002/1476 and 1477, the applications be Approved as shown on the Decision List attached.
 2. That the proposed works at Delapre Park be noted.
 3. That the revised opening hours for application N/2003/1220 be Approved.
 4. That the List be noted.

15. EXCLUSION OF PUBLIC AND PRESS

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

The Motion was Carried.

16. 25/25A EARL STREET

The Head of Planning, Transportation and Regeneration submitted a report outlining the non-compliance with Breach of Condition Notice 2/2004 at 25/25A Earl Street, and elaborated thereon.

- RESOLVED:** That the Borough Solicitor be authorised to instigate prosecution proceedings in respect of the non-compliance with Breach of Condition Notice 2/2004.

<TRAILER_SECTION>

The meeting concluded at 10:50 pm

**NORTHAMPTON BOROUGH COUNCIL
PLANNING COMMITTEE
18 AUGUST 2004
DECISION LIST**

Application No: **N/2002/1476**
Location: **Thornton Hall, Mill Lane, Kingsthorpe**
Proposal: **Conversion of Thornton Hall to 6no. flats, conversion of stable block to 3no. houses, erection of 15no. new flats and a community centre**

APPROVAL subject to conditions and for the following reason:

The proposed development would bring derelict Listed Buildings back into use and ensure their preservation and it would provide a community facility and residential units on brownfield land in accordance with Policies E23, E24, E25 and L13 of the Northampton Local Plan. Furthermore the proposal would not prejudice the function of the greenspace land in which it lies nor adversely impact on the landscape in accordance with Policies E6 and E9 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) All new doors and windows shall be made in timber. Casement windows shall be flush fitting (not storm-proofed), and sashes shall operate in the traditional manner using sash cords, pulleys and counterweights.

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

(4) Before the development hereby permitted commences a scheme shall be submitted to and approved by the Council which specifies the sources of noise on site, whether from fixed plant or equipment or noise generated within the building and the provisions to be made for its control. The approved scheme shall be implemented prior to the development coming into use and shall be maintained thereafter.

Reason: In the interests of amenity.

(5) A scheme detailing the radon gas mitigation measures to be installed shall be submitted to and approved by the Council and implemented prior to the occupation of the residential units.

Reason: In the interests of health and safety.

(6) 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.

(7) Any external lighting to be provided shall be submitted to and approved in writing by the Council prior to the commencement of development, installed in accordance with the approved scheme concurrently with the development and maintained thereafter.

Reason: In the interests of visual and personal safety.

(8) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of buildings recording in accordance with a written scheme of investigation which has been submitted to and approved by the Council. The programme shall include the recording of the World War II buildings, the stone paving of the whole area of the former stable yard from the Mill Lane gateway to the wall and gates at the western end of the yard, and the lower half of the north western elevation of that extension to the Hall where a new window opening is proposed to be created for Bed 1 of the north western flat on the ground floor of the Hall.

Reason: In the interests of archaeological research.

(9) Full details of the method of 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 residential units hereby permitted and thereafter maintained.

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

(10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no gates, fences, walls or any means of enclosure shall be erected within the application site unless otherwise agreed in writing by the Council.

Reason: In the interests of visual amenity.

(11) 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, nor erection of outbuildings, hardstandings, nor insertion of windows, shall take place without the prior written consent of the Council.

Reason: In the interests of visual and general amenity.

(12) A scheme for the collection, treatment and dispersal of cooking smells and fumes from the community centre shall be submitted to and approved in writing by the Council prior to the commencement of development and the approved scheme shall have been implemented before the community centre is used for the permitted purpose and thereafter maintained.

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

(13) Further details of the bin stores, including their materials, positioning and capacity shall be submitted to and approved in writing by the Council prior to the commencement of development, implemented concurrently with the development and maintained in good order thereafter.

Reason: In the interests of amenity.

(14) 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 development being first brought into use and thereafter maintained.

Reason: In the interests of amenity.

(15) 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: In the interests of visual amenity and to secure a satisfactory standard of development.

(16) 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 site and details of any to be retained.

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

(17) 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 a 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.

(18) During the period of construction all trees, hedgerows and other vegetation to be retained shall be protected in accordance with BS:5837:1991 (Trees in Relation to Construction). Such protection shall be provided before any site works commence and shall be retained in position at all times until completion of construction works.

Reason: In order to protect the retained trees in the interests of visual and environmental amenity.

(19) At least two of the residential units shall be constructed in accordance with the Council's mobility standards as set out in Northampton Local Plan and shall be maintained as such unless otherwise agreed in writing by the Council.

Reason: In order to maintain an adequate stock of housing that meets the needs of disabled people.

(20) Within a distance of 12 metres of the trunks of the mature Cedar and Sweet Chestnut trees nearest to the western corner of the Hall, special measures shall be taken to safeguard the tree roots: within that distance (i) any new paving shall be constructed using the 'no dig' methodology outlined in the Arboricultural Advisory and Information Service's Arboricultural Practice Note 1 'Driveways Close to Trees', and (ii) the post holes for the proposed fence across the front of the Hall shall be hand dug and their precise positions relocated as necessary to avoid all roots which exceed 25mm (1 inch) in diameter.

Reason: To protect the trees in the interests of visual and environmental amenity.

(21) The proposed hedging to be planted along the 'outside' of the proposed fence that defines the private grounds of the Hall shall be provided with a temporary protective fence along its outside edge. The temporary fence, which shall not be less than 1.2 metres in height, shall be erected concurrently with the planting of the hedge and shall be maintained, and replaced as necessary, for a period of not less than 5 years, or such longer period as shall be required by the Council to secure the establishment of a dense hedge.

Reason: To protect the young hedging plants until they become established in the interests of visual and environmental amenity.

(22) The community centre shall be constructed to allow access to and circulation within all areas by people with disabilities.

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

Application No: **N/2002/1477**
 Location: **Thornton Hall, Mill Lane, Kingsthorpe**
 Proposal: **Conversion of Thornton Hall to 6no. flats, conversion of stable block to 3no. houses, and erection of railings (Listed Building Consent)**

APPROVAL subject to conditions and for the following reason:

The proposed conversion of Thornton Hall and Stable Block would bring the derelict Listed Buildings back into use and ensure their preservation and is in accordance with Policies E23, E24 and E25 of the Northampton Local Plan.

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

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

(2) No development shall take place until full details and representative samples of the proposed facing stone (of several different types), brick and slate have been submitted to and approved in writing by the Council.

Reason: To ensure the protection of the integrity of the listed buildings.

(3) All new doors and windows shall be made in timber. Casement windows shall be flush fitting (not storm-proofed), and sashes shall operate in the traditional manner using sash cords, pulleys and counterweights.

Reason: To ensure the protection of the integrity of the listed buildings.

(4) No development shall take place in the Hall or the Stables until full details of, and drawings showing the routing and location of all services, ventilation ducts, flues, aerials and waste water in the two buildings have been submitted to and approved in writing by the Council and the approved details shall be implemented concurrently with the development.

Reason: To ensure the protection of the integrity of the listed buildings.

(5) No development shall take place in the Hall or the Stables until full details of, and drawings showing the proposals for the fire protection, heating and sound proofing of the two buildings have been submitted to and approved in writing by the Council and the approved details shall be implemented concurrently with the development.

Reason: To ensure the protection of the integrity of the listed buildings.

(6) In the Hall, further details of, and drawings showing, the appearance of the proposed basement fire escape door and ventilation grilles, air bricks, rain water goods, windows, the replacement section of the back staircase, and light fittings in the three principal rooms on the ground floor and over the full height of the principal stairway shall be submitted to and have been approved in writing by the Council before the respective part of the development begins and the approved detail shall be implemented concurrently with the development.

Reason: To ensure the protection of the integrity of the listed buildings.

(7) In the Hall, all missing architraves, mouldings, panelling and shutters shall be replaced, and new doors provided, concurrently with the development in materials and to designs that match surviving examples of original design elsewhere in the same room or, otherwise, on the same floor of the Hall.

Reason: To ensure the protection of the integrity of the listed buildings.

(8) In the Stables, further details of, and drawings showing, the proposed doors and casement and sash windows, air bricks, and rainwater goods shall have been submitted to and have been approved in writing by the Council before the respective part of the development begins and the approved detail shall be implemented concurrently with the development.

Reason: To ensure the protection of the integrity of the listed buildings.

(9) Details of any external lighting to be provided shall be submitted to and approved in writing by the Council prior to the commencement of development, installed in accordance with the approved scheme and maintained thereafter.

Reason: In the interests of visual amenity.

(10) Further details of the temporary protection of fireplaces and of the principal stairway in the Hall shall be submitted to and be approved in writing and the approved scheme installed prior to the commencement of any works.

Reason: To ensure the protection of the integrity of the listed buildings.

(11) Full details of the means of making good all scarring of the fabric of the buildings, including details of the stone to be used, shall be submitted to and have been approved in writing by the Council before the respective part of the development begins and implemented in accordance with the approved scheme concurrently with the development.

Reason: To ensure the protection of the integrity of the listed buildings.

(12) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of buildings recording in accordance with a written scheme of investigation which has been submitted to and approved by the Council. The programme shall include the recording of the World War II buildings, the stone paving of the whole area of the former stable yard from the Mill Lane gateway to the wall and gates at the western end of the yard, and the lower half of the north western elevation of that extension of the Hall where a new window opening is proposed to be created for Bed 1 of the north western flat on the ground floor of the Hall.

Reason: In the interests of archaeological research.

(13) The demolition hereby permitted shall not begin before a contract for the carrying-out of the works of development has been concluded and planning permission has been granted for the development for which the contract provides.

Reason: To preclude the premature demolition of those parts of the buildings to which this consent relates in the interests of the integrity of the listed buildings.

(14) Before any of the demolition work begins, details of such work as shall secure the safety, security, stability and weather protection of the listed buildings during the progress of the work shall be submitted to and have been approved in writing by the Council and the approved scheme shall be implemented in accordance therewith concurrently with the development.

Reason: To ensure the protection of the integrity of the listed buildings, including their fixtures and fittings.

Application No: **N/2004/354**
 Location: **St John's Church, Bridge Street**
 Proposal: **Repairs and Alterations**

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

The proposed alterations will not adversely affect the character or appearance of the listed building and therefore accord with the requirements of Policy E23 of the Northampton Local Plan

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

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

(2) No development shall take place until large-scale drawings and the calculations upon which the proposals are based have been submitted to and approved by the Council showing the proposed heating and ventilation system, which shall be planned to minimise the internal and external visual impact of the system on the appearance and special interest of the buildings.

Reason: To ensure the protection of the integrity of the listed buildings.

(3) No development shall take place until large-scale drawings shall have been submitted to and approved by the Council showing the constructional details and appearance of the proposed mezzanine floor, which shall be planned so as to avoid obstructing any upper window and to utilise the existing beam sockets for the new floor joists.

Reason: To ensure the protection of the integrity of the listed buildings.

(4) Full details of the proposed de-stratification fans, entrance lobby/cloaks enclosure, floating floor finished level in relation to the various doorway thresholds, and interior lighting shall have been submitted to and approved by the Council before the development begins.

Reason: To ensure the protection of the integrity of the listed buildings.

(5) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Council.

Reason: In the interests of archaeological research.

Application No: **N/2004/495**
 Location: **Land west of Harvey Reeves Road**
 Proposal: **Mixed use development comprising residential, recreation and employment uses, civic amenity site, bus depots, car parking, link road & associated development (outline application)**

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

The proposed development at the land west of Harvey Reeves Road is contrary to Policies E6 and L16 of the Northampton Local Plan. However, with reference to the more recently published Interim Policy Statement document, the significant regeneration benefits that the Joint Initiative development offers, combined with other benefits (such as, improved access to and use of the river valley for recreational purposes) and mitigation measures proposed are sufficient to outweigh any development plan policy conflict. The proposed scheme would result in the redevelopment of underused previously developed land in accordance with national government guidance, its Sustainable Communities agenda, the objectives of the Milton Keynes and South East Midlands Study and the other policies of the development plan.

(1) Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site ("the reserved matters") shall be obtained 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.

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

(4) Prior to the commencement of any development, a detailed scheme for the control and prevention of on-street parking (associated with football matches or other events held at the Sixfields Stadium) in the vicinity of the Sixfields Stadium shall be submitted to and approved in writing by the Council. Unless otherwise agreed in writing by the Council, the approved scheme shall be fully implemented within 6 months of the first use of any of the car parking facilities hereby permitted.

Reason: To reduce the risk of on-street parking in the interests of residential amenity, and to promote the use of modes of transport other than the private motor car.

(5) A detailed scheme for the provision of signage directing car-borne football spectators to the car parks hereby permitted shall be submitted to and approved in writing by the Council. Unless otherwise agreed in writing by the Council the approved scheme shall be fully implemented prior to the first use of any of these car parks.

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

(6) Unless otherwise agreed in writing by the Council, notwithstanding the provisions of the Town and Country Planning (Demolition – Description of Buildings) Direction 1995 the two storey building located in the north-eastern corner of the First Bus Depot site at the junction of St James Road and Sharman Road shall be retained and its conversion / reuse incorporated into the redevelopment of this site.

Reason: In the interests of visual amenity and conservation of the historic character and townscape of this part of St James.

(7) A detailed scheme for the provision of services (including electricity and water) to facilitate the use of the car parks hereby permitted shall be submitted to and approved in writing by the Council. The approved scheme shall be fully implemented prior to the first use of any of these car parks.

Reason: To facilitate the use of the permitted car parking facilities for non-car parking purposes in the interests of civic amenity and making the best use of land.

(8) Prior to the commencement of development, a detailed scheme to control and limit the through movement of vehicles along the existing Ross Road shall be submitted to and approved by the Council. Unless otherwise agreed in writing by the Council the approved scheme shall be fully implemented within 12 months of the first public use of the Southern Development Link Road and the Ross Road Spur Link.

Reason: In the interests of highway safety.

(9) Unless otherwise agreed in writing by the Council the retail development hereby permitted shall be limited to that part of the application site immediately in by the vicinity of St James Road, shall not exceed 1000m² gross in total and no individual unit shall exceed 50m² in area and shall be be limited to within Class A1 of the Town and Country Planning (Uses Classes) Order 1987.

Reasons: For the avoidance of doubt and to allow the Council to consider the implications of a larger retail use at the site.

(10) No development or works, including demolition or conversion works, at the the First Bus Depot site shall take place until the completion of a programme of building recording for this site has been submitted to and approved in writing by the Council in accordance with a written brief to be provided by Northamptonshire County Council.

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

(11) Unless otherwise agreed in writing by the Council, there shall be no open storage that exceeds at its highest point 2.5m above finished ground level.

Reason: In the interests of visual amenity

(12) Development of the existing First Bus Depot Site shall not begin until a scheme of investigation and assessment to identify the extent of contamination of the existing First Bus Depot Site and the measures necessary to make the land fit for residential use has been submitted to and approved in writing by the Council. Unless otherwise agreed in writing by the Council any remedial works identified in the approved scheme shall be fully implemented concurrently with the development of the existing First Bus Depot Site and completed prior to the occupation of this part of the site.

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

(13) Unless otherwise agreed in writing by the Council, the submission of reserved matters shall reflect the proposed land uses and zoning thereof shown on drawing CBBADL100/UD/02 (Development Framework).

Reason: For the avoidance of doubt and to allow the Council the opportunity to consider the implications of different land use zoning / siting and area sizes.

(14) Prior to the commencement of any development, a management scheme shall be submitted to and approved by the Council in respect of construction traffic entering and exiting the site. Details shall include the provision of wheel washing facilities during the construction period. The approved details shall thereafter be implemented throughout the period of the development.

Reason: In the interests of highway safety.

(15) Prior to the commencement of any development a scheme shall be submitted to and be approved by the Council in respect of protecting the site, or parts thereof, and adjacent sites against trespass during the construction period and the approved scheme shall be implemented prior to and during the construction period.

Reason: To protect sensitive areas during the construction period.

(16) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the commencement of any use hereby permitted or the completion of the development hereby permitted, 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.

(17) 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 their construction work on site. The approved scheme shall be implemented concurrently with the development to which it relates and fully completed prior to its first public use.

Reason: To secure a satisfactory standard of development.

(18) Full details of the proposed surface treatment of all roads, access ways, parking areas, footpaths and cycleways including their gradients shall be submitted to and approved by the Council prior to the commencement of respective construction work on site. The approved scheme shall be implemented concurrently with the development to which it relates and fully completed.

Reason: To secure a satisfactory standard of development.

(19) Prior to their installation details of the siting and appearance of any parking ticket machines shall be submitted to and approved by the Council

Reason: In the interests of highway safety.

(20) Unless otherwise agreed in writing by the Council, the network of footways, cycleways and associated bridges hereby permitted shall be fully implemented concurrently with the development.

Reason: To ensure the provision of these facilities to promote the use of modes of transport other than the private car and to promote use of the river valley area.

(21) Unless otherwise agreed in writing by the Council, a scheme for the provision of lift belts in the vicinity of Sharman Road Lake shall be submitted to and approved in writing by the Council. The approved scheme shall be fully implemented concurrently with the proposed network of footways and cycleways hereby permitted.

Reason: In the interests of public safety.

(22) No demolition work at the the First Bus Depot site shall take place until a contract for the redevelopment of this site has been signed and evidence submitted to and acknowledged in writing by the Council.

Reason: To avoid the prolonged presence of a 'gap site' on St James Road in the interests of visual amenity.

(23) A minimum of 10% of all of the residential units hereby permitted shall be available for people with disabilities and constructed to the Council's mobility housing standards and thereafter maintained as such.

Reason: To ensure adequate provision is made for people with disabilities in accordance with Local Plan Policy.

(24) Unless otherwise agreed in writing by the Council, the submission of reserved matters shall include the provision of secure and safe cycle parking for each of the uses hereby permitted. In the event that the reserved matters submissions include apartments, secure and safe cycle parking shall be incorporated within apartment blocks at a ratio of one space per apartment.

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

(25) Unless otherwise agreed in writing by the Council, the car parks hereby permitted shall not be used concurrently with the existing car parks associated with the Sixfields Stadium (except for the car park to the west of the Sixfields Stadium and the car park to the south of Walter Tull Way/West of Storton's Pits).

Reason: To promote the use of modes of transport other than the private car and in the interests of public order and safety.

(26) Prior to the commencement of development a detailed scheme assessing the Noise Exposure Category(ies) (NEC) of the site resulting from its exposure to transportation noise shall be submitted to and approved in writing by the Council. The scheme must take into account, where appropriate, Roads or Railways that may not be immediately adjacent to the site and the likely growth of traffic over the next 15 years.

Reason: To protect occupants of the development from excessive noise in the interests of amenity.

(27) Pursuant to the approved NEC scheme (condition 26), a scheme to protect the site where noise exposure exceeds NEC A shall be submitted to and approved in writing by the Council. The approved scheme shall include a site plan showing the position, type and height of the proposed noise protection measures together with the resultant NEC(s) for the site; where noise protection measures for the site are impractical or do not reduce the NEC for all amenity areas, all facades or all floors of the proposed dwellings to NEC A the plan shall clearly indicate the site layout and the predicted NEC for all facades; and where facades or floors do not fall into NEC A a noise insulation scheme including mechanical ventilation shall be required. The approved scheme shall be implemented concurrently with the development to which it relates and be completed prior to its first occupation.

Reason: To protect occupants of the development from excessive noise in the interests of amenity.

(28) Prior to the commencement of development a detailed scheme specifying the sources of noise on the site, whether from fixed plant or equipment or noise generated within the buildings, and the provisions to be made for its control shall be submitted to and approved in writing by the Council. Unless otherwise agreed in writing by the Council, the rating level of noise emitted from the site shall not exceed the existing background level between 0800 and 1800hrs, Monday to Friday and shall be lower than the existing background level by 6dB(A) at all other times. The noise levels shall be determined at the nearest noise sensitive premises. The measurements and assessments shall be made according to BS4142:1990. The approved scheme shall be implemented concurrently with the development to which it relates, completed prior to its first occupation and maintained thereafter.

Reason: To protect the users of neighbouring property from noise and disturbance.

(29) Prior to the commencement of development a detailed scheme specifying the following shall be submitted to and approved in writing by the Council:

1. The provisions to be made for handling goods and materials being delivered to, or shipped from, each unit; and
 2. The provisions to be made for the control of vehicle noise, including reversing sirens.
- Use of the development shall at all times comply with the provisions of the approved scheme.

Reason: To protect the users of neighbouring property from noise and disturbance.

Application No: **N/2004/496**

Location: **Southern development link road (SDLR) linking Upton Way and Harvey Reeves Road, Ross Road spur link (RRSL) and associated landscaping & infrastructure**

Proposal: **Land north of River Nene and Storton's Pits**

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

The proposed link road development is contrary to Policies E6, L16 and L26 of the Northampton Local Plan. However, with reference to the more recently published Interim Policy Statement document, the significant regeneration benefits that the Joint Initiative development offers, combined with other benefits (such as, improved access to and use of the river valley for recreational purposes) and mitigation measures proposed are sufficient to outweigh any development plan policy conflict. The proposed scheme would provide access to and result in the redevelopment of underused previously developed land in accordance with national government guidance, its Sustainable Communities agenda, the objectives of the Milton Keynes and South East Midlands Study and the other policies of the development 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) Unless otherwise agreed in writing by the Council, prior to the first public use of the the SDLR and RRSL the junction of Harvey Reeves Road and St James Mill Road shall be signalised and upgraded in accordance with the approved drawings.

Reason: In the interests of highway safety.

(3) Prior to the commencement of any development a scheme shall be submitted to and be approved by the Council in respect of protecting the site, or parts thereof, and adjacent sites against trespass during the construction period and the approved scheme shall be implemented prior to and during the construction period.

Reason: To protect sensitive areas during the construction period.

(4) Unless otherwise agreed in writing by the Council, all planting, seeding or turfing hereby permitted shall be carried out in the first planting and seeding seasons following the completion of the development or its first use by the public, 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.

(5) A detailed scheme for the improvement (including surface treatment and white lining) of the existing sections of Harvey Reeves Road and Ross Road shall be submitted to and approved by the Council. The approved scheme shall be fully implemented prior to the first public use of the SDLR and RRSL highway (road, pedestrian and cycle ways) hereby permitted.

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

(6) Prior to the commencement of any development, a detailed scheme to control and limit the through movement of vehicles along the existing Ross Road shall be submitted to and approved by the Council. Unless otherwise agreed in writing by the Council the approved scheme shall be fully implemented within 12 months of the first public use of the SDLR and RRSL highway (road, pedestrian and cycle ways) hereby permitted.

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

(7) Unless otherwise agreed in writing by the Council, the development hereby permitted shall be fully implemented and completed prior to its first public use.

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

(8) Prior to the commencement of any development, a management scheme shall be submitted to and be approved by the Council in respect of construction traffic entering and exiting the site. Details shall include the provision of wheel washing facilities during the construction period. The approved details shall thereafter be implemented throughout the period of the development.

Reason: In the interests of highway safety.

(9) No development shall commence until precise details of the surface water drainage scheme including the design, provision, implementation and long term maintenance, fully in accordance with the requirements of the approved flood risk assessment (as amended by the addendum dated 30 June 2004) have been submitted to and approved in writing by the Council and the road shall not be brought into public use until the drainage details have been carried out in accordance with the details so approved.

Reason: To ensure there is no increase in flood risk.

(10) Prior to the commencement of any development, precise details and flow information of the proposed high level culverts shall be submitted to and approved in writing by the Council and the culverting shall be carried out in accordance with the details so approved.

Reason: To ensure there is no adverse impact on flood risk immediately downstream of the SDLR.

(11) No development shall commence until an implementation programme for the strategic mitigation of flood risk and compensation measures has been submitted to and approved in writing by the Council.

Reason: To prevent any increase in flood risk.

(12) The approved scheme for flood risk protection shall be implemented in accordance with the requirements of the approved flood risk assessment and with the approved implementation programme as approved to satisfy condition (11) above prior to the road being brought into public use. The completion of the approved scheme shall be confirmed in writing to the Council within one month of the scheme's completion.

Reason: To prevent any increase in flood risk.

(13) The temporary storage at Duston Mill Reservoir shall be released and revert back to additional capacity within Duston Mill Reservoir on completion of the strategic mitigation assets at Upton. The applicant/developer shall confirm this in writing to the Council within one month of such strategic mitigation assets being commissioned and operational on site.

Reason: To prevent any increase in flood risk and as the provision of storage at Duston Mill Reservoir is strictly a temporary measure pending completion of the strategic mitigation assets at Upton.

(14) No development approved by this planning permission other than that directly associated with the remediation of contamination present on the site shall be commenced until:

a) A Desktop study has been carried out on all parts of the site which shall include the identification of previous site uses, potential contaminants that might reasonably be expected to be present given those uses and other relevant information, and using this information a textural and diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.

b) Ground investigations have been designed for the site using the information obtained from the desktop study and any textural and diagrammatical representations (Conceptual Model). The detailed scope of works for the ground investigation shall be submitted to, and approved in writing by the Council prior to investigations being carried out on the site. The investigations shall be comprehensive enough to enable:

- Quantitative risk assessments to be undertaken relating to human health, groundwater and surface waters located on and off the site that may be affected, and
- Refinement of the Conceptual Model, and
- The development of Method Statements detailing the remediation requirements.

c) The site investigations have been undertaken in accordance with details to be submitted to and approved by the Council and risk assessments have been undertaken and submitted to and approved by the Council.

d) A Method Statement detailing the remediation requirements, including an assessment of the measures to address the impact on human health, groundwater and surface waters, using the information obtained from the Ground Investigation has been submitted to and approved in writing by the Council prior to that remediation being carried out on the site.

Reason: To reduce contamination to ground and surface waters.

(15) Unless otherwise agreed in writing by the Council, no development approved by this planning permission (other than that directly associated with the remediation of contamination present on the site) shall be commenced until all pre-development actions identified in the approved method statement have been carried out to remediate the site. The development of the site shall be carried out in accordance with any further actions set out in the approved Remediation Method Statement(s).

Reason: To reduce contamination to ground and surface waters.

(16) Unless otherwise agreed in writing by the Council no development shall commence until a remediation infrastructure method statement detailing the infrastructure required to facilitate the remediation works identified for the site (as set out in the method statement to satisfy condition 15 above) has been submitted to and approved in writing by the Council and the remedial infrastructure works have been carried out in accordance with the approved method statement.

Reason: To reduce contamination to ground and surface waters.

(17) If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Council) shall be carried out until the developer has submitted, and obtained written approval from the Council for an addendum to the Method Statement. This addendum to the Method Statement shall detail how the unsuspected contamination shall be dealt with. No Development shall recommence until all remediation identified in this Method statement addendum is carried out.

Reason: To reduce contamination to ground and surface waters.

(18) Unless otherwise agreed in writing by the Council, upon completion of the remediation detailed in the Method Statement and prior to development commencing a report that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s) shall be submitted to and approved by the Council. Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met.

Reason: To reduce contamination to ground and surface waters.

(19) The development hereby permitted shall not include piling unless otherwise agreed in writing by the Council prior to its first use.

Reason: To reduce contamination to ground and surface waters and to allow the Council to assess the implications of piling.

(20) Prior to the commencement of development, a detailed scheme to prevent parking on or in the vicinity of the proposed SDLR and RRSL shall be submitted to and approved by the Council. The approved scheme shall be fully implemented prior to the first public use of the SDLR and RRSL.

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

Application No: **N/2004/510**
 Location: **Land off Ransome Road**
 Proposal: **Residential, community facilities and associated development, access improvements and retention of operational railway line (outline application)**

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

The proposal would result in the decontamination and redevelopment of previously used land in accordance with Policy D17 of the Northampton Local Plan. Whilst the proposal would result in the loss of land allocated for leisure purposes on part of the site, contrary to Policy L1, the land is relatively inaccessible and the proposals would provide for improved alternative leisure facilities for a wider range of people.

(1) Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site ("the reserved matters") shall be obtained from the 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.

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

(4) Prior to the commencement of any development, a management scheme shall be submitted to and be approved by the Council in respect of construction traffic entering and exiting the site. Details shall include the provision of wheel washing facilities during the construction period. The approved details shall thereafter be implemented throughout the period of the development.

Reason: In the interests of highway safety.

(5) Prior to the submission of reserved matters, a development brief shall be submitted to and approved by the Council. The development brief shall include details of phasing, detailed layout, design codes, provision for art, full details of hard and soft landscaping defining public, semi-public and private space and provision for future maintenance, finished floor areas, boundary treatments and footpaths and cycleway links.

Reason: To provide a satisfactory site layout in the interests of amenity, the prevention of crime, and long term maintenance of the site.

(6) 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 related phase of 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.

(7) Details of a scheme for the amended hydraulic capacity and performance of the Hardingstone Dyke and Delapre Brook shall be submitted to and approved in writing by the Council concurrently with the development brief to be submitted pursuant to condition 5 (above). The scheme shall provide for access and easement corridors alongside both watercourses. The scheme shall be implemented prior to the commencement of construction development unless otherwise agreed in writing by the Council.

Reason: To mitigate for and to prevent the increase in flood risk around this critical ordinary watercourse.

(8) Prior to the commencement of development, details of a scheme for the provision of riverside habitat shall have been submitted to and approved in writing by the Council. The scheme shall be implemented at all times following commencement of the development unless otherwise agreed in writing by the Council.

Reason: To mitigate for disturbance and loss of habitat in the interests of ecology and the amenity of the riverside area.

(9) Prior to the commencement of development, precise details of the surface water drainage scheme including the design, provision, implementation and long term maintenance shall have been submitted to and approved in writing by the Council, and be fully in accordance with the requirements of the approved flood risk assessment (as amended by the addendum dated 30 June 2004).

Reason: To ensure there is no increase in flood risk.

(10) Prior to the commencement of development details for the provision for the long term maintenance of the drainage scheme, including SUDS and surface water attenuation features, shall have been submitted to and approved in writing by the Council.

Reason: To ensure the long term maintenance of the drainage systems in accordance with Planning Policy Guidance Note 25 to prevent increase in flood risk.

(11) Prior to the commencement of development details of an implementation programme for the strategic mitigation and compensation measures for surface water run-off and flood water storage shall have been submitted to and approved in writing by the Council and no building shall be occupied until the scheme has been carried out in accordance with the approved flood risk assessment and the details so approved.

Reason: To prevent any increase in flood risk.

(12) The approved scheme for flood risk protection shall be implemented fully in accordance with the requirements of the approved Flood Risk Assessment and with the approved implementation programme. The completion of the approved scheme shall be confirmed in writing to the Council within one month thereafter.

Reason: To prevent the increase in flood risk.

(13) Prior to the commencement of development, other than remediation of contamination:

a) A Desktop study shall have been carried out on all parts of the site including the identification of previous site uses, potential contaminants that might reasonably be expected to be present given those uses and other relevant information, and using this information a textural and diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall have been produced.

b) Ground investigations shall have been designed for the site using the information obtained from the desktop study and any textural and diagrammatical representations (Conceptual Model). The detailed scope of works for the ground investigation shall be submitted to, and approved in writing by the Council prior to investigations being carried out on the site. The investigations shall be comprehensive enough to enable:

- Quantitative risk assessments to be undertaken relating to human health, groundwater and surface waters located on and off the site that may be affected, and
- refinement of the Conceptual Model, and
- the development of Method Statements detailing the remediation requirements.

c) The site investigations shall have been undertaken in accordance with details to be submitted to and approved by the Council and risk assessments have been undertaken and submitted to and approved by the Council.

d) A Method Statement detailing the remediation requirements, including an assessment of the measures to address the impact on human health, groundwater and surface waters, using the information obtained from the Ground Investigation shall have been submitted to and approved in writing by the Council in consultation with the Environment Agency prior to that remediation being carried out on the site.

Reason: To prevent pollution of ground and surface waters and in the interests of health and the environment.

(14) No development approved by this planning permission other than that directly associated with the remediation of contamination present on the site shall be commenced until action has been taken to remediate the site. The development of the site shall be carried out in accordance with the approved Remediation Method Statement (s).

Reason: To prevent pollution of ground and surface waters

(15) If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Council) shall be carried out until the developer has submitted to, and obtained written approval from the Council for, an addendum to the Method Statement. This addendum to the Method Statement shall detail how this unsuspected contamination shall be dealt with. No Development shall recommence until any remediation identified in this Method Statement is carried out.

Reason To prevent pollution of ground and surface waters and in the interests of health and the environment.

(17) Upon completion of the remediation detailed in the Method Statement and prior to development commencing a report that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s) shall be submitted to the Council. Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met.

Reason: To prevent pollution of ground and surface waters and in the interests of health and the environment.

(18) An area of land shall be identified for the provision of a pump and treat installation within the development brief to be submitted pursuant to condition 5 (above). No built development other than that directly associated with the remediation of contamination present on the site, shall be carried out in the area unless otherwise agreed in writing by the Council following approval from the Environment Agency that a pump and treat installation will not be necessary.

Reason: To prevent pollution and in the interests of health and the environment.

(19) Full details of all roads and sewers including cross sections, 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 .

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

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

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

(21) Unless otherwise agreed in writing by the Council, the network of footways, cycleways and associated bridges shall be implemented concurrently with each phase of the development, in accordance with the development brief to be submitted pursuant to condition 5 above and completed prior to the occupation of the buildings within that phase of development.

Reason: To ensure the provision of facilities and to secure a satisfactory standard of development.

(22) A minimum of 10 % of all the residential units hereby permitted shall be available for people with disabilities and constructed to the Council's mobility housing standards and thereafter maintained.

Reason: To ensure adequate provision is made for people with disabilities in accordance with Local Plan Policy.

(23) Provision shall be made for bus stops and shelters within the highway in accordance with details to be submitted as part of the development brief, pursuant to condition 5, implemented concurrently with the construction of the roads and provision made for their maintenance.

Reason: To ensure provision of adequate facilities for sustainable development.

(24) Secure and safe cycle parking shall be provided within apartment blocks at a ratio of one space per flat in accordance with details to be submitted to and approved by the Council.

Reason: To ensure the provision of adequate facilities.

(25) Secure and safe cycle parking shall be provided for staff and visitors for all commercial uses in accordance with details to be submitted to and approved in writing by the Council.

Reason: To ensure the provision of adequate facilities

(26) Details regarding the provision of cycle parking shall be submitted concurrently with the reserved matters applications.

Reason: To ensure the provision of adequate facilities.

(27) Prior to the submission of reserved matters the developer shall carry out a full evaluation of the site, in accordance with an "Evaluation Brief" prepared by Northamptonshire County Council's Historic Environment Team, to establish the extent and nature of archaeological remains within the site.

Reason: In the interests of archaeology

(28) Applications for the approval of reserved matters shall take account of 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.

Reason: In the interests of archaeology.

(30) 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 have been submitted to and approved by the Council. Development shall take place in accordance with the approved details.

Reason: In the interests of archaeology.

(31) No development shall take place until the applicants, or their agents, or successors in title, have secured the implementation of a programme of building recording in accordance with a written brief provided by Northamptonshire County Council and submitted the record to and obtained the approval of the Council.

Reason: In the interests of archaeology.

(32) Prior to the commencement of any development hereby approved, full details of the Ransome Road and London Road intersection improvements shall be submitted to and approved in writing by the Council as part of a reserved matters application and implemented prior to the occupation of any of the residential units approved as part of this application.

Reason: In the interests of highway safety.

(33) Prior to the commencement of any development hereby approved, full details of the vehicular bridge over the railway and the Nunn Mills Road/Bedford Road junction shall be submitted to and approved in writing by the Council as part of a reserved matters application and implemented prior to the construction of the 451st unit approved as part of this application unless otherwise agreed in writing by the Council.

Reason: In the interests of highway safety.

(34) Details of the proposed foot/cycle bridge over the railway and the timing of its construction and completion in relation to various phases of the development shall be included in the development brief submitted pursuant to condition 5.

Reason: To provide an alternative route of transport to meet the needs of the development.

(35) Private parking areas shall be secured by controlled gates in accordance with details to be included in the development brief submitted pursuant to condition 5.

Reason: In the interests of personal safety and the prevention of crime.

(36) 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 other means of enclosure shall be erected or constructed without the prior written consent of the Council.

Reason: In the interests of visual amenity.

(37) Full details of all sewers, services and soakaways 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.

(38) Provision for the storage of refuse shall be submitted concurrently with the reserved matters applications.

Reason: To secure the satisfactory provision of refuse storage.

Application No: **N/2004/672**
 Location: **37-38 East Park Parade**
 Proposal: **Conversion of adjacent dwellings into 7 no. 2 and 1 no. 1 bedroom flats and erection of garage block**

APPROVED subject to the following 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 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) Full details of the method of the treatment of the proposed boundary wall shall be submitted to and approved by the Council. All boundary treatments shall be implemented prior to the occupation 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.

(3) 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 that 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 secondary glazing. 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.

(4) The secure and covered parking of bicycles shall be provided prior to the occupation of the flats hereby permitted and thereafter maintained.

Reason: To ensure the provision of adequate facilities.

(5) Details and or/samples of all proposed external facing materials of the proposed garage block 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.

(6) 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 flats hereby permitted and thereafter maintained.

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

(7) The accommodation shall be used solely in accordance with the approved drawings, and none of the basement areas shall be used as habitable rooms 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.

Application No: **N/2004/0688**
 Location: **Yeoman of England Public House, High Street, Wootton**
 Proposal: **Extension to car park**

APPROVED subject to conditions and for the following reason:

The proposal is considered acceptable after considering the benefits of the development in overcoming problems of vandalism on the site, in accordance with SPG Planning Out Crime.

(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 first use of the development hereby approved 1.8 metre high close-boarded fencing shall be erected on the rear boundary of the site, and, once erected, such fencing shall be retained thereafter.

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

(3) 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 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 Local Planning Authority gives written consent to any variation.

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

(4) Notwithstanding the details shown on the approved drawing numbered 216 01 A, no consent is hereby given for the floodlighting, which should be the subject of a separate application for Planning Permission.

Reason: To define the permission for the avoidance of doubt.

Application No: **N/2004/695**
 Location: **Former Cobblers Public House and land off Woolmonger Street**
 Proposal: **Demolition of existing public house, construction of 20 no. apartments and alterations to layout of 24 no. apartments approved under planning application N/2003/662 and provision of additional parking spaces**

APPROVED subject to conditions and for the following reason:

The site is located in the heart of the town centre and the design, density, massing and external appearance of the scheme are considered appropriate to the character of the area in accordance with Policies E20, E21, E22, H7, H12, H13, H15, H17 and H32 of the Northampton Local Plan and the objectives of the Planning Policy Guidance Note 3 (Housing).

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

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

(2) Notwithstanding the details as submitted, full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved by the Council, implemented prior to the occupation of the building hereby permitted and retained thereafter.

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

(3) Details and/or samples of all proposed external facing materials including the proposed windows and doors 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) The parking spaces as shown on the submitted plans shall be constructed, laid and marked out prior to the first occupation of the building hereby approved and retained thereafter.

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

(5) 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.

(6) 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 building hereby permitted and retained thereafter.

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

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

Reason: To ensure the provision of adequate facilities.

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

Reason: To secure a satisfactory standard of development.

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

Reason: In the interests of highway safety.

(10) No development shall take place until a scheme of hard and soft landscaping has been submitted to and approved by the Council.

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

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

(12) A minimum of 10% of the total number of dwellings shall be constructed to the Council's full mobility standards in accordance with further details to be submitted to and approved 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.

(13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no demolition or development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Council.

Reason: In the interests of archaeological research.

(14) 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 shall be submitted to the Council with two weeks of completion (or within two weeks following 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.

(15) Notwithstanding the details as submitted, all bedrooms windows shall be installed with acoustic glazing (minimum performance of 39dB Rw and 35dB Rtr) and alternative ventilation systems shall be installed to all bedrooms. Full details of which shall be first submitted to and approved by the Council and implemented concurrently with the development and retained thereafter.

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

(16) Unless otherwise agreed in writing by the Council, the proposed highway improvement works for Woolmonger Street and Kingswell Street shall be carried out prior to the occupation of the building hereby permitted.

Reason: In the interests of highway and pedestrian safety.

(17) Prior to the commencement of development details of entrance security arrangements shall be submitted to and approved in writing by the Council. The approved security measures shall be implemented and retained thereafter.

Reason: In the interests of community safety.

Application No: **N/2004/717**
 Location: **Former YWCA, 17 Castilian Street**
 Proposal: **Sub-division of existing approved duplex on basement and ground floor into two separate flats**

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

The layout and design of the proposed development are considered to be acceptable and in accordance with Policies H7 and E26 of the Northampton Local Plan.

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

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

(2) Details and/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 proposed alterations to the front entrance and windows as shown on the submitted plans shall be first submitted to and approved by the Council and thereafter implemented prior to the use hereby permitted first commencing.

Reason: In the interests of visual amenity and to enhance the character of the Conservation Area.

(4) The proposed flats shall be used solely in accordance with the submitted plans, unless otherwise agreed in writing by the Council.

Reason: To ensure that a satisfactory standard and layout of accommodation is provided.

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

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

(6) Full details of facilities for the secure parking of bicycles shall be first submitted to and approved by the Council and implemented prior to the use hereby permitted first commencing and retained thereafter.

Reason: To secure a satisfactory standard of development.

(7) Before the commencement of development hereby permitted a scheme shall be submitted to and approved by the Council for protecting the dwellings from external noise. The noise levels at the boundary of any property shall not exceed the upper band of NEC C/NEC B as defined in PPG24. The approved scheme shall be implemented concurrently with the development hereby approved and retained thereafter.

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

Application: **N/2004/718**
 Location: **Former YWCA, 17 Castilian Street**
 Proposal: **Proposed new roof garden**

APPROVED subject to conditions and for the following reason:

The proposed roof garden would provide valuable amenity space for the prospective residents and would not have caused undue impact on residential amenity in accordance with Policies E20 and E26 of the Northampton Local Plan.

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

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

(2) The proposed handrail and glass guarding for the proposed roof garden shall be implemented in accordance with the submitted drawing and retained thereafter.

Reason: In the interests of residential amenity.

Application No: **N/2004/0719**
 Location: **Former St Crispin's Hospital site, Berrywood Road**
 Proposal: **Deletion of condition no. 37 of planning permission 97/0556 to allow conversion of existing buildings and new buildings for residential and commercial use.**

APPROVED subject to conditions and for the following reason:

The proposal has been assessed against Policy H1 of the Northampton Local Plan and PPG3 Housing and is acceptable in that it allows more efficient use of previously developed land for housing.

(1) Approval of the details of the siting, 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: To comply with Section 92 of the Town and Country Planning Act 1990.

(2) Application for approval of reserved matters shall be made to the Council before the expiration of three years from the date of this permission. Reason: This permission is in outline only granted under Article 3(1) of the Town and Country Planning (General Permitted Development) Order 1995.

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

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

(4) Unless otherwise agreed in writing by the Council, no more than a maximum of 90 houses (or development generating the traffic equivalent thereof as agreed by the Council) shall be commenced prior to the new signalised junction proposed on the A45 being fully completed in accordance with further details to be submitted to and approved by the Council.

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

(5) No development shall access onto A45 until alterations and improvements, including the signalisation of Weedon Road/Upton Way roundabout, have been undertaken and completed in accordance with full details to be submitted to and approved by the Council.

Reason: In the interests of highway safety.

(6) No more than a maximum of 90 houses (or development generating the traffic equivalent thereof as agreed by the Council) shall commence prior to details of the proposed access road to serve Pendered Hospital (including a timetable) being submitted to and approved by the Council. The road shall be constructed up to the boundary of the application site in accordance with the approved details and the approved timetable.

Reason: In accordance with the agreed principles for the development of the site and the wider area in the interests of highway safety.

(7) No more than a maximum of 90 houses (or development generating the traffic equivalent thereof as agreed by the Council) shall commence prior to details of the proposed access road to the Country Centre (including a timetable) being submitted to and approved by the Council. The road shall be constructed up to the boundary of the application site in accordance with the approved details and the approved timetable.

Reason: In accordance with the agreed principles for the development of the site and the wider area in the interests of highway safety.

(8) Prior to the commencement of any development and each respective phase of development, 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 be approved by the Council and thereafter implemented in accordance with those details.

Reason: To secure a satisfactory standard of development.

(9) Prior to the commencement of any development and each respective phase of development, full details of the proposed surface treatment of all roads, access and parking area, footpaths and private drives including their gradients shall be submitted to and be approved by the Council and thereafter implemented in accordance with those details.

Reason: To secure a satisfactory standard of development.

(10) Provision shall be made for bus stops/lay-bys and shelters and temporary bus turning facilities within the highways. Full details, including phasing, shall be submitted to and be approved by the Council prior to the commencement of any phase of development beyond 300 metres of an existing bus stop and thereafter implemented in accordance with the approved phasing programme.

Reason: To ensure that all phases of development are adequately served by public transport.

(11) Full details of street lighting shall be submitted to and approved by the Council and implemented in accordance with the approved details concurrently with the respective road construction.

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

(12) The provision of cycle ways and footpaths within the development shall be undertaken in accordance with a scheme (including phasing) to be submitted to and approved by the Council and shall be implemented concurrently with each phase of development to the satisfaction of the Council.

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

(13) Existing rights of way within the site shall be afforded protection during the course of development in accordance with further details to be submitted to and approved by the Council and implemented prior to development commencing adjacent to the respective right of way.

Reason: To ensure access is not restricted.

(14) Prior to the commencement of any development and each respective phase of development, a management scheme shall be submitted to and be approved by the Council in respect of construction traffic entering and exiting the site and the proposed routes shall be via Sandy Lane and/or the new junction off the A45. Details shall include the provision of wheel washing facilities during the construction period. The approved details shall thereafter be implemented throughout the period of the development.

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

(15) Prior to any demolition within the site a full recording exercise shall be undertaken in respect of each building and which shall be submitted to and approved by the Council a minimum of four weeks prior to its demolition.

Reason: To ensure that adequate records are maintained of existing structures within the site.

(16) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant, or their agents or successors in title to and approved by the Council.

Reason: In the interests of archaeological research.

(17) Full details of all finished floor levels shall be submitted to and be approved by the Council prior to the commencement of each respective phase of development. The development shall be implemented fully in accordance with the approved floor levels.

Reason: To ensure a satisfactory standard of development.

(18) Details of all excavation to be undertaken within the site and any proposed land raising and recontouring shall be submitted to and be approved by the Council prior to its implementation.

Reason: To protect the existing landscape.

(19) Prior to the transfer of Berry Wood, a full arboricultural report and management scheme for Berry Wood shall be submitted to and be approved by the Council. The details shall include the method of protection during the course of development.

Reason: To ensure the long-term amenity of Berry Wood.

(20) All trees within the site and included within the submitted tree survey shall be retained and prior written consent from the Council shall be obtained prior to any topping, lopping or removal. Prior to the commencement of each phase of development, full details shall be submitted to and approved by the Council in respect of the means of protection during the course of development and which shall include the extent of the fenced area and the approved details implemented and retained throughout the period of that phase of development.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality.

(21) Within the protected area of the trees no alteration shall be made to existing ground levels, no excavations shall be made, no vehicles shall be driven or plant sited, no materials shall be stored and no bonfires shall be lit.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality.

(22) Prior to the commencement of each phase of development a detailed scheme of hard and soft landscaping and its subsequent management and maintenance shall be submitted to and be approved by the Council and which shall make provision for a planting belt west of Black Walk bridleway.

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

(23) All planting seeding and turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following occupation of the building or the completion of the phase of development to which it relates, whichever is the sooner; and any tree or plants which within a period of five 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 a 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.

(24) Provision shall be made for equipped play areas within the site in accordance with further details (including phasing) to be submitted to and be approved by the Council and thereafter implemented in accordance with the approved phased programme.

Reason: In accordance with agreed principles for the site and in the interests of residential amenity.

(25) Details of the proposed balancing lake and its on going maintenance shall be submitted to and be approved by the Council prior to its construction and thereafter implemented and maintained in accordance with the approved details.

Reason: To secure the satisfactory standard of development.

(26) Prior to the commencement of each phase of development, a scheme for the provision, maintenance and implementation of surface water drainage shall be submitted to and be approved by the Council. The scheme approved pursuant to this condition shall be implemented and completed fully in accordance with the approved details and the approved implementation programme. The completion of the approved scheme shall be confirmed in writing to the Council one month thereafter.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

(27) Prior to the commencement of each phase of development, a detailed Flood Risk Impact Assessment shall be carried out incorporating a scheme for the design, provision, implementation and maintenance of flood risk protection, fully in accordance with the requirements of the approved preliminary flood risk impact assessment, the Strategic Review of Development and Flood Risk Document and PPG25. The detailed Flood Risk Impact Assessment incorporating the scheme shall be submitted to and be approved by the Council in consultation with the Environment Agency.

Reason: To prevent the increased risk of flooding.

(28) The approved scheme for flood risk protection pursuant to condition 27 shall be implemented and completed fully in accordance with the requirements of the Flood Risk Impact Assessment, the Strategic Review of Development and Flood Risk Document and PPG25 and the approved implementation programme. The completion of the approved scheme shall be confirmed in writing to the Council one month thereafter.

Reason: To prevent the increased risk of flooding.

(29) Prior to the commencement of development, a scheme for the provision, implementation and maintenance of pollution control shall be submitted to and be approved by the Council. The scheme approved pursuant to this condition shall be implemented and completed fully in accordance with the approved details and the approved implementation programme. The completion of the approved scheme shall be confirmed in writing to the Council one month thereafter.

Reason: To ensure a satisfactory method of pollution control.

(30) Prior to the commencement of each phase of development, a scheme for the provision, implementation and maintenance of foul water drainage shall be submitted to and be approved by the Council. The approved scheme shall be implemented and completed fully in accordance with the approved details and the approved implementation programme and the completion of the works shall be confirmed in writing to the Council one month thereafter.

Reason: To ensure a satisfactory method of foul water drainage.

(31) A minimum of 10 percent of all dwellings and flats 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 the details of which shall be implemented concurrently with the development and thereafter retained.

Reason: To ensure adequate provision is made for people with disabilities in accordance with the Local Plan.

(32) A local centre shall be provided within the site in accordance with further details to be submitted to and approved by the Council. Uses within the local centre shall be restricted to retail uses contained within Class A1, A2, and A3 of the Town and Country Planning (Use Classes) Order 1987, medical services and a children's nursery with associated parking and ancillary accommodation. No retail unit shall exceed 380 square metres in floor area and the total retail floor area shall not exceed 1000 square metres in area.

Reason: To ensure local facilities are provided within the site.

(33) The permission shall not confer consent for any development on the area allocated as a green space that lies north of the existing tennis courts.

Reason: To accord with Local Plan policy.

(34) There shall be no fencing off or enclosure of any area of open space, the cricket pitch, the grounds around the main building or the school sites without first obtaining the written consent of the Council. Any details submitted shall include full details of the means of enclosure.

Reason: In the interests of general amenity.

(35) Prior to the commencement of each phase of development full details of the boundary treatment of all external boundaries of that phase together with individual plot boundaries shall be submitted to and be approved by the Council and implemented prior to the occupation of the respective dwelling to which it relates and thereafter maintained.

Reason: In the interests of general amenity.

(36) Prior to the conversion of the former hospital full details of internal and external alterations shall be submitted to and be approved by the Council.

Reason: To ensure a satisfactory form of development.

(37) All buildings with public access areas 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 prior to the relevant building being first brought into use and thereafter maintained.

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

(38) Where facilities have been provided for the cooking of food a scheme for the collection, treatment and dispersal of cooking smells and fumes shall be submitted to and be approved by the Council and the approved scheme shall have been implemented prior to the premises being first brought into use and thereafter maintained.

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

(39) Provision shall be made for the vehicular access to the main building together with parking and access for service vehicles in accordance with further details to be submitted to and be approved by the Council and completed prior to the commencement of the new uses.

Reason: To ensure adequate access arrangements in the interests of highway safety.

(40) Provision shall be made for car parks adjacent to St Crispin Park/Church (which shall include public toilet facilities) and on land adjacent to the bowling green, the details of which (including phasing) shall be submitted to and be approved by the Council and implemented in accordance with the approved phasing programme,

Reason: To ensure adequate on site parking facilities are provided for existing facilities within the site.

(41) Any workshops or employment uses provided within the site shall be restricted to activities contained within Use Classes B1 and B8 of the Schedule to the Town and Country (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: In the interests of general amenity.

(42) Prior to the commencement of any development a full survey shall be undertaken in respect of the presence of bats and badgers within the site and the survey shall include mitigation measures for their continued presence within the site, the details of which (including any programme) shall be submitted to and be approved by the Council. Any approved mitigation measures shall be implemented in accordance with the approved programme.

Reason: To ensure protection of protected species.

(43) The existing bandstand and ha ha wall shall be retained and a schedule of works for their repair shall be submitted to and be approved by the Council as part of the works to be undertaken to the main building and which shall be completed prior to the main building being first brought into use.

Reason: In the interests of general amenity.

Application: **N/2004/738**
 Location: **155 Harborough Road, Kingsthorpe**
 Proposal: **Retrospective Consent For New Windows to Front Elevation (Listed Building Consent)**

REFUSED for the following reason:

The changes in window design adversely affect the special interest of the building's street elevation, thereby also adversely affecting the special interest of the group of listed buildings of which it forms a part contrary to Policy E23 of the Northampton Local Plan and PPG15: Planning and the Historic Environment.

Application: **N/2004/815**
 Location: **Royal Theatre and Derngate 19/21 Guildhall Road**
 Proposal: **Extensions and alterations to theatres, including extension on Swan Street frontage; refurbished façade to Royal Theatre and warehouse, Royal auditorium refurbishment, ventilation, new roof plant, modification to Royal stage door.**

APPROVED subject to conditions and for the following reason:

The siting, size and design of the extension and its impact on visual amenity are considered acceptable and in accordance with Policies E20 and L14 of the Northampton Local Plan

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

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

(2) Details and/or samples of all proposed external facing materials shall be submitted to and approved 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 highway closure in accordance with Section 247 of the Town and Country Planning Act 1990 has been secured in respect of the construction of the proposed new ticket office adjacent to Angel Street.

Reason: In the interests of highway safety.

(4) No development shall take place until a Prohibition of Driving Order over Angel Street and Swan Street between Albion Street Car Park access and Guildhall Road has been secured unless otherwise agreed in writing with the Council.

Reason: In the interests of highway safety.

(5) No development shall take place until details in respect of the pedestrianisation improvements to Swan Street and Angel Street have been submitted to and approved by the Council and the approved details shall be implemented prior to the revised pedestrian access off Swan Street being brought into use unless otherwise agreed in writing by the Council.

Reasons: In the interests of highway safety.

(6) Before development commences details of a CCTV camera (to link with the existing Town Centre system,) and its siting, plus associated maintenance, together with details of any associated necessary upgrading of lighting in Swan Street shall be submitted to and approved in writing by the Council. These works shall be fully implemented and operational before the development hereby approved, including the new Derngate foyer and ticket office, are first brought into use.

Reason: In the interests of users of the theatre and community safety.

(7) A scheme shall be submitted to and approved in writing 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 provisions to be made for its control and the approved scheme shall be implemented prior to the commencement of the use hereby permitted and thereafter retained.

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

Application: **N/2004/816**
 Location: **Royal Theatre and Derngate 19/21 Guildhall Road**
 Proposal: **Demolition of walls and structures in courtyard fronting Swan Street (Conservation Area Consent)**

APPROVAL subject to conditions and for the following reason:

The walls to be removed do not make a significant contribution to the character or appearance of the Conservation Area and therefore the demolition is in accordance with the advice contained in PPG15 and Policy E26 of the Northampton Local Plan.

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

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

(2) Demolition shall not commence until a contract has been let for the building works approved under N/2004/0815.

Reason: To ensure that the character of the Conservation Area is not adversely affected by premature demolition.

Application: **N/2004/817**
 Location: **Royal Theatre and Derngate 19/21 Guildhall Road**
 Proposal: **Refurbishment and comfort ventilation to Royal Theatre auditorium, refurbishment and some alteration to foyers/bar, refurbishment to Royal Theatre façade, new roof plant, and modification to stage door entrance (Listed Building Application)**

APPROVED subject to conditions and for the following reason:

The works are considered to be sympathetic to the historic fabric and character of the Grade II listed building and therefore are in accordance with the advice contained in PPG15 and Policies E23 of the Northampton Local Plan and Policy AR6 of the Northamptonshire County Structure Plan.

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

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

(2) No development shall take place until the applicants, or their agents or successors in title, have secured the implementation of a programme of building recording in accordance with a written brief provided by Northamptonshire County Council (tel: 01604 – 237092) and this record has been submitted to and approved by the Council.

Reason: To ensure that adequate records are made of the historic fabric of the building.

(3) The removal of the stage revolve and the provision of new seats in the Royal Stalls shall be fully implemented in accordance with the approved plans, unless otherwise agreed in writing by the Council.

Reason: To implement one element without the other would be contrary to the principles contained in the Conservation Plan. It would lead to unnecessary works to the fabric of the Listed Building that would not solve the problem of existing poor sightlines. The Council would not wish to see this then lead to another inappropriate intervention in this Listed Building to resolve the resultant unsatisfactory situation.

(4) Before development commences, full details of the “Strode” sunburner, to include scaled drawings, shall be submitted to and approved in writing by the Council.

Reason: To ensure that the details of the sunburner are satisfactory and sympathetic to the historic fabric and character of the Listed Building.

(5) A full schedule of works, including a paint schedule for both interior and exterior work, shall be submitted to and approved in writing by the Council prior to the commencement of the development.

Reason: To ensure the works are sympathetic to the integrity of the Listed Building.

(6) Further details of the proposed ventilation nozzle heads shall be submitted to and approved in writing by the Council prior to the commencement of the development.

Reason: To ensure the works are sympathetic to the integrity of the Listed Building.

(7) Further details of the proposed seating, to include cross sections and patterns, shall be submitted to and approved in writing by the Council prior to the commencement of the development.

Reason: To ensure the works are sympathetic to the integrity of the Listed Building.

(8) No works shall be undertaken to the orchestral pit without the further written consent of the Council.

Reason: To ensure the works are sympathetic to the integrity of the Listed Building.

(9) No plaster shall be removed without the further written consent of the Council.

Reason: To ensure the works are sympathetic to the integrity of the Listed Building.

(10) Notwithstanding the details submitted, further details of all proposed lighting gantries shall be submitted to and approved in writing by the Council prior to the commencement of the development.

Reason: To ensure the works are sympathetic to the integrity of the Listed Building.

(11) Further details of the proposed routes for the ventilation ducting/air conditioning shall be submitted to and approved in writing by the Council prior to the commencement of the development.

Reason: To ensure the works are sympathetic to the integrity of the Listed Building.

(12) No decorative features shall be altered or removed without the further written consent of the Council.

Reason: To ensure the works are sympathetic to the integrity of the Listed Building.

(13) Further details of all new or replacement doors, architraves and windows shall be submitted to and approved in writing by the Council prior to the commencement of the development.

Reason: To ensure the works are sympathetic to the integrity of the Listed Building.

(14) Further details of the proposed routes for all utilities/services shall be submitted to and approved in writing by the Council prior to the commencement of the development.

Reason: To ensure the works are sympathetic to the integrity of the Listed Building.

(15) No works shall be undertaken to the stalls floor without the further written consent of the Council.

Reason: To ensure the works are sympathetic to the integrity of the Listed Building.

(16) No works shall be undertaken to the balcony fronts without the further written consent of the Council.

Reason: To ensure the works are sympathetic to the integrity of the Listed Building.

(17) No chasing into existing plaster shall take place without the further written consent of the Council.

Reason: To ensure the works are sympathetic to the integrity of the Listed Building.

(18) None of the existing tiering within Areas A as shown on the plan of the Gallery submitted on 18 August 2004 shall be altered or removed without the prior written consent of the Council.

Reason: To ensure the works are sympathetic to the integrity of the Listed Building.

(19) In connection with condition 18 above, further details of the revised tiering and staircases in the Gallery shall be submitted to and approved in writing by the Council prior to the commencement of the development.

Reason: To ensure the works are sympathetic to the integrity of the Listed Building.

Application No: **N/2004/838**
 Location: **62/62A Water Lane, Wootton**
 Proposal: **Change of use from Class A1 to Classes A1/A2/B1, subdivision to 2 units, new access and erection of boundary railings (retrospective application)**

APPROVED subject to a condition and for the following reason:

The uses are appropriate within a residential area and are not likely to result in loss of amenities by undue noise and disturbance in accordance with Policy H19 of the Northampton Local Plan. The siting, size and design of the railings and their impact on the character of the surrounding area are considered acceptable in accordance with Policy H19 of Northampton Local Plan.

(1) The premises shall be used only for purposes within Classes A1, A2 and B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987.

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

Application: **N/2004/923**
 Location: **Northampton School for Boys, Billing Road**
 Proposal: **Demolition of 1964 hall and adjacent buildings and erection of three storey teaching accommodation, refectory, kitchens, concourse and quadrangle plus extensions to existing sports hall, new swimming pool with new security fencing to all boundaries with new rebound wall and fencing to existing redgra area**

APPROVED subject to conditions and for the following reason:

The site lies within an area allocated within the Northampton Local Plan for educational purposes and the proposals provide additional facilities at the school without any detriment to amenity following consideration of Policies L1, H13 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 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) Prior to the commencement of the erection of the fencing adjacent to Chipsey Avenue a landscaping scheme shall be submitted to and approved by the Council and thereafter implemented in the first planting season following the completion of the fencing.

Reason: In the interests on general amenity

(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 gives written consent to any variation.

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

(5) Notwithstanding the details submitted with the application, a green travel plan shall be submitted to and approved by the Council subsequently implemented by the school on the first occupation of the new buildings and monitored on an annual basis.

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

(6) Prior to the commencement of development a traffic management scheme for all construction traffic shall be submitted to and approved by the Council and thereafter maintained.

Reason: In the interests of highway safety.

(7) Prior to the commencement of development details of the alterations to the existing western vehicular access off Billing Road shall be submitted to and approved by the Council and the details of which shall be implemented concurrently with the development hereby proposed and be completed prior to the first occupation of the new buildings or provision of the additional parking whichever is sooner.

Reason: In the interests of highway safety.

(8) The temporary classrooms hereby permitted shall be removed and the land restored to its former condition on or before 30 September 2007.

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

(9) Prior to its erection full details of the proposed boundary treatment shall be submitted to and approved by the Council.

Reason: In the interests of general amenity.

(10) Details of the proposed rebound wall and fencing of the existing redgra area shall be submitted to and approved by the Council prior to its erection and the scheme implemented in accordance with those details.

Reason: In the interests of general amenity.

(11) Prior to the commencement of development details shall be submitted to and approved by the Council showing the location of parking bays for persons with disabilities and which shall be implemented concurrently with the construction of the car park extension.

Reason: To ensure adequate parking facilities for persons with disabilities are provided within the site.

(12) 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 new buildings and retained thereafter.

Reason: To ensure the provision of adequate facilities.

(13) 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, implemented concurrently with the development, completed prior to the first occupation of the new buildings and retained thereafter.

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

(14) A scheme shall be submitted to and approved by the Council which specifies the sources of noise from the new build and refurbished buildings on the site whether from fixed plant or equipment or noise generated within the building and the provisions to be made for its control and the approved scheme shall be implemented prior to the first occupation of the new or refurbished buildings and retained thereafter.

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

(15) 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 following 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.

(16) 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 prior to the first occupation of the new buildings and retained thereafter.

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

(17) Prior to its erection the exact location of fencing and boundary treatment shall be submitted to and approved by the Council and there shall be no additional points of access other than those existing unless otherwise agreed by the Council.

Reason In the interests of general amenity.

(18) Following completion of the enclosure of the existing Redgra area it shall only be used between the hours of 8.15am to 6pm, Monday to Friday and at no time on Saturdays, Sundays or Bank or Public Holidays.

Reason In the interests of residential amenity

Application: **N/3004/930**
 Location: **Land west of Harvey Reeves Road, south of Ross Road and east of Storton's Pits**
 Proposal: **Provision of car, coach & disabled parking, construction of new service road and provision of associated development including foot/cycle ways, foot/cycle bridges & landscaping**

APPROVED subject to conditions and for the following reason:

The proposed development at the land west of Harvey Reeves Road is contrary to Policies E6 and L16 of the Northampton Local Plan. However, with reference to the more recently published Interim Policy Statement document, the significant regeneration benefits that the Joint Initiative development offers, combined with other benefits (such as, improved access to and use of the river valley for recreational purposes) and mitigation measures proposed are sufficient to outweigh any development plan policy conflict. The proposed scheme would result in the redevelopment of underused previously developed land in accordance with national government guidance, its Sustainable Communities agenda, the objectives of the Milton Keynes and South East Midlands Study and the other policies of the development 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 any development, a detailed scheme for the control and prevention of on-street parking (associated with football matches or other events held at the Sixfields Stadium) in the vicinity of the Sixfields Stadium shall be submitted to and approved in writing by the Council. Unless otherwise agreed in writing by the Council, the approved scheme shall be fully implemented prior to the first use of any of the car parking facilities hereby permitted.

Reason: To reduce the risk of on-street parking in the interests of residential amenity, and to promote the use of modes of transport other than the private motor car.

(3) Unless otherwise agreed in writing by the Council, none of the car parks hereby permitted shall be used before the development permitted by planning permission N/2004/496 (Southern Development Link Road and Ross Road Spur Link) has been fully implemented and these highways are made available for use by the public.

Reason: In the interests of highway safety and the free flow of traffic and to ensure adequate / suitable access to the site.

(4) A detailed scheme for the provision of signage directing car-borne football spectators to the car parks hereby permitted shall be submitted to and approved in writing by the Council. Unless otherwise agreed in writing by the Council the approved scheme shall be fully implemented prior to the first use of any of these car parks.

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

(5) A detailed scheme for the provision of services (including electricity and water) to facilitate the use of the car parks hereby permitted shall be submitted to and approved in writing by the Council. The approved scheme shall be fully implemented prior to the first use of any of these car parks.

Reason: To facilitate the use of the permitted car parking facilities for non-car parking purposes in the interests of civic amenity and making the best use of land.

(6) A detailed scheme to control and limit the through movement of vehicles along the existing Ross Road shall be submitted to and approved by the Council. Unless otherwise agreed in writing by the Council the approved scheme shall be fully implemented prior to the first use of any of these car parks.

Reason: In the interests of highway safety.

(7) Prior to the commencement of any development, a management scheme shall be submitted to and be approved by the Council in respect of construction traffic entering and exiting the site. Details shall include the provision of wheel washing facilities during the construction period. The approved details shall thereafter be implemented throughout the period of the development.

Reason: In the interests of highway safety.

(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. The approved scheme shall be implemented concurrently with the development to which it relates and be fully completed prior to its first public use.

Reason: To secure a satisfactory standard of development.

(9) Full details of the proposed surface treatment of all roads, access ways, parking areas, footpaths and cycleways including their gradients shall be submitted to and approved by the Council prior to the commencement of construction work on site. The approved scheme shall be implemented concurrently with the development to which it relates and be fully completed prior to being opened to use.

Reason: To secure a satisfactory standard of development.

(10) Prior to their installation details of the siting and appearance of any parking ticket machines shall be submitted to and approved by the Council.

Reason: In the interests of highway safety.

(11) Unless otherwise agreed in writing by the Council, the network of footways, cycleways and associated bridges hereby permitted shall be fully implemented concurrently with the development.

Reason: To ensure the provision of these facilities to promote use of modes of transport other than the private car and to promote use of the river valley area.

(12) Unless otherwise agreed in writing by the Council, a scheme for the provision of life belts in the vicinity of Sharman Road Lake shall be submitted to and approved in writing by the Council. The approved scheme shall be fully implemented currently with the proposed network of footways and cycleways hereby permitted.

Reason: In the interests of public safety.

(13) Unless otherwise agreed in writing by the Council, the lighting of the car parks hereby permitted shall be controlled to prevent light spillage / pollution beyond the site boundary in accordance with details to be submitted to and approved in writing by the Council.

Reason: In the interests of visual amenity and to safeguard the character of the river valley.

(14) Prior to their installation details of the proposed anti motorcycle barriers shall be submitted to and approved in writing by the Council.

Reason: To ensure they do not impede movement of people with disabilities and in the interests of visual amenity.

(15) Car parking areas P3 and P4 shall include the provision of car parking spaces for people with disabilities in accordance with details to be submitted to and approved in writing by the Council. The approved scheme shall be fully implemented prior to the first use of these car parks.

Reason: To ensure adequate provision of parking facilities for people with disabilities.

(16) Other than the fencing and other boundary treatment hereby permitted, 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, fences, walls or other means of enclosure shall be erected, constructed, improved or altered unless otherwise agreed in writing by the Council.

Reason: In the interests of visual amenity.

(17) Prior to the commencement of any development a scheme shall be submitted to and be approved by the Council in respect of protecting the site and adjacent sites against trespass during the construction period and the approved scheme shall be implemented prior to and during the construction period.

Reason: To protect sensitive areas during the construction period.

(18) Unless otherwise agreed in writing by the Council, all planting, seeding or turfing hereby permitted shall be carried out in the first planting and seeding seasons following the completion of the development or its first use by the public, 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.

(19) Prior to its formation, details of the width, height and profile of the proposed mound adjacent to the Saints' rugby practice pitch in the vicinity of Sharman Road Lake shall be submitted to and approved in writing by the Council. The mound shall only be developed in accordance with the approved details.

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

(20) Unless otherwise agreed in writing by the Council, a scheme for the provision of bus stops and shelters on both sides of St James Mill Road (between Harvey Reeves Road and St James Road) shall be submitted to and approved in writing by the Council. The approved scheme shall be fully implemented prior to the first use of car parks P3 and P4.

Reason: To ensure the provision of these facilities to promote use of modes of transport other than the private car and to facilitate a potential park and ride service.

(21) Unless otherwise agreed in writing by the Council, the car parks hereby permitted shall not be used concurrently with the existing car parks associated with the Sixfields Stadium (except for the car park to the west of the Sixfields Stadium and the car park to the south of Walter Tull Way/West of Storton's Pits).

Reason: To promote the use of modes of transport other than the private car and in the interests of public order and safety.

Application No: **N/2004/0932**
 Location: **48 Duke Street**
 Proposal: **Variation of condition No 3 of planning permission 98/0882 to allow opening on Sundays from 0800 to 1800 hours.**

APPROVED subject to conditions and for the following reason:

The proposal has been assessed against Policy H19 of the Northampton Local Plan and is acceptable.

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

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

(2) A scheme for the collection, treatment and dispersal of cooking smells and fumes shall be submitted to and be approved by the Council, implemented prior to the commencement of the new opening hours and thereafter maintained.

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

(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.

(4) The premises shall be open only between the hours of 0730 and 1800 Monday to Saturday and 0800 and 1800 on Sundays. The premises shall not be open for business on Bank Holidays.

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

Application: **N/2004/942**
 Location: **Land north of 63 to 67 Mill Land and south of 1 to 5 Fremeaux Terrace, Kingsthorpe**
 Proposal: **Erection of 3 no. houses with garages and new garage for no. 67 Mill Lane**

REFUSED for the following reasons:

(1) By reason of the siting, layout and close proximity to adjacent residential properties, the proposed access would be harmful to residential amenity, through the introduction of vehicular and pedestrian traffic, noise and general disturbance, contrary to Policies H15, H19 and T10 of the Northampton Local Plan.

(2) The proposed development would result in the loss of an existing Sycamore tree, protected by a Tree Preservation Order, to the detriment of the general amenities and visual amenities of the Kingsthorpe Conservation Area, contrary to Policies E11, E12 and H6 of the Northampton Local Plan.

(3) The proposed development over provides on-site parking and would discourage the use of alternative means of transport to the private car, contrary to the aims and objectives of PPG13: Transport and contrary to Policy T10 of the Northamptonshire County Structure Plan, Policies H6 and T17 of the Northampton Local Plan and the Council's Supplementary Planning Guidance on Parking.

(4) By reason of the number and the size of the dwellings, and the siting and layout within a restricted site area, which is constrained by existing trees, the proposed development would fail to provide adequate private amenity areas and would constitute an overdevelopment of the site, to the detriment of residential and general amenities, contrary to Policies H6, H12 and H19 of the Northampton Local Plan.

Application: **N/2004/948**
 Location: **66 and 68 Main Road, Duston**
 Proposal: **Demolition of existing dwellings and redevelopment of site with 9 new dwellings (6 no houses and 3 no apartments)**

REFUSED for the following reasons.

(1) The proposal represents an overintensive and inappropriate form of development which fails to respect the massing and architectural styles which predominate in the area resulting in a development detrimental to the visual amenities of the locality, contrary to Policies E20, H6 and H15 of the Northampton Local Plan.

(2) The development would involve the loss of a building and substantial alteration to a stone boundary wall both of which contribute to the character of this part of Duston and the Conservation Area in particular, contrary to Policy E22 of the Northampton Local Plan.

(3) The development would lead to substantial damage and loss of mature trees to the detriment of the character of the adjacent Conservation Area and this part of Duston, contrary to Policies E11 and E12 of the Northampton Local Plan.

Application No: **N/2004/958**
Location: **274 Wellingborough Road**
Proposal: **Renewal of planning permission 99/0935 for use as restaurant on the ground floor with living accommodation over**

APPROVED subject to conditions and for the following reason:

This is a renewal of a current planning permission where there has been no material change in circumstances. The use complies with Policy R9 of the Northampton Local Plan.

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

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

(2) The premises shall be used as a restaurant and for no other purpose (including the sale of hot food for consumption off the premises) within Class A3 of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

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

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

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

(4) Details of the siting and sound insulation of any external machinery, equipment or external openings (including mechanical fume extraction units, ducting, chimneys, and refrigeration, air conditioning or ventilation units) shall be submitted to and approved in writing by the Council. Such machinery and equipment shall be installed in accordance with the approved details before the commencement of the use and shall thereafter be retained.

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

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

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

Application: **N/2004/970**
 Location: **43-44 Billing Road**
 Proposal: **Conversion of offices to form 14 no. self-contained flats, demolition of rear extension and erection of new rear extension**

APPROVED subject to conditions and for the following reason:

The application site falls within a business area in the Northampton Local Plan. However the area is predominantly residential in character and the proposed layout and design of the development are considered acceptable and in accordance with Policies B14, E20, E23, E24, H17, H20 and H24 of the Northampton Local Plan and PPG15 (Planning and the Historic Environment).

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

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

(2) The planning permission hereby granted shall not be exercised in addition to or in combination with planning permission N/2002/682 dated 28 August 2002 and shall be treated as an alternative to that permission.

Reason: To ensure that the development is carried out as approved by the Council.

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

Reason: To secure a satisfactory standard of development and to enhance the character of the listed building.

(4) The 2 no. mobility units as shown on the submitted plan shall be constructed to the Council's mobility housing standards and implemented concurrently with the development, completed prior to the development being first brought into use and thereafter retained in that form.

Reason: To secure a satisfactory standard of development and to comply with the Local Plan Policy.

(5) Full details of the proposed platform lift as shown on the submitted plan shall be first submitted to and approved by the Council and thereafter implemented concurrently with the development, completed prior to the development being first brought into use and thereafter retained at all times.

Reason: To ensure that satisfactory access is provided for persons with disabilities.

(6) All proposed windows shall be constructed in wood and painted white and no double glazed sealed units shall be used for the development.

Reason: To secure a satisfactory standard of development and to enhance the character of the listed building.

(7) The proposed parking area as shown on the submitted plan which shall include 2 disabled parking spaces shall be laid out and lined prior to the development being first brought into use and thereafter at all times shall be reserved for the parking of vehicles by residents of the proposed development.

Reason: To ensure that adequate parking facilities are maintained.

(8) Full details of cycle storage and refuse storage shall be first submitted to and approved by the Council, implemented concurrently with the development, completed prior to the development being first brought into use and thereafter retained at all times.

Reason: To secure a satisfactory standard of development.

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

Reason: To secure that a satisfactory standard and layout of accommodation is provided.

(10) The retained trees shall be protected for the duration of the development by stout fences to be erected and maintained on alignments to be approved in writing by the Council before any development works shall take place. Within the fenced areas no development works shall take place on, over or under the ground, no vehicles shall be driven, nor plant sited, no materials nor waste shall be deposited, no bonfires shall be lit nor the ground level altered during the periods of development.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of amenity.

(11) All habitable room windows fronting Billing Road shall be installed with secondary glazing and full details of which shall be submitted to and approved by the Council, implemented concurrently with the development, completed prior to the development being first brought into use and thereafter retained.

Reason: In the interests of residential amenity and to protect the occupiers from potential traffic noise.

Application: **N/2004/971**
 Location: **43-44 Billing Road**
 Proposal: **Conversion of offices to form 14 no. self-contained flats, demolition of rear extension and erection of new rear extension (Listed Building Application)**

APPROVED subject to conditions and for the following reason:

The proposed layout and design of the development are considered acceptable and in accordance with Policies E20, E23 and E24 of the Northampton Local Plan and PPG15 (Planning and the Historic Environment).

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

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

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

Reason: To secure a satisfactory standard of development and to enhance the character of the listed building.

(3) Full details of all proposed vents and flues including locations shall be submitted to and approved by the Council prior to the commencement of development work on site.

Reason: To secure a satisfactory standard of development and to enhance the character of the listed building.

(4) Unless otherwise agreed in writing by the Council, all existing timber windows and doors shall be retained in situ.

Reason: To preserve the character of the listed building.

(5) The existing upvc windows at the basement shall be removed and replaced with single glazed timber windows in accordance with details to be first submitted to and approved by the Council. The works shall be implemented concurrently with the development.

Reason: To enhance the character of the listed building.

(6) Full details of the proposed windows and doors including sections and profiles and also the proposed secondary glazing including the method of fixing shall be submitted to and approved by the Council prior to the commencement of development work on site and thereafter implemented as approved concurrently with the development.

Reason: To enhance the character of the listed building.

(7) Unless otherwise agreed in writing by the Council, all existing internal decorative features including fireplaces, mouldings, banisters, ballustrading and staircases shall be retained in situ.

Reason: To preserve the character of the listed building.

(8) Full details of the proposed scheme for the upgrading of the building for the purposes of fire safety and sound insulation shall be submitted to and approved by the Council prior to the commencement of development work on site. No over-boarding of ceilings or floors of any form shall take place without the prior written consent of the Council.

Reason: To preserve the character of the listed building.

(9) No alteration shall take place to the existing boundary wall without the prior written consent of the Council.

Reason: To preserve the character of the listed building.

(10) Full details of all proposed roof repair works shall be submitted to and approved by the Council prior to the commencement of development work on site and thereafter implemented as approved concurrently with the development.

Reason: To preserve the character of the listed building.

(11) All new or replacement rainwater goods shall be cast iron or cast aluminium and full details shall be submitted to and approved by the Council prior to the commencement of development work on site.

Reason: To preserve the character of the listed building.

(12) A full schedule of works shall be submitted to and approved by the Council prior to the commencement of development work on site.

Reason: To preserve the character of the listed building.

(13) Full details of any proposed damp proof course and tanking of the basement area shall be submitted to and approved by the Council prior to the commencement of development work on site and thereafter implemented as approved concurrently with the development.

Reason: To preserve the character of the listed building.

Application No: **N/2004/972**
 Location : **Land to rear of 110-114 King Edward Road**
 Proposal : **Erection of three dwellinghouses**

REFUSED for the following reasons:

(1) The proposal would remove the potential on-site parking for nos 110 – 114 King Edward Road and does not provide any on site parking for the proposed dwellings to the detriment of the existing residential parking amenities and would be likely to lead to conditions prejudicial to the free flow of traffic and general highway safety for other users of the highway, contrary to Policies H6, H12 and H15 of the Northampton Local Plan.

(2) The proposal by reason of its siting and design would create an overlooking effect onto adjacent properties detrimental to the residential amenities of existing occupiers contrary to Policies H19 and E20 of the Northampton Local Plan.

Application No: **N/2004/983**
 Location : **41 Gold Street**
 Proposal : **Variation of condition no.4 of planning permission
 97/0047 to extend opening hours for fast food restaurant**

APPROVED subject to conditions for the following reason:

The application site is located in the town centre and the proposed extension of opening hours should not detrimentally alter the existing noise climate in the area in accordance with Policies E21 and H20 of the Northampton Local Plan.

(1) 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 thereafter maintained.

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

(2) Details of the provision for the storage of refuse shall be submitted to and approved by the Council, implemented before the premises are used for the permitted purpose and thereafter maintained.

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

(3) The premises shall be open for its permitted purpose only during the following hours for a temporary period expiring on 31 March 2005:-

Sunday to Wednesday 0800 to midnight

Thursday 0800 to 0100 (Friday morning)

Friday 0800 to 0300 (Saturday morning)

Saturday 0800 to 0300 (Sunday morning)

After the expiration of the temporary period, the opening hours of the premises shall revert back to those approved under condition 4 of Planning Permission 97/0047.

Reason: To enable the Council to assess the effect of the development during the said period.

(4) Full details of access provision and toilet facilities for people with disabilities shall be submitted to and approved by the Council and implemented before the premises are used for the permitted purpose.

Reason: To provide satisfactory facilities for people with disabilities.

(5) Foul water discharges from the premises shall be connected to the foul sewer via oil interception facilities designed and constructed to the satisfaction of the Council.

Reason: To secure a satisfactory standard of development.

(6) The premises shall be used a restaurant only and for no other purpose (including any other purpose in Class A3 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). Any hot food takeaway business shall remain ancillary to the restaurant use only.

Reason: In the interests of amenity and to enable the Council to assess the implications of future changes to other uses within Class A3 of the Town and Country Planning (Use Classes) Order 1987.

Application No: **N/2004/1038**

Location : **181-186 St. Andrews Road**

Proposal : **Demolition of existing MOT service station and residential property and erection of new vehicle testing centre and change of use of dwelling to offices ancillary to MOT service centre (part retrospective)**

APPROVED subject to conditions and for the following reason:

The application site falls within an existing residential area in the Northampton Local Plan. However, the majority of the site is an existing MOT service station and the proposed development is similar to the previous approved scheme. It is considered that the proposed development is acceptable and would not cause undue impact on the residential amenity of nearby occupiers in accordance with Policies E20, E21 and H19 of the Northampton Local Plan.

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

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

(2) The premises shall open to customers between the hours of 0800 to 1800 only from Mondays to Saturdays and at no time on Sundays and Bank Holidays.

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

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

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

(4) The proposed car parking spaces shall be laid out prior to the development hereby permitted being first brought into use and thereafter at all times shall be reserved for the parking of vehicles by staff and visitors and there shall be no storage of goods, materials, refuse, pallets or skips thereon.

Reason: To ensure that adequate parking facilities are maintained.

(5) 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 provisions to be made for its control and the approved scheme shall be implemented concurrently with the development, completed prior to the development hereby permitted being first brought into use and retained thereafter.

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

(6) 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 prior to the development being first brought into use and retained thereafter.

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

(7) 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.

(8) The proposed side boundary wall with no.187 St Andrews Road shall be finished with brick slips as shown on the submitted plan and samples of which shall be first submitted to and approved by the Council and thereafter implemented concurrently with the development.

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

(9) Full details of a proposed planting scheme shall be first submitted to and approved by the Council and thereafter implemented prior to the development being first brought into use.

Reason: In the interests of amenity.

(10) Notwithstanding the details as submitted, further details regarding the car park layout to the front of the site shall be first submitted to and approved by the Council and thereafter implemented concurrently with the development and retained thereafter.

Reason: In the interests of highway safety.

(11) This permission does not confer consent to the proposed disabled access ramp as shown on the submitted plans.

Reason: For the avoidance of doubt and in the interests of highway safety.

(12) Notwithstanding the details as submitted, the proposed windows on the first floor front elevation of the proposed development shall be implemented in accordance with the elevational drawing no.1320/PL/1D.

Reason: For the avoidance of doubt and in the interests of visual amenity.

Application No: **N/2004/1045**
 Location : **152 Chiltern Way**
 Proposal : **Change of use from estate office to beauty salon**
 (sui generis)

APPROVED subject to conditions and for the following reason:

The proposal in this location would make good use of a redundant building without detriment to the character of the area and the amenities of nearby residents, 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) The premises shall be open only between the hours of 0800 and 2000 from Monday to Saturday and at no time on Sunday or Bank Holidays.

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

(3) A scheme for the collection, treatment and dispersal of odours from beauty products 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.

Application No: **N/2004/1067**
 Location: **Former YWCA, 17 Castilian Street**
 Proposal: **Removal of condition 12 of planning permission no.N/2003/622 to not provide a lift**

APPROVED subject to conditions and for the following reason:

The proposed removal of the lift is acceptable and would not affect access to the proposed mobility units nor adversely affect the internal layout of the dwellings in according 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) Full details of the proposed alterations to the front entrance and windows as shown on the submitted plans shall be first submitted to and approved by the Council and thereafter implemented prior to the use hereby permitted first commencing.

Reason: In the interests of visual amenity and to enhance the character of the Conservation Area.

(4) The proposed car park and access ramp shall be laid out in accordance with the submitted plans and brought into use prior to the use hereby permitted first commencing.

Reason: To ensure that adequate parking facilities are maintained.

(5) The proposed flats shall be used solely in accordance with the submitted plans, unless otherwise agreed in writing by the Council.

Reason: To ensure that a satisfactory standard and layout of accommodation is provided.

(6) Details of the provision for the storage of refuse shall be submitted to and approved by the Council, implemented prior to the use hereby permitted first commencing and retained thereafter.

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

(7) 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.

(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) Full details of the proposed surface treatment of the car park 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.

(10) Full details of facilities for the secure parking of bicycles shall be first submitted to and approved by the Council and implemented prior to the use hereby permitted first commencing and retained thereafter.

Reason: To secure a satisfactory standard of development.

(11) The proposed mobility units as shown on the submitted plan shall be implemented concurrently with the development and retained thereafter.

Reason: To ensure the provision of adequate facilities for persons with disability.

(12) Before the commencement of development hereby permitted a scheme shall be submitted to and approved by the Council for protecting the dwellings from external noise. The noise levels at the boundary of any property shall not exceed the upper band of NEC C/NEC B as defined in PPG24. The approved scheme shall be implemented concurrently with the development hereby approved and retained thereafter.

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

**PUBLISHED ON
24 AUGUST 2004**

**CALL IN EXPIRES ON
27 AUGUST 2004 AT 4.00 PM**

NORTHAMPTON BOROUGH COUNCIL

EXECUTIVE

Thursday, 19 August 2004

PRESENT: Councillor P Larratt (Chair); Councillor T Hadland (Deputy Chair); Councillors M Hill, C Lill, J Lill, D Palethorpe and L Tavener

1. APOLOGIES

There were none.

2. DEPUTATIONS/PUBLIC ADDRESSES

There were none.

3. DECLARATIONS OF INTEREST

There were none.

4. EXCLUSION OF PUBLIC AND PRESS

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

The Motion was Carried.

5. VME MAINFRAME STRATEGY REVIEW (FS)

The Director of Business and Housing Services submitted a report in relation to the Mainframe Strategy Review. He explained the four options that had been considered, the costs and risks associated with each and why the purchase of a replacement mainframe was being recommended. It was noted that the migration of services from the existing mainframe would not be completed before the support from Fujitsu was withdrawn.

In response to a question from Councillor Hadland, it was noted that the purchase of a new mainframe would not impede the flexibility of any future decision to relocate the central ICT Services and equipment to other premises. Councillor Larratt stressed the need to ensure that the work being undertaken to migrate applications from the existing mainframe to other server systems, was continued as a priority.

The Borough Solicitor advised that the EU procurement regime would apply, however the assurance had been given that there was no alternative but to obtain the equipment from Fujitsu due to the technical interrelationship of the Council's current systems with those of this company.

- Resolved
- (1) That the executive summary at Appendix B from Typology be noted.
 - (2) That, taking into account the assurances given that the procurement process complied with the EU procurement

regime, the purchase of a Fujitsu Nova 3 mainframe computer be approved.

- (3) That the resulting amendment to the Capital Programme be approved.
- (4) That the Revenue Budget virement of £30,000 reduction in 2004/2005 and £45,000 from 2005/2006 onwards be approved.

The meeting concluded at 6:00 pm

M4325

NORTHAMPTON BOROUGH COUNCIL**GENERAL PURPOSES COMMITTEE****Monday, 6 September 2004**

PRESENT: Councillor D Edwards (Chair); Councillors Beardworth, Concannon, Duncan, Miah, Patterson, Simpson and Yates

1. APOLOGIES

An apology for absence was received from Councillor Crake.

2. MINUTES

The minutes of the proceedings of the meeting held on 28 June 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

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

MEMBERS' ALLOWANCES INDEPENDENT REMUNERATION PANEL – PAYMENT TO MEMBERS

Consideration was given to a report of the Director of Strategic Resources, copies of which were circulated at the meeting seeking approval for members of the Members' Allowances Independent Remuneration Panel to be paid an amount on the basis of the scheme set out in the report. The report briefly outlined the background to the Independent Remuneration Panel which had operated for some three years now with the same members and to date had operated without payment other than travel expenses. The existing Panel Members had been approached to see if they would be willing to continue in the role for the coming year and had raised the question of payment for the role. It was noted that the Panel tended to carry out two types of review which were outlined in the report for the Committee's information.

RESOLVED

That the report be received and approval to a Scheme of Payments to the Members of the Members' Allowances Independent Remuneration Panel be approved based on the type of review they undertake and that the amount be £250.00 for the shorter review and £500.00 for the full review.

5. THE COMMISSION FOR LOCAL ADMINISTRATION IN ENGLAND - ANNUAL LETTER

Consideration was given to the annual letter 2003/4 from the Commission for Local Administration in England, copies of which had been circulated with the agenda for Members' information. Particular attention was drawn to the last paragraph of page 4 of the letter seeking comments on the form and content of the annual letter and on the training initiative. It was noted that a response had been sent expressing an interest in the training initiative. Also appended to the letter were copies of the Local Authority Report of Northampton Borough Council for the period ending 31 March 2004. In discussing the letter generally, reference was made to the paragraph 'Outcomes of Investigations' and the issues surrounding Housing Benefit, which, it was noted, was something that was being considered by the appropriate Overview & Scrutiny Committee. However it was agreed that this particular issue should be drawn to that Committee's attention and that it might be useful for Members of that Committee to have copies of this letter. In addition, it was suggested that the part dealing with the Complaints Procedure and the response time should also be drawn to the relevant Overview & Scrutiny Committee's attention.

- RESOLVED**
- (1) That the annual letter from the Commission for Local Administration in England be received and noted.
 - (2) That as discussed above the letter be referred to the relevant Overview & Scrutiny Committees for information/consideration in terms of the issues highlighted above i.e. Housing Benefit, response time and Complaints Procedure.

6. THE CONSUMPTION OF ALCOHOL IN PARK SQUARE KINGS HEATH

Consideration was given to a report of the Chief Executive & Town Clerk seeking the Committee's views on the making of an order to prevent the consumption of alcohol in Park Square, Kings Heath. Members in considering the report expressed the view that there should be an overall strategy to cover all areas where there were problems regarding the consumption of alcohol. The Borough Solicitor advised that initially there would need to be wider consultation with the Police to ascertain their views over the issue of a wider strategy covering all parts of the Town and if this was feasible then a comprehensive report would need to come back to Committee.

- RECOMMENDED**
- (1) That consultation be continued on making Park Square, Kings Heath, a Designated Public Place for the purpose of combating alcohol related disorder.
 - (2) That Notice of Intention to make an order identifying Park Square as such a place be published in the local press.

- (3) That the Council be recommended to authorise the making of an order identifying Park Square, Kings Heath, as a Public Place under Section 13 of the Criminal Justice and Police Act 2001 subject to consideration of any representations that are received; and to delegate to the Acting Chief Executive (after consultation with the Community Safety Portfolio Holder and the Chair of Overview & Scrutiny Committee 3) the consideration of any such representations.

RESOLVED

That the Borough Solicitor seek wider consultation with the Police with a view to ascertaining their views on a wider strategy covering more areas of the Town.

7. ATTENDANCE MANAGEMENT POLICY AND FRAMEWORK

Consideration was given to a report of the Chief Executive and Town Clerk seeking endorsement to the Attendance Management Policy and Attendance Management Framework which would replace the existing Sickness Absence Procedures. An amendment to the report was circulated with regard to the section headed 'Attendance Management Policy'. It was noted that this had been changed to include a further paragraph under the heading 'Training & Development' and by the removal of the List of Associated Policies. Attention was drawn to a further change in the Attendance Management Framework document in that an extension to the time period has been added in paragraph 10.1 and paragraph 14.6 where two sentences had been added. It was noted that the report was due to be discussed by the Local Joint Committee on Thursday.

RESOLVED

That the Report be received and that this Committee endorse the Attendance Management Policy and Attendance Management Framework which will replace the existing Sickness Absence Procedures accordingly.

The meeting concluded at 7.15 pm.

8. EXCLUSION OF PUBLIC AND PRESS

<TRAILER_SECTION>

**NORTHAMPTON BOROUGH COUNCIL
EXECUTIVE**

Monday, 13 September 2004

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

1. APOLOGIES

None

2. MINUTES

The minutes of the meetings of the Executive held on 19 July and 19 August 2004 were signed by the Chair.

3. DEPUTATIONS/PUBLIC ADDRESSES

- RESOLVED** (1) That Councillor B Hoare be granted leave to address the Executive on Items 13 "Affordable Housing Supplementary Planning Guidance" and 20 "Abington Park CCTV & Aviary Gates Installation".
- (2) That Mrs C Elson, Mr Birtles and Mrs M Boughton be granted leave to address the Executive in respect of Item 23 "Delapre Park Open Space Disposal".
- (3) That Mr Patel be granted leave to address the Executive in respect of Item 22 "Lings Wood Open Space Disposal".
- (4) That Mr R Starkey and Mr S Pentland be granted leave to address the Executive in respect of Item 9 "Future Northampton Vision and Scope".

4. DECLARATIONS OF INTEREST

Councillor Larratt declared an interest in respect of Item 21 "Formation of the Destination Management Partnership – Memorandum of Understanding" as a Board Member of the Destination Management Partnership, which he did not regard as being prejudicial, and spoke and voted thereon.

5. ISSUES ARISING FROM OVERVIEW AND SCRUTINY COMMITTEES

The Head of Overview & Scrutiny commented that the report was still in draft form and the Chair of the Committee, Councillor Marriott, was currently away on holiday.

- RESOLVED** This issue be referred to the meeting of the Executive on 11 October 2004.

6. RECOVERY PLAN (LC)

The Acting Chief Executive commented that the Recovery Board had started meeting in

September following the August break and that Capacity Bids totalling almost £250,000 had been submitted to the ODPM in respect of a structural review, member capacity building programme and programme and project management capacity development.

At its meeting the previous week the Recovery Board had decided to refer to the Chairs and Deputies of Overview and Scrutiny together with portfolio holders a review of to top 25 BVPI's to be used for monitoring the Council's overall performance. Additionally further work on the Recovery Plan Annex was also taking place. It was also noted that the new Chief Executive was beginning to familiarise herself with the organisation.

RESOLVED That the position be noted.

RECOMMENDATION That the following alteration to the Recovery Plan project milestones be approved;

“Review Housing Strategy: As part of the Housing Inspection a full Housing Strategy will now be submitted in April/May 2005. Therefore consultation will not take place until early 2005.”

7. ENVIRONMENTAL SERVICES OPTIONS (HE)

The Director of Strategic Resources introduced Mr M Sellwood from the Robert Long Consultancy who had been engaged to examine and report on the commercial waste, refuse and recycling, street cleansing and grounds maintenance services.

Mr Sellwood referred to Appendix 2 of the report circulated with the Agenda and commented on the methodology that had been used to produce their report and then referred to the Summary of Findings which showed that whilst some services were good there was room for improvement in others with particularly the Bulky Waste Collection Service and Grounds Maintenance requiring action.

The Director of Strategic Resources submitted a report and commented that the Project had followed the Prince 2 methodology and also referred to the Consultant's comment that at the present time that these services should be retained in-house and that an improvement plan to address the weaknesses identified could be carried out within existing budgets. He also referred to Paragraph 3.2 in respect of the Trade Waste Service and endorsed the Consultant's comment for the need for a comprehensive audit of it.

The Director of Community Services welcomed the thorough report and also the external challenge that Robert Long Consultancy would provide under six monthly reviews until July 2006.

It was noted that employees would continue to be involved in the process and following this meeting there would be a feedback meeting on 15 September.

RESOLVED (1) That the report of the Consultants, Robert Long Consultancy Limited, be received.

(2) That agreement be given to the establishment of four project teams for trade waste, waste collection recycling, street scene (to include street cleaning and grounds maintenance) and human resource issues to deliver the

recommendations and service delivery improvements detailed with the report.

- (3) That a comprehensive audit of the Trade Waste Service be undertaken and that a report from the Trade Waste Project Team following the audit and further examinations of the options for the future arrangements of the service be made.
- (4) That the remit of the Waste Collection Project Team include the instigation of a charging regime and seven day maximum appointment system for bulky waste collection by no later than 1 April 2005.
- (5) That Robert Long Consultancy Limited be appointed to undertake six monthly reviews between January 2005 and July 2006 to monitor and benchmark the progress of the customer facing service improvements and that in addition in July 2006 they confirm the suitability of continuing an in-house provided services; resource implications as detailed in Section 5 of the report to be included on the 2005/2008 budget round.
- (6) That as part of the waste and street scene projects publicity material is produced to inform the general public of the service standards to which the Council operate.
- (7) That the continued involvement of the Financial Strategy and Performance and Health and Environment Overview and Scrutiny Committees during the implementation of the recommendations be requested.

8. GOVERNMENT SPENDING REVIEW 2004 (LC, FS, PRT)

The Acting Chief Executive submitted a report setting out a summary of the Deputy Prime Minister's statement on 13 July 2004 in respect of ODPM funding until 2008 of Sustainable Communities.

RESOLVED That the report and potential implications on the future growth of Northampton be noted.

9. NORTHAMPTON NEIGHBOURHOOD RENEWAL STRATEGY (LC)

The Director of Community Services submitted a report that referred to the LSP's responsibility for developing local neighbourhood renewal strategies following the National Neighbourhood Strategy launched in 2000. The draft Strategy set out six themes i.e. tackling worklessness, improving health, reducing crime, creating safer communities, raising educational achievement, improving housing quality and improving physical environment. The Council was a direct service provider within a number of these themes and also worked

in partnership with others. The Director circulated some revised recommendations.

It was noted that the County Council is considering a countywide strategy and if so it would be important Northampton's situation was recognised. It was also noted that the Strategy was intended to be open and transparent to everyone and that it would influence a number of other policies over the next few years.

- RESOLVED**
- (1) That the report and draft Strategy be noted and endorsed.
 - (2) That the report and draft Strategy be referred to the Chairs and Deputies of Overview and Scrutiny to enable further consideration of the way forward for the Neighbourhood Renewal Agenda and the resource and service implications.
 - (3) That in due course a further report be made to the Executive to allow consideration of a number of options for establishing priority neighbourhoods in order that the Borough Council influences the final strategy.
 - (4) That the development of a countywide neighbourhood renewal strategy by the County Council be noted but that adequate time be allowed in order to enable meaningful consultation to take place; further, that while the benefits of a countywide consensus on adopting a neighbourhood renewal approach is welcomed, it is acknowledged that prioritisation of neighbourhoods and decisions in respect of service delivery and resourcing are best developed at a local level in order to ensure that the needs and views of the communities concerned are better reflected and served.
 - (5) That this approach be commended to the LSP.

10. FUTURE NORTHAMPTON; VISION AND SCOPING (LC, PRT)

The acting Chief Executive commented that the future vision for Northampton would be important to help set the agenda for the West Northamptonshire UDC. Mr S Pentland, on behalf of the LSP, commented that in establishing a vision for Northampton it was important to know where you were, know where you wanted to be, know how to get from here to there and then do it. He commented that the population of the town was due to rise by some fifty per cent over the next thirty years and this opportunity could either be grasped or ignored.

It was important that all parts of the community thought and acted together to move forward and the LSP had proposed a vision which was both ambitious and realistic and which stated that "the intent is to inspire and encourage, to aim high, to aspire, to realise dreams to succeed. There is no reason why Northampton cannot become all we can imagine for it. There is nothing to hold us back in our thinking..." The aims of the vision were that by 2031 Northampton would be noted on the international stage, be a European city, be a cultural centre, exploit technology and its geographical position for the benefit of all citizens, be a wonderful place to live and visit'. Some of the elements to achieve this would be the setting up of an international motor sport museum, university status for UCN, to be a cultural centre and for the Town to gain city status.

Mr R Starkey, on behalf of the LSP, commented that the vision was non-political and had been around for some twelve to eighteen months and had been shared with South Northants and Daventry LSP's and local authorities. The vision had been presented at the LSP Conference where all sections of the local community had been represented. He commented that a future Northampton meeting was scheduled for October and presentation would be made to the LSP Conference also in October. The vision now needed to move into the political arena. Clearly the future of Northampton was an issue bigger than any one organisation and it needed to be accepted by the general public and the media.

The report and vision were welcomed and it was noted that the Council's role would be to help to achieve the vision.

The Acting Chief Executive referred to a meeting approximately a month previously with Mr D Parsons, Chairman of the East Midlands Regional Assembly, who had visited the Town and had been impressed both with the development that was taking place and also by the Vision which Mr Starkey had been able to present to him. Mr Parsons had also been impressed by the breadth of the involvement in the Vision and subsequently the Leader had been invited to speak to the East Midlands Regional Assembly about the progress Northampton was making.

- RESOLVED**
- (1) That the draft Vision for Northampton be endorsed for further testing and refinement.
 - (2) That the Scoping Study work to establish the basis of the ongoing economic partnership work of future Northampton be acknowledged.
 - (3) That a new Economic Investment Strategy for Northampton be welcomed.

11. GROSVENOR/ GREYFRIARS (PRT)

The Director of Strategic Resources circulated a report and commented that a statement of Legal & General's position was expected in time for the meeting of the Executive on 11 October 2004.

RESOLVED That report be noted.

12. APPLICATION FOR FUNDING OF DIWALI LIGHTS IN ABINGTON STREET (LC)

The Acting Chief Executive submitted a report seeking an enhancement to the previous year's Diwali Lights celebrations for 2004.

Councillor Hadland commented that the only issue was in respect of funding and he further commented that the Director of Strategic Resources had recently written to all Divisional Managers about the need for reports, to contain adequate consideration of resource issues.

RESOLVED That in principle the requests for an enhanced Diwali Lights celebration on 7 November 2004 be supported subject to a source of funding being agreed.

13. AFFORDABLE HOUSING- SUPPLEMENTARY PLANNING GUIDANCE (H, PRT)

Councillor B Hoare commented that re-visiting the proposed SPG had proved useful and the resulting proposals were more comprehensive. However, despite this, the SPG would not meet the Town's perceived needs for affordable housing. He further commented that over the previous two years there was a deficit of over six hundred affordable units in respect of the target and that this needed to be addressed on an ongoing basis. He suggested that annual statements of provision of affordable housing both through the SPG and by other means should be presented to the Executive and suggested that a report be prepared on how the shortfall could be addressed to meet the aspirations of the Recovery Plan to eradicate homelessness by 2015.

The Acting Chief Executive submitted a report commenting that the draft SPG had been revised to meet the concerns expressed at the meeting of the Executive on 19 July. He commented that thresholds had been lowered with a proposal for commuted sums for figures below that and the target percentage had been increased to at least thirty five percent. This he believed was a pragmatic approach but Planning was only part of the answer.

The Director of Business and Housing Services confirmed that the SPG would be just one tool of delivery and work with housing associations had already achieved some £24million funding, but even this would not meet the shortfall identified by Councillor B Hoare. It was also noted that the Housing Investment Programme included a statistical return to the Government Office that included affordable housing statistics.

Councillor Palethorpe welcomed the report and the comments made by Councillor B Hoare. He commented that given the areas of deprivation within Northampton that thirty five thousand new homes would be required over the next twenty years just to deal with those areas, without taking into account the expansion of the Town. It was confirmed that in negotiations with developers and housing associations that the affordable housing units agreed upon accorded to the needs of people on housing waiting list.

RESOLVED That consultation be undertaken on the draft Affordable Housing Supplementary Planning Guidance and that an annual report be submitted on affordable housing returns and that a further report on how affordable housing needs might be met be submitted to the Executive in due course.

14. COUNCIL'S CONSULTATION PROCEDURE (CL)

The Director of Strategic Resources commented that following the Market Square Consultation Exercise, members of the Financial Strategy and Performance Overview and Scrutiny Committee had commented that this had not been as effective as it might have been and had put forward a proposal for a much broader consultation as part of any proposals subsequently to be put forward.

The Director also commented that the CPA Report earlier in the year had highlighted problems the Council had with communicating with communities and in taking account of the responses made. An Engagement Strategy would be developed for the future and the use of the People's Panel would be refreshed. The structural review of the Authority would most likely determine where this responsibility should lie but at present statutory consultations and the corporate consultation database was maintained by the Organisational Development and Improvement Unit.

RESOLVED That the report be noted.

15. FORMER PRINCESS MARINA HOSPITAL SITE- DEVELOPMENT BRIEF (PRT)

The Acting Chief Executive introduced Mr G Barber, Planning Consultant for Northampton Health Care Trust, who commented on the exercise which had been useful in terms of joint working with the Planning Officers. The Acting Chief Executive submitted a report that set out a development brief for the Princess Marina site following a reorganisation of the existing health care facilities by Northamptonshire Health Care Trust. Following approval of the draft brief it would be consulted upon for six weeks, revised as necessary, and then would be adopted as Supplementary Planning Guidance.

Councillor Taverner commented that she had been able to feed into the process and was concerned that the development should feel as if it were a part of Duston without being an obvious add-on. The existing premises in Southfield and Stanfield Roads were bungalows and therefore there was a need for sympathetic development along these boundaries.

RESOLVED That the draft Development Brief for the Former Princess Marina site be approved for public consultation.

16. CASPAR- CHOICE OF NEXT AREA (CSE)

Report deferred

17. FRANCIS CRICK MEMORIAL (PRT)

The Acting Chief Executive submitted a report that put forward a proposal to create a memorial to commemorate the life of Professor Francis Crick. He commented that discussions had taken place with the family who supported the project and who had conveyed the Professor's wishes that a memorial in the form of a double helix would be preferable. A potential site in Abington Street opposite the Central Library had been identified and the Highways Authority had indicated that they would be likely to grant a licence to build on the highway for this purpose. It was also noted that interest outside of the Council had been expressed in terms of financial support and these would be actively pursued.

- RESOLVED**
- (1) That in principle a memorial to commemorate the life of Professor Francis Crick be built in Abington Street as detailed in the report.
 - (2) The appointment of an Arts Consultant to provide advice and assistance in implementing the project as set out in paragraph 2.2 of the report be approved.

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

The Acting Chief Executive submitted a report and circulated a letter from the Environment Agency responding to the Executive's comments made at its meeting on 14 June 2004. It was noted that the proposals would come into affect from 1 April 2005 and the necessary Order was shortly to be placed before Parliament.

RESOLVED That the Environment Agency's response to the comments previously made by the Executive be noted and that consideration be given to the nomination of a Borough Council representative on the new Anglian (North) Regional Flood Defence Committee as set out in the Environment Agency's letter.

**19. MILTON KEYNES SOUTH MIDLANDS SUB REGIONAL STRATEGY PANEL-
REPORT ON AND IMPLICATIONS FOR NORTHAMPTON (LC, PRT)**

The Acting Chief Executive submitted a report from the Panel appointed to examine the Milton Keynes and South Midlands Sub Regional Strategy and which recommended that the Sub Regional Strategy should not impose specific long-term growth directions from Northampton but instead these should be formulated through appropriate local development documents prepared jointly with South Northants and Daventry Councils where appropriate. This approach had the support of South Northants and Daventry Districts. The Acting Chief Executive commented that the advantage of this approach would be that the Council would remain the plan making body, however if the approach that the North Northamptonshire had adopted was followed then the local development framework would be agreed by, in effect, a third party comprised of the member authorities. It was also noted that the starting point of the North Northants Local Authorities was different from those of the West Northamptonshire Authorities.

Councillor Larratt commented that whilst he appreciated the suggested approach he was concerned that each local development document could prove difficult to negotiate and there would be several of these whereas an umbrella approach meant that only one framework needed to be agreed. There were real concerns that South Northants and Daventry districts might wish to develop adjacent to the Borough's boundaries.

The Acting Chief Executive commented that the proposed Joint Steering Group contained in the report was a mechanism designed to deal with this and that the Council needed to be aware of town cramming and hence the need to work with the other districts in any case.

Councillor Larratt queried whether an LDF could be created just for 'Greater Northampton' which would allow for joint working where the three Councils had issues of mutual concern and would avoid a large and unwieldy separate planning authority which would take control of the Town's destiny away from the Council.

RESOLVED That consideration of the report be deferred pending an exploration of the views of South Northants and Daventry District Councils concerning an arrangement for Greater Northampton.

20. ABINGTON PARK CCTV AND AVIARY GATES INSTALLATION (HE)

Councillor B Hoare welcomed the investment in the park and its facilities and in particular the proposal for gates to be installed at each end of the aviary. He noted that the report contained information on incidents up to 2002 although nothing more recently. He had received information from the Police that of thirty-four incidents reported by the Police in the previous year, only six were related to the Museum. He suggested that these proposals should be linked to the Abington Park Plan.

The Director of Community Services submitted a report seeking the approval of the installation of gates to protect the aviary and birds from vandalism and criminal damage and to the installation of CCTV cameras as a means of deterring vandalism and criminal damage to the Museum and other facilities within the Park within the range of the cameras. Of the two options for the external CCTV cameras, Option 1 with a direct link to St John's was the preferred option as it provided technically the best solution. It was noted that there was already a scheme included within the Capital Programme to make improvements to the aviaries in 2006/7.

- RESOLVED** (1) That the report be received and that approval be given to the installation of external CCTV cameras as a means of deterring vandalism and criminal damage to Abington Museum in accordance with Option 1 of paragraph 4.1 of the report subject to capital funding being made available.
- (2) That approval be given to the installation of gates to protect the aviary and birds from vandalism and criminal damage subject to them being sympathetic to the setting of the Grade 1 Listed Building as set out in paragraph 4.2 of the report.
- (3) That both schemes be progressed through the normal Corporate Capital Strategy process and that recommendations be brought forward as part of the next Capital Monitoring Report to be presented on 11 October 2004.

21. FORMATION OF A DESTINATION MANAGEMENT PARTNERSHIP - MEMORANDUM OF UNDERSTANDING (HE)

The Director of Community Services submitted a report seeking approval to the Memorandum of Understanding for the Integration of the Council's Tourism Activity with the Destination Management Partnership. The Director of Community Services commented that the East Midlands Development Agency had developed a Regional Tourism Strategy which had been reported to the Executive in December 2003. The Strategy recommended EMDA and Sub-regional Strategic Partnerships form partnerships between the public and private sectors to create a Destination Management Partnership Company. The County District Councils and County Council had been asked to work with the new company in considering an integrated approach to tourism. An integration plan would be developed that would create a framework for the transfer of resources to the Destination Management Partnership. It was noted that this framework would unlock funding opportunities to both the County and Northampton and that a properly crafted Service Level Agreement would protect Northampton's interests.

Councillor Larratt commented that this proposal needed to be supported as the Council in future years could not sustain the level of investment that would be required.

- RESOLVED** (1) That approval be given to the Memorandum of Understanding (Section 3) for the Integration of the Council's Tourism Activity with Destination Management Partnership.
- (2) That a satisfactory Service Level Agreement between the Council and the Destination Management Partnership be submitted to the Executive for consideration before 31

March 2005.

22. LINGS WOOD OPEN SPACE DISPOSAL (FS)

Mr Patel on behalf of the Indian Hindu Welfare Organisation commented that his organisation had been established in 1996 to meet the needs of the Indian Hindu community and had worked with both the County Council and the Borough Council. The Indian Hindu community was the largest ethnic community in Northampton and the only one without a community facility in the Town. It was also noted that the facility would enhance and add value to the community and that its impact on the surrounding environment was intended to be minimal. Mr Patel was thanked for his address.

The Director of Strategic Resources submitted a report that referred to the publicising of the disposal of public open space in accordance with Section 123 (2a) of the Local Government Act 1972 (as amended by Local Government and Land Act 1980) and which had given rise to the receipt of one objection which was appended to the report and elaborated thereon.

Councillor Hill commented that Northampton was a multi-cultural town and that the Council had been trying to assist the Indian Hindu Welfare Organisation in finding a site for some time. The proposed site at Lings Wood was the most suitable that had been found and he supported the grant of lease to them.

RESOLVED That, after consideration of the objection, and taking all of the circumstances into account, the proposals for disposal of the site be approved and that the agreement and lease to the Indian Hindu Welfare Organisation proceed on the basis previously put forward.

23. DELAPRE PARK OPEN SPACE, DISPOSAL (FS)

In relation to the proposed use of the Open Space, Mr Birtles commented that he had not received a consultation letter from the Planning Office and that he believed the description of the land proposed for development was wrong. He requested that consideration of the item be deferred to allow for further and wider consultation. He also commented that a Planning Officer had indicated that because of his dyslexia that he did not need to write in with his comments. He had not had any contact from MENCAP. Mr Birtles was thanked for his address.

Mrs C Elson, a former Chair of MENCAP, commented that the headquarters building was a much needed facility and she disputed the points made by Mr Birtles and asked for the disposal of public open space to be confirmed.

Mrs M Boughton commented that although MENCAP was affiliated to the Royal Society it received no support from them and was a totally local charitable enterprise. She reminded the Executive that Tom Hancock in his Life Space Proposals had included a MENCAP facility within them and subsequently the Council had agreed to help MENCAP find a suitable site. She commented that planning permission had now been granted for the development at Delapre Abbey and that an archaeological study of the site was currently being carried out. She commented that she believed that the Centre would enhance the area and that any disturbed wildlife would be encouraged back to this immediate locality. She further stated that MENCAP had every intention to work with local residents and to help the security of the Abbey.

The Acting Chief Executive commented that he had reviewed the planning permission and processes leading up to it and he was satisfied that this application had been dealt with in exactly the same way as any other. The records showed that Mr Birtles had been sent a consultation letter and though he was aware that Mr Birtles had had conversation with a Planning Officer he did not believe that he would have been advised not to write in as this would be directly contrary to the advice that was issued as standard. The Planning Committee had considered all the issues and had granted planning permission.

Councillor Hill commented that the Executive previously agreed to support MENCAP finding a suitable site and that the proposal would affect an area of less than one per cent of the total area of the Park and therefore the effect on wildlife was likely to be minimal. The Friends of the Park and the Abbey both supported the proposal and that at the present time a trust had not yet been set up and was in fact still being investigated.

Councillor Hadland commented that he was aware that MENCAP's existing facilities had been inadequate for at least thirty years and that this proposal marked a step forward for them.

The Director of Strategic Resources submitted a report setting out of the disposal of public open space had been advertised in pursuance of Section 123(2a) of the Local Government Act 1972 (as amended by the Local Government Planning and Land Act 1980) and that the one written objection had been received from Mr Birtles who had addressed the meeting earlier supported by ancillary documentation. The objection was appended to the report and the grounds summarised.

RESOLVED That, after consideration of the objection, and taking the other circumstances into account, the proposals for disposal of the site be approved and that the agreement and lease to MENCAP proceed on the basis previously put forward.

24. DELAPRE ABBEY (FS)

The Director of Strategic Resources submitted a report that provided an update of the success of the Heritage Weekend held between 10 and 12 September; the settling down of the Guardians which had attracted press and public interest; the status of the one remaining original tenant of the Abbey and the temporary occupation of the Coach House and Stable Block by MENCAP and the Friends of Delapre Abbey.

Councillor Hill commented on meetings of the Consultation Group which continued to be successful with the next meeting being scheduled for 28 September and the Group's wish to see the saloon and library back into use over the next year.

RESOLVED That the report be noted.

25. WEST COAST RAIL TIMETABLE (PRT)

The Acting Chief Executive submitted a report concerning the new published timetable for the West Coast Railway from 27 September 2004 and its implications for train services to and from Northampton. It was noted that Central Trains and Silverlink appeared to see Northampton as a termination point rather than a continuation of service on to Rugby.

Councillor Hill noted that as many of the trains on this service were named after towns and cities along the route, he suggested that it would be appropriate for a train to be named after Northampton.

RESOLVED That the revised West Coast Rail Timetable and its implications for services to and from Northampton be noted and that the rail operators be contacted with a view to a train being named after the Town.

26. FREEDOM OF INFORMATION ACT 2000 AND DOCUMENT AND INFORMATION REQUESTS (LC, CL, CSE)

The Director of Business and Housing Services submitted a report to provide a policy for the Council in order to comply with the Freedom of Information Act 2000 and to raise awareness of implications of the Act. Councillors Larratt and Taverner thanked the Director of Business and Housing Services for the achievement of reaching this milestone and it was noted that there would be a training issue for all employees.

- RESOLVED**
- (1) That the Policy attached to the report be approved and adopted that the implications for all Members and employees be acknowledged.
 - (2) That the implications and consequences of non-compliance with the Act be noted and that all Members and employees be advised of their responsibilities and as part of this the Policies be made available on the Intranet.
 - (3) That the resource implications of compliance with the Act be noted.

27. UPTON INTERPRETATION CENTRE (PRT, HE)

Item withdrawn

28. MAYORHOLD CAR PARK (FS)

The Director of Business and Housing Services submitted a report that detailed the arrangements for the re-opening of the Mayorhold Car Park. He commented that originally the project had been scheduled to finish during mid-November, however the contractors had now advised that only two floors would be completed by mid-November and two more by the end of that month with the basement area being completed in January 2005. Previous indications from the Contractor that an early opening in mid-October would be achieved had proved groundless. They had apologised for the delay. Careful public management of the opening would be needed as for a few weeks it would be a normal, pay and display car park operation but from the end of November it would be Pay on Foot. The Director commented that the Council would be proud of the work that had been undertaken and he elaborated on the report.

- RESOLVED**
- (1) That the car park be re-titled the 'Mayorhold Shoppers' Car Park'.
 - (2) That the opening hours be revised as per the Schedule attached to the report.

- (3) That certain categories of customer be excluded from parking at the car park as detailed in paragraph 3.3 of the report.
- (4) That the existing charges as set out in paragraph 3.4 of the report and implemented from 5 July 2004 be levied on a Pay on Foot basis.
- (5) That motor cyclists be charged at the same rate as other vehicles.
- (6) That the opportunity for advertising display frames to be installed by third party to increase income levels be further explored.
- (7) That the proposal to include a car valetting service to be provided by a third party to increase income levels be welcomed.

29. 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.

30. CCTV: FUTURE DEVELOPMENT (CSE) (9)

Item withdrawn

31. CAR PARK SEASON TICKETS (FS) (8)

The Director of Business and Housing Services submitted a report seeking agreement to determine the scale of charges for organisations seeking to purchase parking season tickets in bulk. It was noted that as these employees were not currently parking in the Council's car parks that this would represent additional income.

RESOLVED That approval be given to the proposed scale of charges for implementation on 1 October 2005 as set out in paragraph 3 of the report and the appendix in order to allow Parking Management Services to proceed with negotiations with the organisations that have enquired about the bulk purchase of season tickets on behalf of their employees.

32. UPTON INTERPRETATION CENTRE- BUSINESS PLAN (PRT, HE)(8)

Item withdrawn

The meeting concluded at 22.06 hours

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