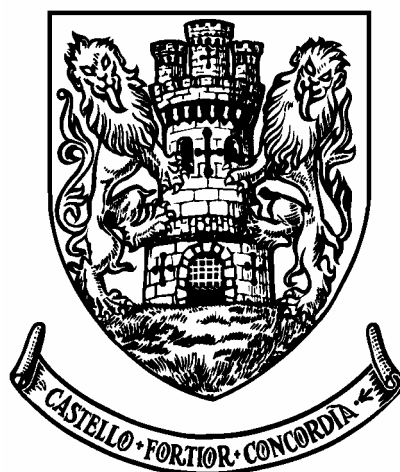


# NORTHAMPTON BOROUGH COUNCIL



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

J R Warlow  
Acting Chief Executive

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**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 1000m<sup>2</sup> gross in total and no individual unit shall exceed 50m<sup>2</sup> 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 Harbrough 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.

**PLANNING COMMITTEE**

**18 AUGUST 2004**

**LIST OF DEFERRED APPLICATIONS DETAILED BELOW:**

**APPROVED IN PRINCIPLE**

98/0682	Extension to foodstore and revised layout of car park at J Sainsbury, Weedon Road
98/0973	Construction of two bus lay-bys at Pavilion Drive
990074	Demolition and erection of 36No. flats (outline) at Kingsthorpe Road and Balmoral Road
991341	Omit condition 4 of 95/0727 at land at former Simpson Barracks
991342	Link road/lagoon arrangement at land at former Simpson Barracks
N/2000/90	Residential development at land off Balmoral Road
N/2001/788	Demolish existing buildings and erection of 13no. duplex flats/apartments at 27-35 Craven Street
N/2001/1283	Infill two storey extension between the happy gathering Chinese restaurant and eternity nightclub to create three restaurants at 137-151 Bridge Street
N/2002/296	Two storey extn to existing offices at Travis Perkins Trading Co Ltd, Ryehill Close
N/2002/733	Proposed extension of car park and removal of bank at Northampton General Hospital, Cliftonville
N/2002/1041	C/U to hot food takeaway with ancillary seating area at 89 Kettering Road
N/2002/1058	Warehouse Class B8 (Plot 300) at Swan Valley
N/2002/1059	Office Class B1 (Plot 310) at Swan Valley
N/2002/1060	3 units for business, general industry or warehouse uses Classes B1C/B2/B8 (Plot 400) at Swan Valley
N/2002/1061	1 unit for business, general industry or warehouse uses Classes B1C/B2/B8 (Plot 420) at Swan Valley
N/2002/1062	Warehouse Class B8 (510) at Swan Valley
N/2002/1063	1 unit for business, general industry or warehouse uses Classes B1C/B2/B8 (Plot 530) at Swan Valley
N/2002/1294	Proposed drive-thru restaurant at land adjacent to B&Q Retail Warehouse, Towcester Road
N/2002/1540	Erection of 39 apartments above existing buildings at The Ridings Arcade, St Giles Street
N/2002/1593	Demolition of garden wall at Corfe House, 26 Back Lane
N/2002/1641	Conversion and change of use from general industrial (Class B2) to 8 flats, Sunlight Works, Grafton Street
N/2003/195	Change of use of rear ground floor to cafe/restaurant use Class A3, 137 Kettering Road
N/2003/374	Conversion and change of use to 19 flats at 25-29 Robert Street
N/2003/524	Conversion to residential development at Connaught House, 32 Connaught Street
N/2003/533	Erection of residential development (48 units) at St James Road
N/2003/573	Demolition of garage and erection of 12 flats at 1A Derby Road
N/2003/662	Residential development of 115no. flats with associated car parking at land off Woolmonger Street
N/2003/727	Demolition of existing factory and construction of new residential block of 31no. flats and 8no. affordable housing units at 35-37 Talbot Road
N/2003/1022	Demolition of front and rear elevations of existing building and conversion and extension of building to form 9 flats at 52-56 Hazelwood Road
N/2003/1188	Residential redevelopment – Outline Application Land and buildings at Stimpson Avenue/Lea Road/Adnitt Road
N/2003/1220	Erection of a day nursery at site adjacent to Safeway Store, Kettering Road
N/2003/1286	Residential development (flats and houses) - outline application at former Water Works rear of 73-89 Friars Avenue, Delapre
N/2003/1303	Change of use/alterations to form 5no. flats at 14 Market Square/22 The Drapery
N/2003/1308	Earthworks/landscaping to existing golf course at Delapre Golf Course, Eagle Drive, Delapre
N/2003/1500	Erection of 145no. 1, 2, 3 and 4 bedroom houses and flats together with access roads, footpaths, parking areas and landscaping at land off Lyttleton Road/Countess Road
N/2003/1531	C/U to residential care home (Class C2) for a maximum of eight residents at 8 Kingsthorpe Grove
N/2003/1588	Renewal of outline planning permission for residential development ref: N/2003/323 at 544-548 Wellingborough Road
N/2003/1659	Residential Development comprising 93 no. houses and apartments and associated works at Turners Merry Go Round Site, Newport Pagnell Road
N/2004/171	New training building, car park store etc at Police Headquarters, Wootton Hall Park
N/2004/173	Demolition of existing stores and building new stores etc at Police Headquarters, Wootton Hall Park

N/2004/354	Repairs and Alterations at St John's Church, Bridge Street
N/2004/458	18 apartments and 5 dwellings at Tunnel Hill Farm, Rothersthorpe Lane
N/2004/495	Mixed use development comprising residential, recreation and employment uses, civic amenity site, bus depots, car parking, link road & associated development (outline application) at land west of Harvey Reeves Road
N/2004/496	Southern development link road (SDLR) linking Upton Way and Harvey Reeves Road, Ross Road spur link (RRSL) and associated landscaping & infrastructure (detailed application) at land north of River Nene and Storton's Pits
N/2004/510	Residential, community facilities and associated development, access improvements and retention of operational railway line (outline application) at land off Ransome Road
N/2004/571	Variation of condition no 3 of planning permission 90/0981 for use of Bingo Club as a Casino at Beacon Bingo Club, Weedon Road
N/2004/717	Sub-division of existing approved duplex on basement and ground floor into two separate flats at Former YWCA, 17 Castilian Street
N/2004/930	Provision of car, coach & disabled parking, construction of new service road and provision of associated development including foot/cycle ways, foot/cycle bridges & landscaping at land west of Harvey Reeves Road, south of Ross Road and east of Storton's Pits (detailed application)

## PENDING AND DEFERRED

98/0957	Link road and alterations to cul-de-sac at Cob Drive, Swan Valley
N/2000/14	C/U to residential-phase one at 36-38 Milton Street, Kingsley
N/2000/15	C/U to residential-phase two at 36-38 Milton Street, Kingsley
N/2000/286	Business/industrial/storage at Pineham, South West District
N/2000/630	Business (class B1) and industrial (class B1/B2) development and wind tunnel together with associated access, parking, infrastructure and landscaping at land at Pineham
N/2000/1192	Redevelopment of existing buildings to form hotel, leisure and conference facilities, restaurant, bar together with ancillary retail areas at former St Crispins Hospital off Berrywood Road, Upton
N/2000/1193	Part demolition of main hospital at former St Crispin Hospital off Berrywood Road, Upton
N/2001/246	C/U from working mill to residential at Upton Mill, Upton
N/2001/247	C/U from working mill to residential at Upton Mill, Upton
N/2001/1112	Renewal of Outline Planning Approval 98/0680 - variation of conditions 2 and 3 of planning permission 95/0502 to allow an extension of time limit for approval of Reserved Matters development of B1, B2 and B8 use Classes land at Lilliput Road/Bedford Road
N/2002/171	Variation of condition 2 of Planning Permission 98/0393 to allow submission of Reserved Matters by 11/6/05 at Land off Wellingborough Road
N/2002/332	Variation of condition 2 and 3 of 98/0679 at land at Billing Park Great Billing
N/2002/638	Variation of cond no.4 of planning permission N/2000/516 to 163-165 Kettering Road
N/2002/1238	Renewal of outline planning permission for the erection of light industrial units (Class B1(C) at 174 St Andrews Road
N/2002/1296	Application under Section 73 of Town and Country Planning Act 1990 for variation of conditions 97/0340 at Swan Valley
N/2002/1335	Variation of condition 2 of planning permission 90/0732 at Swan Valley
N/2002/1676	Mixed employment uses at land at Pineham North
N/2003/275	Residential development of 149no. dwellings at land off Talavera Way
N/2003/1076	Residential development at former St Crispin Hospital site, Duston
N/2003/1209	Illuminated advertisements located on 19no. bus shelters at various site in Northampton
N/2003/1288	Demolition of factory and erection of 80no. apartments at Pearce Leather Works, Wellingborough Road
N/2003/1289	Demolition of factory and erection of new offices and residential apartments at Pearce Leather Works, Wellingborough Road
N/2003/1290	Forming of new access drive. Erection of garages, refurbishment of cottages and extn of the caretakers cottage at Caretakers & Engineers cottages, Pearce Leather Works, Wellingborough Road, Great Billing
N/2003/1291	Forming of new access drive, erection of garages, refurbishment of cottages and extn at Caretaker & Engineers cottages, Pearce Leather Works, Wellingborough Road, Great Billing
N/2004/200	Comprehensive redevelopment to provide employment - B1 (business), B2 (general industrial) use, housing, sports facilities and public open space – Outline Application at former British Timken site, Duston
N/2004/265	Mixed use development, incorporating residential, community facilities, local leisure and retail centre, plus access arrangements at Bedford Road and Southbridge Road. – outline application at land at Nunn Mills and Avon Cosmetics
N/2004/322	Erection of 2no. industrial units at 62-64 St James Mill Road
N/2004/415	Construction of 8no. flats with car parking at land off Cattle Market Road
N/2004/530	Residential, retail and commercial leisure development, community facilities, open space, car parking, link road and associated development and access improvements - outline application at land at Sixfields, east of Upton Way south of Weedon Road and west of Storton's Pit
N/2004/579	Office and parking at ground floor and 26no. flats on floors above at 44-50 St Andrews Road

N/2004/606	Hydraulic containment system incorporating plant building at former British Timken Site, Duston
N/2004/615	Residential development together with nursery at Disused Sewage Works, Quinton Road, Wootton
N/2004/691	Internal and external alterations, entrance canopy and erection of iron railings to match existing gates (application for listed building consent) at Unit 2, former Manfield Shoe Factory Wellingborough Road
N/2004/786	Construction of new care home building at rear of Westwood Nursing Home, 116 Harlestone Road
N/2004/814	Proposed residential development at land off Talavera Way, Moulton Park
N/2004/836	Retention of bridge and horse shelter - retrospective at open space to rear of 26 Honeysuckle Way
N/2004/873	Demolition of existing house and erection of 3no. two storey houses at 26 Penfold Drive, Great Billing
N/2004/895	Three storey pitched roof extn to residential home to provide a further 9no. bedrooms, lift and ancillary office/dining rooms/bathrooms at 2 The Drive and 3 The Crescent
N/2004/918	C/U to offices and restaurant with erection of rear extn and new front entrance at Vernon Hall, 156 Wellingborough Road
N/2004/931	Proposed remediation works at Land West of Harvey Reeves Road, South of Ross Road & East of Stortons Pits
N/2004/943	Remove summerhouse at 66 & 68 Main Road, Duston
N/2004/956	C/U to delivery office at unit 45-47 St James Mill Road

## NEW APPLICATIONS

N/2004/975	Erection of 22no. apartments with associated landscaping and car parking at land at Main Road, Far Cotton
N/2004/989	C/U to MOT testing station and vehicle repairs at 101 St James Mill Road
N/2004/997	C/U to café/takeaway at 2 Park Square, Kings Heath
N/2004/1001	C/U to financial services 9Class A2) at 125 St James Road
N/2004/1006	Conv of existing business premises into 4no. apartments at 35 Holly Road
N/2004/1014	5m extn to existing 20m tower to accommodate 3no. additional antennae at Encore Ltd, Unit 2 Edgemoor Close, Round Spinney Ind Est
N/2004/1022	C/U to Class A2 at 5 Coppice Drive
N/2004/1030	Erection of 14no. residential unit at Tennis Courts, 544-548 Wellingborough Road
N/2004/1032	Application Under Section 73 of the Town and Country Planning Act 1990 to provide for the importation, stockpiling and distribution of waste materials without complying with condition 8(ii) of planning permission NO/00/444C to allow permanent importation, stock piling and distribution of material - NCC application at Materials Recycling Facility, Crow Lane
N/2004/1033	Application under Section 73 of the Town and Country Planning Act 1990 to carry out development without complying with condition 2 and 6A of planning permission NO/99/009C to allow permanent night and weekend working of the batch heater coating plant - NCC application at Coating Plant, Crow Lane
N/2004/1034	Application to extend the existing materials recycling facility – NCC Application at Recycling Facility, Crow Lane, Little Billing
N/2004/1044	C/U to car wash at 19 London Road
N/2004/1048	Class A3 restaurant with a public house at Phase 3, Marquee Drive, Riverside Business Park
N/2004/1057	Erection of 14no. flats and 2no. houses at 88-90 High Street, Kingsthorpe
N/2004/1061	Residential development on former Green Oaks School off Bective Road
N/2004/1071	Refurbishment of listed building including additional floors with new building adjacent providing 132no. residential flats and associated parking at 27/29 Guildhall Road
N/2004/1072	Demolition of roof, internal walls and secondary stair/lift core, internal alterations, making good existing windows and extension of two additional floors to provide flats as part of a new residential development at 27 Guildhall Road
N/2004/1083	Demolition of existing extn and erection of garage and orangerie at Great Houghton House, High Street, Great Houghton
N/2004/1085	Erection of a wind turbine (15m mast) at land south of playing fields at Upton Country Park, Upton
N/2004/1088	C/U to general industrial estate use (Class B2) at Industrial Unit, Kingsfield Close, Kings Heath Industrial Estate
N/2004/1089	Demolition of existing changing facilities and grounds offices and erection of new community building to include library, community facilities, pharmacy, doctors surgery and café area at Far Cotton Recreation Ground, Towcester Road, Delapre
N/2004/1090	C/U to residential at Semilong Service Station, St Andrews Road
N/2004/1093	Erection of 12.5m monopole and radio equipment cabinet at land adjacent to St Gregorys Road and Booth Lane South
N/2004/1094	Erection of external spray booths at W Grose Ltd, Queens Park Parade
N/2004/1102	Erection of 15 metre monopole with 3no. antennae and 4no. dishes, equipment cabinets, enclosure and ancillary development at Kingsthorpe Golf Club, Kingsley Road

- N/2004/1103 C/U to residential (Class C3) at 40-42 Abington Square
- N/2004/1104 C/U to champagne bar (Class A3) at Unit 2, former Manfield Shoe Factory, Wellingborough Road
- N/2004/1112 Erection of 20no. flats at land at Balmoral Road
- N/2004/1115 Extn to existing (vacant) D2 leisure unit at St James Retail Park, Towcester Road
- N/2004/1116 Erection of drive-through restaurant (Class A3) with associated car parking, access and landscaping, with reconfiguration and refurbishment of customer car park serving retail park - Outline Application at St James Retail Park, Towcester Road
- N/2004/1117 Refurbishment of existing retail park including subdivision of unit 2 and extension of unit 5 to create a new unit, with reconfiguration of car parking and landscaping at St. James Retail Park, Towcester Road



**NORTHAMPTON BOROUGH COUNCIL****PLANNING COMMITTEE****Wednesday, 15 September 2004**

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

**1. APOLOGIES**

Apologies for absence were received from Councillors Malpas, Markham and Marriott.

**2. MINUTES**

Further to the amendment of item 9(c) to read:-

“ (4) The detail of the Conditions be delegated to the Head of Transportation, Regeneration and Planning”,  
the minutes of the meeting held on 18 August 2004 were agreed and signed by the Chair.

**3. DEPUTATIONS / PUBLIC ADDRESSES**

- RESOLVED:**
1. That Doug Marriott and Nanette Mattock be permitted to address the Committee regarding application N/2004/0976 – Sywell Aerodrome.
  2. That Parish Councillor David Huffadine-Smith, Councillor Tavener and Justin Gartland be permitted to address the Committee regarding application N/2004/0200 – Former British Timken site.
  3. That Angela Reynolds, Mr Alcock, Councillor Hadland and David Corley be permitted to address the Committee regarding application N/2004/1030 – 544-548 Wellingborough Road.
  4. That County Councillor David Hugheston-Roberts be permitted to address the Committee regarding application N/2004/1085 – Upton Country Park.
  5. That Nora Collins be permitted to address the Committee regarding application N/2004/0691 & 1104 – Unit 2, Former Manfield Shoe Factory, Wellingborough Road.
  6. That Mrs Fowkes, Mrs Hopkinson and Mr McCormick be permitted to address the Committee regarding application N/2004/0836 – land to the rear of 26 Honeysuckle Way.

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

**RESOLVED:** That the determination of the following items, which were

considered by the Chair to be Matters of Urgency because of the undue delay if consideration of them was delayed, be as follows:

**(A) TRAINING EVENT**

The Head of Planning, Transportation and Regeneration reported on an all day training event for Members, to take place on 27 October 2004.

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

**5. LIST OF CURRENT APPEALS AND INQUIRIES**

The Head of Planning, Transportation and Regeneration submitted a list of Current Appeals and Inquiries, reporting to Members that, regarding application N/2003/1458, Officers have met with Developers in an attempt to overcome Members' concerns.

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

**6. FRINGE AREA APPLICATIONS**

**(A) N/2004/0976 - SYWELL AERODROME**

The Head of Planning, Transportation and Regeneration submitted a report outlining the fringe area application for the construction of an all-weather surface to the existing runway 03/21 with associated taxi ways, apron area and earthworks at Sywell Aerodrome, and also referred to additional comments and objections listed in the addendum.

Doug Marriott addressed the Committee, commenting that this was not the same as the previous application, as it would result in an increase in activity. He added that, while the application may bring benefits to Northampton, the Environmental impact would have to be dealt with by Wellingborough Borough Council. He said the applicants were asking for consent to accommodate larger aircraft, which would mean that it would be on a par with London City Airport with activity from 8.00 am to 11.00 pm. The Environmental report, which was compiled sometime ago, was unclear, and it was difficult to tell if it was still accurate. He commented that over 100 letters expressed concern at the application.

Nanette Mattock, Chair of the Campaign group against increases in activity at Sywell Aerodrome (STARE) also addressed the Committee, expressing concern at the application. She commented that she and the campaign group were not "NIMBYS", and that they had conducted their campaign in a professional way, having consulted various experts. She added that these experts had expressed concern regarding the environmental study, and that the campaign group had asked the RPS to look at the study and forward recommendations to Wellingborough Borough Council. She added that she believed that this application would have a major impact in the wider area and also commented that the Aerodrome was situated in a village, which was not a suitable place for an airport.

- RESOLVED:**
- (1) No objection in principle to the application subject to the imposition of appropriate condition.
  - (2) That the Borough Council's comments as set out in the report submitted be forwarded to Wellingborough

Borough Council.

- (3) That in determining the application a comparison be made between the existing situation and that proposed.
- (4) That the proposed planning obligations be the minimum requirement.
- (5) That Members expressed concern about the proposal for flight times between 0500 – 0700 hours.

**(B) N/2004/1081 - THE MAGAZINE STORES, OFF A45, WEEDON BARRACKS**

The Head of Planning, Transportation and Regeneration submitted a report outlining the fringe area application for the construction of two gate lodges, new work shop and show room building and use of existing and proposed buildings as specialist retail outlets at the Magazine Stores, Weedon Barracks, off A45 Weedon.

- RESOLVED:**
- (1) That the Council objects to the above application for the reasons outlined in Section 3 of the report submitted.
  - (2) That the Borough Council's comments be submitted to Daventry District Council.

**(C) N/2004/1137 - PRIORS HALL, NORTH OF A43, EAST OF GRETTON ROAD, SOUTH OF KIRBY LANE, CORBY**

The Head of Planning, Transportation and Regeneration submitted a report outlining the fringe area application for a mixed use urban extension to Corby including residential (up to 5100) units, employment (up to 14 ha), 1 district centre, 2 neighbourhood centres, 4 schools, hotel and open spaces at Priors Hall, north of A43 East of Gretton Road, south of Kirby Lane, Corby, and elaborated thereon.

- RESOLVED:**
- (1) That the Borough Council raises no objection to the application.
  - (2) That the Borough Council's comments, as set out in the report submitted, be forwarded to Corby Borough Council as this Council's response to its consultation and the application.

**7. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS**

**(A) N/2004/1089 - FAR COTTON RECREATION GROUND, TOWCESTER ROAD**

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the erection of a new Community Building to include Library, Community facilities, pharmacy, doctors' surgery and café area at Far Cotton recreation ground and elaborated thereon.

- RESOLVED:** That the application be approved, as shown in the decision list attached.

**8. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS**

None.

## 9. PRINCIPAL ITEMS

### (A) N/2004/0200 - FORMER BRITISH TIMKEN SITE

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the comprehensive redevelopment to provide Employment (B1 (Business Use); (B2 (General Industrial) Use), Housing, Sports facilities and Public Open Space at the former British Timken site Duston and elaborated thereon.

Councillor David Huffadine-Smith, Chair of Duston Parish Councils Planning Group addressed the Committee, expressing concerns at the application. He reported that Duston Parish Council had made two lengthy submissions to planning expressing concerns regarding the application submitted. He endorsed the planning position of 200 dwellings with associated industry, but was concerned that approval in outline form would mean that the application for 480 dwellings would be approved later. He commented that the landmark building at the entrance to Tollgate Way could be saved, and added that the application as submitted would create traffic problems that would cause a danger to children, especially in Cotswold Avenue. He expressed disappointment at the lack of "off-street" parking provision and added that the number of dwellings proposed would have an impact on local schools. He welcomed the sports facility, which included a skateboard park. He requested deferral pending a traffic impact study.

Councillor Taverner addressed the Committee as Ward Councillor. She commented that she was in favour of the proposal in principle as facilities proposed were needed very much in the local area and she also welcomed the offer to fund a Youth Centre and Multi Use facility, which was great news for Duston and the efforts to reduce Anti-Social Behaviour in the area. She welcomed plans to divert the footpath and urged against opening new alleyways. She strongly supported the mix use development, but was against the number of houses requested. She requested support for the application in principle, subject to addressing existing issues.

Justin Gartland addressed the Committee in favour of the application. Regarding traffic, he commented that experts had been in negotiation for sometime and had agreed that this was the most appropriate development for the site. Regarding the number of dwellings, there had been no real explanation as to why there was a feeling to reduce the number, he asserted that this would actually make things worse.

- RESOLVED:**
- (a) That the application be approved in principle subject to:-
    - (1) the referral or the application to the Government Office for the East Midlands under the departure procedure.
    - (2) the prior finalisation of a legal agreement(s) securing the matter set out in the report
    - (3) conditions as shown the decision list attached
  - (b) That an Order be made pursuant to Section 257 of the Town and Country Planning Act 1990 in respect of the proposed diversion of public footpath KL10.

**(B) 2004/1030 - 544-548 WELLINGBOROUGH ROAD**

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the erection of 14 residential units at 544–548 Wellingborough Road, and elaborated thereon.

Angela Reynolds addressed the Committee, expressing concern at the application. She agreed that the site was suitable for development, but commented that it was not suitable for large-scale proposals involving blocks of flats, which would prove oppressive if built. She added that the proposals as submitted would spoil the light leafy character of the area. She added that, when she was shown the plan, she had told the developer it was unacceptable and that the boundary line on the plans was on the wrong side of the hedge.

Mr Alcock addressed the Committee, commenting that the report gave the impression that this was brownfield land, whereas it was not. He added that previous discussions had involved houses and financial contributions to develop local sports facilities to replace the tennis courts, but it seemed that the money was to be used to improve sports facilities instead. He asserted that what had started out as 4 – 5 houses had, over time turned into block of flats which would be unacceptable.

Councillor Hadland addressed the Committee as ward councillor, asserting that, once again the application submitted was unacceptable, and that the well argued and well detailed report showed that the number of dwellings was too high and would create an unacceptable environment for existing residents. There were very strong reasons for refusal, which were backed up by dismissed appeal last year. He urged the Committee to go along with the Officers recommendation.

David Coley addressed the Committee, speaking for the application. He commented that the design and layout proposed were the result of discussion with Planning Officers who he had thought were broadly in approval of this scheme. He asserted that the separation distances were broadly in line with the Local Plan and that there would be no overlooking from the scheme. He agreed that previous schemes were inappropriate and commented that he had taken on board the Planning Inspector's comments. He commented that there would be 14 carefully designed units which were appropriate and in line with planning policy guidance, especially for one of Northampton's arterial roads. He believed the scheme was of a high quality and an appropriate one and requested approval.

**RESOLVED:** That the application be refused, as shown in the decision list attached.

**(C) N/2004/1085 - LAND SOUTH OF PLAYING FIELDS AT UPTON COUNTRY PARK, UPTON**

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the erection of wind turbine (15 metre pole) at land south of the playing fields at Upton Country Park, and referred to the addendum tabled at the meeting.

Councillor David Hugheston-Roberts, divisional councillor from Northamptonshire County Council, addressed the Committee, expressing concern at the application. He commented that he was totally in favour of green energy but argued that this must be

done safely. He was in favour of isolated and off-shore turbines but was concerned regarding possible blade failure in a residential area. He commented that planning policy guidance recognised the possibility of ice falling from the blades of wind turbines and that guidance had also been issued against turbines being placed in flood plains. He added that experts had asserted that wind energy was not as clean as it seemed, even off shore it was recommended that turbines should be at least 50 metres off the coast. He added it had been claimed that people were exhibiting various symptoms, including nausea, depression etc when a wind turbine had been situated nearby.

**RESOLVED:** That the application be approved as shown in the decision list attached.

**(D) N/2004/0691 & 1104 - 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 (Class A1) to a Champagne Bar (Class A3) and a listed building application for internal and external alterations and entrance canopy to the rear elevation of Unit 2 former Manfield Shoe Factory, Wellingborough Road and elaborated thereon.

Nora Collins addressed the Committee expressing concern at the application. She commented that the residents of Burlington Court apartments opposed the application because of the proximity of the building to their apartments. She commented that the previous users hours of operation were in the daytime whereas the bars proposed opening hours were from midday to 11pm. She wondered whether there would be regular extensions to this. She also expressed concern at parking issues and the possibility of noise from users of the Champagne bar. She added that she understood that a Jazz Band would be a regular fixture at the bar. She argued that another bar in the area was neither desirable nor necessary, and added that Sally Keeble MP supported the opposition to the application.

**RESOLVED:**

- (1) That application N/2004/1104 be approved in principle, subject to the provision of CCTV and a condition specifying no take-away sales.
- (2) That listed building application N/2004/0691 be approved as shown in the decision list attached.

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

Mrs Fowkes addressed the Committee regarding application N/2004/0836 –open space to the rear of 26 Honeysuckle Way. She expressed concern at the application and surprise that the applicants had not been aware of the necessary procedures regarding gaining planning consent. She commented that she was concerned at future developments if this application was approved, adding that the applicants owned the field next to their house, which could accommodate the horse in question.

Mrs Hopkinson also addressed the Committee regarding application N/2004/0836, commenting that this was a misuse of Wildlife Trust land. She commented that the bridge was unnecessary as it saved a couple of minutes when gaining access and that the shelter was an eyesore. She asserted that one house had compromised the privacy and security of the residents of the other two houses.

Mr McCormick addressed the application N/2004/0836, sending his wife's apologies, as she had also intended to address the Committee. He acknowledged that this situation had created tension and that he and his wife had become aware of the strength of feeling in the area. He commented that the bridge had been in-situ for two years with no complaint and felt that the shelter had been the catalyst. He therefore stated that he was willing to withdraw the proposal for the shelter, but wished to proceed with the retrospective application for the bridge. He hoped that this would alleviate the neighbours fears and convince them that they cared about the land.

The Head of Planning, Transportation and Regeneration advised Mr McCormick to put the revocation of the application regarding the horse shelter in writing immediately, for the sake of accuracy.

- RESOLVED:**
- (1) That applications N/2002/1296, N/2002/1335, N/2004/0263 (LB), N/2004/0850, N/2004/1001, N/2004/1022, N/2004/1093, N/2004/1099, N/2004/1102, N/2004/1120 and N/2004/1186 be approved as shown in the decision list attached.
  - (2) That application N/2004/0606 be approved in principle subject to:-
    - (i) a prior finalisation of a legal agreement securing the operation and maintenance of the ground water containment and treatment system and
    - (ii) conditions as shown in the decision list attached.
  - (3) That application N/2004/1048 be approved in principle subject to:-
    - (i) the prior finalisation of a legal agreement to secure a contribution to improving sustainable non-car links to the site and
    - (ii) conditions as shown in the decision list attached.
  - (4) That application N/2004/0814 be deferred for Officers to approve under delegated powers due to a change in the Officer's recommendation.
  - (5) That application N/2004/0836 be refused contrary to Officer's recommendation, as members considered it in appropriate to the natural aspect of the area.
  - (6) That regarding application N/2004/0836, the Borough Solicitor be authorised to issue an Enforcement Notice requiring the removal of the horse shelter, bridge and associated fencing, with a compliance period of 6 months.
  - (7) The application N/2004/1151 be deferred.
  - (8) That, regarding Northamptonshire County Council applications N/2004/1032 and 1033, the Borough Council objects to the applications and that the Borough Council's comments be forwarded to Northamptonshire County Council.
  - (9) That regarding Northamptonshire County Council application N/2004/1034, the Borough Council has no objections in principle to the application and that the Borough Council's comments be forwarded to

Northamptonshire County Council.

- (10) That the withdrawal of applications N/2004/0895 and N/2004/1103 be noted.

(Councillor Edwards declared a personal interest regarding applications N/2004/1032, 1033, 1034, which he considered to be prejudicial, (member of Northamptonshire County Council) and so left the room for the duration of consideration of these applications.)

(Councillor Flavell declared a personal interest regarding application N/2004/1186, which she considered to be prejudicial and so left the room for the duration of the consideration of the application.)

## **11. ENFORCEMENT MATTERS**

### **(A) 47 HARBOROUGH ROAD**

The Head of Planning, Transportation and Regeneration reported that this item had been withdrawn.

## **12. OTHER REPORTS**

### **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 22 July to 18 August 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 22 July to 18 August 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.

The Chief Solicitor reported that agreements had been reached regarding applications 99/1341 & 1342 – Simpson Barracks, N/2003/0662 – land off Woolmonger Street, N/2003/1303 – 14 Market Square / 22 The Drapery, and N/2004/0458 – Tunnel Hill Farm, Rothersthorpe Lane, and the relevant consents had been issued.

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



**15. EXCLUSION OF PUBLIC AND PRESS**

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

The Motion was Carried.

**16. UNIT 1A, ST PETERS WALK**

The Head of Planning, Transportation and Regeneration submitted a report outlining the non-compliance with Listed Building Enforcement Notice 08/2004 at Unit 1A St Peters Walk, and elaborated thereon.

**RESOLVED:** That the Borough Solicitor be authorised to instigate prosecution proceedings in respect of non-compliance with Listed Building Enforcement Notice 08/2004 at Unit 1A St Peters Walk.

The meeting concluded at 9:20 pm

**NORTHAMPTON BOROUGH COUNCIL  
PLANNING COMMITTEE  
15 SEPTEMBER 2004  
DECISION LIST**

Application No: **N/2002/1296**  
 Location: **Swan Valley**  
 Proposal: **Application under Section 73 for variation of condition 2 of planning permission 97/0340 to extend the period for the submission of reserved matters.**

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

The principle of Classes B1, B2, and B8 uses is already established on this site. The proposal is acceptable following consideration of Policies NPA1, T3 and AR8 of the Northamptonshire County Structure Plan and Policies E1, E3, B1, B5 and B9 of the Northampton Local Plan. Subject also to a variation of condition 3 of planning permission 97/0340.

**(1)** 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 ("the Act").

**(2)** The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or, if later, before the expiration of three years from the date of approval of the last of the reserved matters to be approved.

**Reason:** To comply with Section 92 of the Act.

Application No: **N/2002/1335**  
 Location: **Swan Valley**  
 Proposal: **Application under Section 73 for variation of condition 2 of planning permission 90/0732 to extend the period for the submission of reserved matters.**

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

The principle of Classes B1, B2, and B8 uses is already established on this site. The proposal is acceptable following consideration of Policies NPA1, T3 and AR8 of the Northamptonshire County Structure Plan and Policies E1, E3, B1, B5 and B9 of the Northampton Local Plan. Subject also to a variation of condition 3 of planning permission 97/0340.

**(1)** 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 ("the Act").

**(2)** The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or, if later, before the expiration of three years from the date of approval of the last of the reserved matters to be approved.

**Reason:** To comply with Section 92 of the Act.

Application No: **N/2004/200**  
 Location: **Former British Timken site, Duston**  
 Proposal: **Comprehensive redevelopment to provide Employment (B1 Use and B2 Use) , Housing, Sports facilities and public open space – outline application**

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

The proposal would result in the decontamination and redevelopment of previously used land. Whilst the proposal would result in the loss of land allocated solely for employment purposes, it is considered that the proposed mix of uses is acceptable and meets established local and national planning policy in accordance with Policy B14 of the Northampton Local Plan.

**(1)** Approval of the details of the siting, design and external appearance of the buildings, 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 the 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 (“the Act”).

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

**Reason:** To comply with the Act.

**(4)** This permission does not relate to any of the proposals illustrated on the submitted masterplan (drawing no. CL/6284/057) and accompanying plans.

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

**(5)** 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 buildings hereby permitted and retained thereafter.

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

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

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

**(7)** All planting, seeding or turfing contained in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any development hereby permitted or the completion of 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, become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Council gives written consent to any variation.

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

**(8)** A scheme which specifies the sources of noise on the site whether from fixed plant or equipment or noise generated within the buildings and the provisions to be made for its control shall be submitted to and approved by the Council. The approved scheme shall be implemented prior to the occupation of the development hereby permitted and retained thereafter.

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

**(9)** Deliveries to or collections from the industrial and commercial units shall not take place before 07.00 hours or after 20.00 hours on any day, or at any time on Sundays or Bank or Public Holidays.

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

**(10)** Before the development hereby permitted commences, a scheme which specifies the provisions to be made for handling goods and materials being delivered to, or shipped from each unit and the provisions to be made for the control of vehicle noise, including reversing sirens submitted to and shall be approved by the Council. The approved scheme shall be implemented prior to the occupation of the development hereby permitted and retained thereafter.

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

**(11)** Prior to the commencement of any development, the developer shall assess the Noise Exposure Category (ies) ("NECs") of the site due to its exposure to transportation noise. This must take into account, where appropriate, roads or railways that may not be immediately adjacent to the site and the likely growth of traffic over the next 15 years.

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

**(12)** Where any noise exposure category exceeds NEC A the developer shall submit to and have approved by the Council a scheme to protect the site. The 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 ("the Plan").

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

**(13)** 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.

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

**(14)** 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 and approved by the Council and implemented prior to the properties being occupied.

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

**(15)** Prior to the commencement of any development, schemes which specify the provisions to be made for the collection, treatment and dispersal of cooking odours and all other emissions to atmosphere shall be submitted and approved by the Council. The approved schemes shall be implemented prior to the development coming into use and shall be maintained thereafter.

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

**(16)** No development approved by this permission other than that directly associated with the remediation of contamination present on the site shall be commenced until actions have been taken to remediate the site. The development of the site shall be carried out in accordance with the approved Remediation Method Statement(s). In particular a Remediation Method Statement detailing the infrastructure required to facilitate all remedial works identified for the site shall be submitted to and approved by the Council. Once this Remediation Method Statement is approved these works shall be implemented in accordance with the Remediation Method Statement prior to commencement of any building development on the site.

**Reason:** To ensure the scheme deals adequately with risks associated with the contamination of the site.

**(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 by the Council) shall be carried out until the developer has submitted and obtained written approval from the Council for an addendum to the Remediation Method Statement. This addendum to the Remediation Method Statement shall detail how this unsuspected contamination shall be dealt with. No development shall recommence until any action identified in this Remediation Method Statement is carried out.

**Reason:** To ensure the scheme deals adequately with risks associated with the contamination of the site.

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

**Reason:** To ensure the scheme deals adequately with risks associated with the contamination of the site.

**(19)** Prior to the commencement of development a report detailing the frequency and duration of remedial monitoring to determine the long-term effectiveness of the remediation scheme(s) shall be submitted to and approved in writing by the Council in consultation with the Environment Agency. In addition, an annual monitoring report shall be submitted to the Council detailing the effectiveness of the remediation. The annual report shall take account of developing technologies.

**Reason:** To ensure the scheme deals adequately with risks associated with the contamination of the site.

**(20)** Prior to the commencement of any development a Remediation Method Statement detailing the remediation requirements, (including measures to minimise the impact on human health grounds and surface waters), using the information obtained from the Site Investigation shall be submitted to and approved in writing by the Council in consultation with the Environment Agency prior to that action being carried out on the site.

**Reason:** To ensure that the proposed site investigations and remediation will not cause pollution of controlled waters.

**(21)** Development approved by this permission shall not be commenced unless the method for piling foundations has been submitted to and approved in writing by the Council. The piling shall thereafter be undertaken only in accordance with the approved method.

**Reason:** To ensure that the piling does not lead to the contamination of groundwater in the underlying aquifer.

**(22)** Prior to the commencement of the development a scheme for the control of dust from demolition and construction works shall be submitted to and approved by the Council. The approved scheme shall be implemented and maintained until all works on the site have been completed.

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

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

**Reason:** For the protection of nesting birds.

**(24)** 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 any archaeological remains that may exist on the site. Applications for approval of the 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, the applications shall include full details of the archaeological measures to be adopted. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no demolition or development shall take place until the details of archaeological measures have been submitted to and approved by the Council. Development shall thereafter take place in accordance with the approved measures.

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

**(25)** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no demolition or development shall take place until the developers, (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 programme has been submitted to and approved by Council in consultation with Northamptonshire County Council.

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

**(26)** Prior to the commencement of any development, a detailed surface water drainage strategy for the design, provision, implementation and long term maintenance of surface water drainage, (fully in accordance with the requirements of the approved flood risk assessment and PPG Note 25 (PPG25)) shall be submitted to and approved by the Council.

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

**(27)** The approved scheme for surface water drainage shall be implemented fully in accordance with the requirements of the approved flood risk assessment and any subsequent implementation programme. The completion of the approved scheme shall be confirmed in writing to the Council within one month thereafter.

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

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

**Reason:** To protect sensitive areas during the construction period.

**(29)** Prior to the commencement of their construction 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. The approved details shall be implemented concurrently with the development to which they relate and fully completed prior to their first public use.

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

**(30)** Prior to the commencement of their construction 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. The approved details shall be implemented concurrently with the development to which they relate and shall be fully completed prior to their first public use.

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

**(31)** Unless otherwise agreed in writing by the Council, the network of footways and cycleways 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.

**(32)** A minimum of 10% of the affordable dwellings and a minimum of 10% of the other dwellings shall be available for occupation by persons with disabilities and constructed to the Council's mobility housing standards. Details of these dwellings shall be submitted to and approved by the Council prior to the commencement of construction work on site and, thereafter, the approved details of the dwellings implemented concurrently with the development.

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

**(33)** 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 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.

**(34)** Prior to the submission of Reserved Matters, a Master Plan and a development brief for the implementation of it 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 the long term maintenance of the site.

**(35)** 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 (34) and shall be implemented concurrently with the construction of the roads.

**Reason:** To ensure provision of adequate facilities for sustainable development.

**(36)** Unless otherwise agreed in writing by the Council, a skateboard park shall be provided on the site, details of which shall be submitted to and approved by the Council. It shall be constructed concurrently with the residential development and completed prior to the construction of the 250<sup>th</sup> development.

**Reason:** To ensure the provision of adequate facilities.

**(37)** The development shall provide a minimum overall business floorspace of 23,190 sqm.

**Reason:** In the interests of providing a sustainable mixed use development.

**(38)** In respect of condition (37) there shall be a minimum of 13,190 sqm B1 use floorspace, and a maximum of 10,000 sqm B2 use.

**Reason:** In the interests of providing a sustainable mixed use development.

**(39)** The number of residential units to be constructed at the application site shall not exceed 480.

**Reason:** To ensure the provision of a mixed use development and to enable the local planning authority to assess the environmental implications of further residential development.



Application No: **N/2004/263 (Listed Building Application)**  
Location: **3 Adelaide Terrace, Barrack Road**  
Proposal: **Rear extension, alter flat roofs to pitched and internal alterations (part retrospective)**

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

It is considered that the proposed alterations protect the historic fabric of the Listed Building and the development is therefore in accordance with policies E23 and E24 of the Northampton Local Plan and policy AR6 of the Northamptonshire County Structure Plan.

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

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

**(2)** Prior to the commencement of construction work on site details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Council.

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

**(3)** The existing floor, walls and ceilings shall not be overboarded in any form.

**Reason:** To ensure the integrity of the historic fabric of the Listed Building and for the avoidance of doubt .

**(4)** All pipes and cables shall be routed using existing voids (and not by chasing cables into the plaster) unless otherwise agreed in writing by the Council.

**Reason:** To ensure the integrity of the historic fabric of the Listed Building and for the avoidance of doubt.

**(5)** All new or replacement external pipes and guttering shall be cast iron or cast aluminium.

**Reason:** To ensure the integrity of the historic fabric of the Listed Building and for the avoidance of doubt.

**(6)** Further details of all proposed external lighting shall be submitted to and approved in writing by the Council prior to the commencement of development and thereafter implemented as approved.

**Reason:** To ensure the integrity of the historic fabric of the Listed Building and for the avoidance of doubt.

**(7)** All existing skirting boards, architrave and other mouldings shall be left in situ and undisturbed.

**Reason:** To ensure the integrity of the historic fabric of the Listed Building and for the avoidance of doubt.

**(8)** Further details of the proposed method of providing noise and sound insulation shall be submitted to and approved in writing by the Council prior to the commencement of the development and thereafter implemented as approved.

**Reason:** To ensure the integrity of the historic fabric of the Listed Building and for the avoidance of doubt.

**(9)** The roof windows shall be fitted so as to finish flush with the finished roof plane.

**Reason:** To ensure the integrity of the historic fabric of the Listed Building and for the avoidance of doubt.

**(10)** Notwithstanding the details submitted for this permission, further details, including profiles, of all proposed replacement windows and doors shall be submitted to and approved in writing by the Council prior to the commencement of the development and thereafter implemented as approved.

**Reason:** To ensure the integrity of the historic fabric of the Listed Building and for the avoidance of doubt.

**(11)** Notwithstanding the details submitted for this permission further details of the proposed glazed cover to the front light well shall be submitted to and approved in writing by the Council prior to the commencement of development and thereafter implemented as approved.

**Reason:** To ensure the integrity of the historic fabric of the Listed Building and for the avoidance of doubt.

**(12)** Notwithstanding the details submitted for this permission further details of the proposed parapet coping shall be submitted to and approved in writing by the Council prior to the commencement of development and thereafter implemented as approved.

**Reason:** To ensure the integrity of the historic fabric of the Listed Building and for the avoidance of doubt.

Application No: **N/2004/606**  
 Location: **Former British Timken site, Duston**  
 Proposal: **Hydraulic containment system incorporating plant building, sub-surface drainage ducting, abstraction wells and landscaping.**

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

The proposed development is a necessary requirement of the redevelopment of the site, which would improve the overall condition and quality of the land, in accordance with Policies E3 and E21 of the Northampton Local Plan.

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

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

**(2)** On completion of the remediation works, details of the proposed subsequent treatment of the land shall be submitted to and approved by the Council implemented prior to the removal of the building and associated plant and machinery and thereafter retained.

**Reason:** To ensure the scheme deals adequately with risks associated with the contamination of the site and to secure a satisfactory standard of development.

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

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

**(4)** Details and/or samples of all proposed external facing materials shall be submitted to and approved 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.

**(5)** 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.

**(6)** All planting, seeding or turfing contained in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the commencement of either any use hereby permitted or the completion of development hereby permitted, whichever is the sooner. 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.

Application No: **N/2004/691**

Location: **Unit 2, Former Manfield Shoe Factory, Wellingborough Road**

Proposal: **Internal and external alterations and entrance canopy to rear elevation**

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

The works are considered to be sympathetic to the character of the Grade II Listed Building and are in accordance with Policy E23 of the Northampton Local Plan and advice contained within Policy Planning Guidance Note 15.

**(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.

Application No: **N/2004/836**  
 Location: **Open space to rear of 26 Honeysuckle Way**  
 Proposal: **Retention of bridge and horse shelter - retrospective**

**REFUSAL** for the following reason:

The bridge represents an inappropriate structure detrimental to the character of the local landscape, contrary to Policies E20 and L16 of the Northampton Local Plan.

Application No: **N/2004/850**  
 Location: **23 Woolmonger Street**  
 Proposal: **Change of use from offices to 4 no. self-contained flats**

**APPROVAL** 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 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)** Notwithstanding the details as shown on the submitted plans, full details of the proposed replacement windows shall be submitted to and approved by the Council and implemented prior to the first occupation of the development hereby permitted.

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

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

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

**(4)** Full details of facilities for the secure and covered parking of bicycles shall be first submitted to and approved by the Council and implemented prior to the first occupation of the development hereby permitted and retained thereafter.

**Reason:** To ensure the provision of adequate facilities.

**(5)** The parking spaces as shown on the submitted plan shall be made available at all times for the parking of vehicles by the residents.

**Reason:** To ensure the provision of adequate parking facilities.

**(6)** Where facades or floors do not fall into NEC A, a noise insulation scheme which will require the provision of mechanical ventilation shall be submitted to and approved by the Council and thereafter implemented prior to the first occupation of the development hereby permitted.

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

Application No: **N/2004/1001**  
 Location: **125 St James Road**  
 Proposal: **Change of Use of Ground Floor to Financial Services (A2)**

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

The proposal complies with Policy R9 of the Northampton Local Plan in as far as it would not result in an unacceptable increase in non-shop uses. The proposed change of use would not result in any undue loss of amenity.

**(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 prior to the commencement of the use hereby permitted and shall be retained thereafter.

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

**(3)** Notwithstanding the provisions of Article 3 (1) of the Town and Country Planning (Use Classes) Order 1987 (or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order), the premises shall not be used as a licensed betting office.

**Reason:** To enable the Council to assess the implication of a licensed betting office in this location.

Application No: **N/2004/1022**  
 Location: **5A Coppice Drive, Spinney Hill**  
 Proposal: **Change of use of ground floor from retail (Class A1) to financial and professional services (Class A2)**

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

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

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

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

Application No: **N/2004/1030**  
 Location: **544-548 Wellingborough Road**  
 Proposal: **Erection of 14 no. residential units**

**REFUSAL** for the following reasons:

**(1)** The proposal due to its siting, design and density represents a cramped overdevelopment of the site out of character with its location, detrimental to the visual amenities of the locality and resulting in a substandard living environment for future occupants contrary to Policies E20, H7, H10 and H15 of the Northampton Local Plan.

**(2)** By reason of its siting and design the proposal will be detrimental to the amenities of the occupants of the surrounding residential properties through loss of privacy and visual intrusion contrary to Policies H10, H15 and H20 of the Northampton Local Plan.

**(3)** The application proposes the introduction of three additional vehicular access points in close proximity to each other, the petrol filling station, a new school access and the junctions of Meadway with Wellingborough Road. This is likely to cause confusion for drivers and conflicting movement of traffic generated by the development is likely to be detrimental to highway and pedestrian safety, contrary to Policies T9 and T10 of the Northampton Local Plan.

Application No: **N/2004/1048**  
 Location: **Phase 3, Riverside Park, Marquee Drive**  
 Proposal: **Class A3 restaurant with a public house**

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

Subject to the improvement of sustainable transportation links to Riverside Park (as secured by a legal agreement) the proposed development, by reason of the nature of the proposed use and the limited floor area proposed, would not undermine the vitality and viability of existing identified centres and would be visually and environmentally acceptable in accordance with Policies E20, T12, T17 and D15 of the Northampton Local Plan and the aims and objectives of Planning Policy Guidance Notes 6 and 13.

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

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

**(2)** Full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved by the Council, implemented prior to the development being first brought into use and thereafter maintained.

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

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

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

(4) The disabled car parking and cycle parking as shown on submitted drawing 1885/P1 Rev C shall be implemented prior to the development being first brought into use and thereafter maintained.

**Reason:** To ensure the provision of adequate facilities.

(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 and thereafter implemented as approved.

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

(6) Unless otherwise agreed in writing by the Council, prior to the development being first brought into use a detailed scheme for all of the vehicular and pedestrian accesses, parking and circulation details (including surface markings, signage, bend widening, kerb dropping for pedestrian crossing point and speed platform) shall be submitted to and approved by the Council and fully implemented.

**Reason:** To secure a satisfactory standard of development and in the interests of safety and the free flow of traffic.

(7) No development hereby permitted 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 development being first brought into use or the completion of the development, whichever is the sooner. 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) The development shall be constructed to allow access to and circulation within all public areas by people with disabilities. Details of such access 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 maintained.

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

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

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

**(11)** Before the development hereby permitted commences a scheme which specifies the provisions to be made for the collection, treatment and dispersal of cooking odours shall be submitted to and approved by the Council. The approved scheme shall be implemented prior to the development being first brought into use and shall be thereafter maintained.

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

**(12)** No development shall take place until a desk top study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study, and the site investigation report shall be submitted to and approved in writing by the 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 of the scheme's implementation or within 2 weeks of completion of each respective phase.

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

**(13)** Unless otherwise agreed in writing with the Council the development hereby permitted shall be open only between the hours of 8.00am and 11.30pm from Monday to Saturday and 8.00am and 11pm on Sundays and Bank and Public Holidays.

**Reason:** In the interests of general amenity, public order and safety.

**(14)** Unless otherwise agreed in writing by the Council, the children's play area hereby permitted shall only be used for this purpose, ancillary to the use of the building as a restaurant/pub and shall not be converted to any other use, or used as additional restaurant/pub floor space.

**Reason:** For the avoidance of doubt, in the interests of public order and to ensure the development complies with current planning policy.

Application No: **N/2004/1051**  
Location: **40 Kingsley Park Terrace**  
Proposal: **New shop front (retrospective)**

**REFUSAL** for the following reason:

The proposed shop front, without the inclusion of a stall riser, is out of character with the function of the traditional shopping area and therefore contrary to Policy E29 of the Northampton Local Plan and the Northampton Shop Front Design Guide.



Application No: **N/2004/1085**  
 Location: **Land south of the playing fields at Upton Country Park**  
 Proposal: **Erection of wind turbine (15m pole)**

**APPROVAL** subject to a condition and for the following reason:

The size and location of the proposed wind turbine is considered to be acceptable and will not be unduly detrimental to the amenity of local residents in accordance with Policy EN1 of the Northamptonshire County Structure Plan and Policy E39 of the Northampton Local Plan and PPS 22 on Renewable Energy (Aug 04).

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

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

Application No: **N/2004/1089**  
 Location: **Far Cotton Recreation Ground**  
 Proposal: **Erection of a new community building to include library, community facilities, pharmacy, doctors surgery and café area**

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

The siting and design of the proposed building is considered acceptable and in accordance with Policies L14, L27, E20 and E21 of the Northampton Local Plan.

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

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

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

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

**(3)** 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.

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

**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.

**(5)** The development shall be constructed to allow access to and circulation within all public areas by people with disabilities. The details of such access shall be submitted to and approved in writing by the Council, implemented concurrently with the development, completed prior to the development being first brought into use and be retained thereafter.

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

**(6)** The premises shall not remain open between the hours of 21.00 to 08.00.

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

**(7)** Prior to the commencement of construction work on site, details of a minimum of 36 car parking spaces shall be submitted to and approved in writing by the Council. The parking spaces shall be laid out prior to the development being first brought into use and retained at all times and kept clear for the parking of vehicles by staff and visitors.

**Reason:** To ensure that adequate parking facilities are maintained.

**(8)** 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 and provided prior to the development being first brought into use and retained thereafter.

**Reason:** To ensure the provision of adequate facilities.

Application No: **N/2004/1093 (Prior Notification Application)**  
 Location: **Adjacent to the junction of Booth Lane South and St Gregorys Road**  
 Proposal: **Erection of 12.5 metres monopole and radio equipment cabinets**

**APPROVAL.**

Application No: **N/2004/1099**  
 Location: **28-30 Colwyn Road**  
 Proposal: **Part demolition of existing building and conversion of remainder into two dwellings; together with construction of 3 new dwellings and two garages**

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

The application falls within an existing residential area and it is considered that the layout and design are acceptable and in accordance with Policies H6, H10 and H11 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 the powder coated aluminium steel proposed at ground floor level shall be submitted to and approved by the Council prior to its use on site.

**Reason:** To ensure the materials are appropriate to the appearance of the building.

**(3)** The rendering at the first and second floor levels shall remain stone in colour unless otherwise agreed in writing by the Council.

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

**(4)** The development shall be undertaken fully in accordance with the submitted details and each unit of the development shall be completed in accordance with those details prior to the first occupation of each respective unit.

**Reason:** To ensure the development is undertaken fully in accordance with the approved details.

Application No: **N/2004/1102 (Prior Notification Application)**  
 Location: **Kingsthorpe Golf Course**  
 Proposal: **Erection of 15 metre monopole with 3 antennae, 4 dishes, equipment cabinets, fencing and ancillary equipment**

**APPROVAL.**

Application No: **N/2004/1104**  
 Location: **Unit 2, Former Manfield Shoe Factory Wellingborough Road**  
 Proposal: **Change of use from an opticians (Class A1) to a champagne bar (Class A3)**

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

The use of this listed building for a champagne bar is considered to be acceptable as it provides a beneficial use for the building and is in accordance with Policies E23, E24 T22 and H20 of the Northampton Local Plan.

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

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

**(2)** The main pedestrian access to the premises shall be from Wellingborough Road.

**Reason:** To define the permission and in the interests of residential amenity.

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

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

**(4)** Deliveries to or collections from the premises shall not take place before 0800 hours or after 1800 hours on any day or at any time on Sundays or Bank or Public Holidays.

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

**(5)** A scheme which specifies the provisions to be made for the collection, treatment and dispersal of cooking odours shall be submitted to and approved by the Council. The approved scheme shall be implemented prior to the development first coming into use and shall be maintained thereafter.

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

**(6)** Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any provisions in any statutory instrument revoking and re-enacting that Order), the premises shall not be used for the sale of hot-food for consumption off the premises.

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

Application No: **N/2004/1120**  
 Location: **Land at Regent Street & St Andrews Street (including 52 & 54 Regent Street)**  
 Proposal: **Residential development of 28no. units**

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

The siting, design and density of the proposed development is considered acceptable and in accordance with Policies E20, H7, H12, H15 and H20 of the Northampton Local Plan.

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

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

**(2)** Full details of the method of treatment of the external boundaries of the site shall be submitted to and approved by the Council, implemented prior to the first 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 shall be submitted to and approved by the Council prior to the commencement of construction work on site and thereafter implementation as approved.

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

**(4)** 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.

**(5)** Notwithstanding the details shown on the approved drawings, further details of the window frames, window glazing, external doors and balcony railings (including cross-sections, profiles and materials) of the development shall be submitted to and approved in writing by the Council prior to the commencement of construction and installed as approved concurrently with the construction. Thereafter these works shall be maintained as approved shall not be altered or replaced without the prior written consent of the Council.

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

**(6)** Development shall not begin until a scheme of investigation and assessment which identifies 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)** The scheme referred to in Condition (6) shall include, where necessary, action to render the land fit for the intended purpose and such action shall be taken prior to the commencement of development.

**Reason:** To ensure the scheme deals adequately with risks associated with the contamination of the site.

**(8)** Notwithstanding the details shown on the approved drawings, further details of the fifth floor roof terrace (including measures for screening) shall be submitted to and approved in writing by the Council prior to the commencement of construction, installed as approved concurrently with the construction and thereafter maintained.

**Reason:** To safeguard the privacy of the adjoining properties and to secure a satisfactory standard of development.

**(9)** Full details of a sound insulation and ventilation scheme to protect the development from external noise shall be submitted to and approved by the Council and the approved details shall be implemented prior to the first occupation of the dwellings hereby permitted and retained thereafter.

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

**(10)** The mobility standard flats as shown on the approved floor plans shall be constructed to the Council's full mobility standards concurrently with the development and thereafter maintained.

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

**(11)** Parking spaces Nos. 4 and 5 as shown on the approved plan shall be marked out as disabled parking spaces prior to the first occupation of the dwellings hereby permitted and retained thereafter.

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

**(12)** 22% of the total number of the units shall comprise affordable housing and development shall not begin until details of the proposed affordable housing shall be submitted to and approved in writing by the Council.

**Reason:** To ensure that adequate affordable housing is provided in line with the Council's Affordable housing policy.

**(13)** The affordable residential units shall only be used for the purposes of providing accommodation to be occupied by households in need of affordable residential accommodation in Northampton and to meet the objectives of a registered social landlord.

**Reason:** To ensure that adequate affordable housing is provided in line with the Council's affordable housing policy.

**(14)** No development shall take place until the developer, 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 archaeology.

**(15)** Unless otherwise approved in writing by the Council no development shall take place until details in respect of improvements to the adjacent footways and carriageway have been submitted to and approved by the Council and the approved details have been implemented.

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

Application No: **N/2004/1186**  
 Location: **St Johns Home, Wellingborough Road**  
 Proposal: **Two storey and single storey rear extensions and conservatory**

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

The siting, size and design of the extension and its impact on residential amenity are considered acceptable and in accordance with Policies E20 and H20 of the Northampton Local Plan.

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

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

**(2)** Notwithstanding the details submitted on the approved plans, 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 and thereafter implemented as approved.

**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)** A scheme shall be submitted to and approved by the Council which specifies the noise on the site from the proposed cold store whether from fixed plant or equipment or noise generated within the buildings and the provisions to be made for its control and the approved scheme shall be implemented prior to the use of the cold store and retained thereafter.

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

**PLANNING COMMITTEE**

**15 SEPTEMBER 2004**

**LIST OF DEFERRED APPLICATIONS DETAILED BELOW:**

**APPROVED IN PRINCIPLE**

98/0682	Extension to foodstore and revised layout of car park at J Sainsbury, Weedon Road
98/0973	Construction of two bus lay-bys at Pavilion Drive
990074	Demolition and erection of 36No. flats (outline) at Kingsthorpe Road and Balmoral Road
N/2000/90	Residential development at land off Balmoral Road
N/2001/788	Demolish existing buildings and erection of 13no. duplex flats/apartments at 27-35 Craven Street
N/2001/1283	Infill two storey extension between the happy gathering Chinese restaurant and eternity nightclub to create three restaurants at 137-151 Bridge Street
N/2002/296	Two storey extn to existing offices at Travis Perkins Trading Co Ltd, Ryehill Close
N/2002/733	Proposed extension of car park and removal of bank at Northampton General Hospital, Cliftonville
N/2002/1041	C/U to hot food takeaway with ancillary seating area at 89 Kettering Road
N/2002/1058	Warehouse Class B8 (Plot 300) at Swan Valley
N/2002/1059	Office Class B1 (Plot 310) at Swan Valley
N/2002/1060	3 units for business, general industry or warehouse uses Classes B1C/B2/B8 (Plot 400) at Swan Valley
N/2002/1061	1 unit for business, general industry or warehouse uses Classes B1C/B2/B8 (Plot 420) at Swan Valley
N/2002/1062	Warehouse Class B8 (510) at Swan Valley
N/2002/1063	1 unit for business, general industry or warehouse uses Classes B1C/B2/B8 (Plot 530) at Swan Valley
N/2002/1294	Proposed drive-thru restaurant at land adjacent to B&Q Retail Warehouse, Towcester Road
N/2002/1540	Erection of 39 apartments above existing buildings at The Ridings Arcade, St Giles Street
N/2002/1593	Demolition of garden wall at Corfe House, 26 Back Lane
N/2002/1641	Conversion and change of use from general industrial (Class B2) to 8 flats, Sunlight Works, Grafton Street
N/2003/195	Change of use of rear ground floor to cafe/restaurant use Class A3, 137 Kettering Road
N/2003/374	Conversion and change of use to 19 flats at 25-29 Robert Street
N/2003/524	Conversion to residential development at Connaught House, 32 Connaught Street
N/2003/533	Erection of residential development (48 units) at St James Road
N/2003/573	Demolition of garage and erection of 12 flats at 1A Derby Road
N/2003/727	Demolition of existing factory and construction of new residential block of 31no. flats and 8no. affordable housing units at 35-37 Talbot Road
N/2003/1022	Demolition of front and rear elevations of existing building and conversion and extension of building to form 9 flats at 52-56 Hazelwood Road
N/2003/1188	Residential redevelopment – Outline Application Land and buildings at Stimpson Avenue/Lea Road/Adnitt Road
N/2003/1220	Erection of a day nursery at site adjacent to Safeway Store, Kettering Road
N/2003/1286	Residential development (flats and houses) - outline application at former Water Works rear of 73-89 Friars Avenue, Delapre
N/2003/1308	Earthworks/landscaping to existing golf course at Delapre Golf Course, Eagle Drive, Delapre
N/2003/1500	Erection of 145no. 1, 2, 3 and 4 bedroom houses and flats together with access roads, footpaths, parking areas and landscaping at land off Lyttleton Road/Countess Road
N/2003/1531	C/U to residential care home (Class C2) for a maximum of eight residents at 8 Kingsthorpe Grove
N/2003/1588	Renewal of outline planning permission for residential development ref: N/2003/323 at 544-548 Wellingborough Road
N/2003/1659	Residential Development comprising 93 no. houses and apartments and associated works at Turners Merry Go Round Site, Newport Pagnell Road
N/2004/171	New training building, car park store etc at Police Headquarters, Wootton Hall Park
N/2004/173	Demolition of existing stores and building new stores etc at Police Headquarters, Wootton Hall Park
N/2004/200	Comprehensive redevelopment to provide employment (B1 Use and B2 Use), housing, sports facilities and public open space – outline application at former British Timken site, Duston
N/2004/354	Repairs and Alterations at St John's Church, Bridge Street

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

### PENDING AND DEFERRED

98/0957	Link road and alterations to cul-de-sac at Cob Drive, Swan Valley
N/2000/14	C/U to residential-phase one at 36-38 Milton Street, Kingsley
N/2000/15	C/U to residential-phase two at 36-38 Milton Street, Kingsley
N/2000/286	Business/industrial/storage at Pineham, South West District
N/2000/630	Business (class B1) and industrial (class B1/B2) development and wind tunnel together with associated access, parking, infrastructure and landscaping at land at Pineham
N/2000/1192	Redevelopment of existing buildings to form hotel, leisure and conference facilities, restaurant, bar together with ancillary retail areas at former St Crispins Hospital off Berrywood Road, Upton
N/2000/1193	Part demolition of main hospital at former St Crispin Hospital off Berrywood Road, Upton
N/2001/246	C/U from working mill to residential at Upton Mill, Upton
N/2001/247	C/U from working mill to residential at Upton Mill, Upton
N/2001/1112	Renewal of Outline Planning Approval 98/0680 - variation of conditions 2 and 3 of planning permission 95/0502 to allow an extension of time limit for approval of Reserved Matters development of B1, B2 and B8 use Classes land at Lilliput Road/Bedford Road
N/2002/171	Variation of condition 2 of Planning Permission 98/0393 to allow submission of Reserved Matters by 11/6/05 at Land off Wellingborough Road
N/2002/332	Variation of condition 2 and 3 of 98/0679 at land at Billing Park Great Billing
N/2002/638	Variation of cond no.4 of planning permission N/2000/516 to 163-165 Kettering Road
N/2002/1238	Renewal of outline planning permission for the erection of light industrial units (Class B1(C) at 174 St Andrews Road
N/2002/1676	Mixed employment uses at land at Pineham North
N/2003/275	Residential development of 149no. dwellings at land off Talavera Way
N/2003/1076	Residential development at former St Crispin Hospital site, Duston
N/2003/1209	Illuminated advertisements located on 19no. bus shelters at various site in Northampton
N/2003/1288	Demolition of factory and erection of 80no. apartments at Pearce Leather Works, Wellingborough Road
N/2003/1289	Demolition of factory and erection of new offices and residential apartments at Pearce Leather Works, Wellingborough Road
N/2003/1290	Forming of new access drive. Erection of garages, refurbishment of cottages and extn of the caretakers cottage at Caretakers & Engineers cottages, Pearce Leather Works, Wellingborough Road, Great Billing
N/2003/1291	Forming of new access drive, erection of garages, refurbishment of cottages and extn at Caretaker & Engineers cottages, Pearce Leather Works, Wellingborough Road, Great Billing
N/2004/265	Mixed use development, incorporating residential, community facilities, local leisure and retail centre, plus access arrangements at Bedford Road and Southbridge Road. - outline application at land at Nunn Mills and Avon Cosmetics
N/2004/322	Erection of 2no. industrial units at 62-64 St James Mill Road
N/2004/415	Construction of 8no. flats with car parking at land off Cattle Market Road
N/2004/530	Residential, retail and commercial leisure development, community facilities, open space, car parking, link road and associated development and access improvements - outline application at land at Sixfields, east of Upton Way south of Weedon Road and west of Storton's Pit
N/2004/615	Residential development together with nursery at Disused Sewage Works, Quinton Road, Wootton
N/2004/786	Construction of new care home building at rear of Westwood Nursing Home, 116 Harlestone Road



N/2004/873	Demolition of existing house and erection of 3no. two storey houses at 26 Penfold Drive, Great Billing
N/2004/918	C/U to offices and restaurant with erection of rear extn and new front entrance at Vernon Hall, 156 Wellingborough Road
N/2004/943	Remove summerhouse at 66 & 68 Main Road, Duston
N/2004/956	C/U to delivery office at unit 45-47 St James Mill Road
N/2004/975	Erection of 22no. apartments with associated landscaping and car parking at land at Main Road, Far Cotton
N/2004/997	C/U to café/takeaway at 2 Park Square, Kings Heath
N/2004/1006	Conv of existing business premises into 4no. apartments at 35 Holly Road
N/2004/1014	5m extn to existing 20m tower to accommodate 3no. additional antennae at Encore Ltd, Unit 2 Edgemoor Close, Round Spinney Ind Est
N/2004/1044	C/U to car wash at 19 London Road
N/2004/1057	Erection of 14no. flats and 2no. houses at 88-90 High Street, Kingsthorpe
N/2004/1071	Refurbishment of listed building including additional floors with new building adjacent providing 132no. residential flats and associated parking at 27/29 Guildhall Road
N/2004/1072	Demolition of roof, internal walls and secondary stair/lift core, internal alterations, making good existing windows and extension of two additional floors to provide flats as part of a new residential development at 27 Guildhall Road
N/2004/1083	Demolition of existing extn and erection of garage and orangerie at Great Houghton House, High Street, Great Houghton
N/2004/1088	C/U to general industrial estate use (Class B2) at Industrial Unit, Kingsfield Close, Kings Heath Industrial Estate
N/2004/1090	C/U to residential at Semilong Service Station, St Andrews Road
N/2004/1094	Erection of external spray booths at W Grose Ltd, Queens Park Parade
N/2004/1112	Erection of 20no. flats at land at Balmoral Road
N/2004/1115	Extn to existing (vacant) D2 leisure unit at St James Retail Park, Towcester Road
N/2004/1116	Erection of drive-through restaurant (Class A3) with associated car parking, access and landscaping, with reconfiguration and refurbishment of customer car park serving retail park - Outline Application at St James Retail Park, Towcester Road
N/2004/1117	Refurbishment of existing retail park including subdivision of unit 2 and extension of unit 5 to create a new unit, with reconfiguration of car parking and landscaping at St. James Retail Park, Towcester Road

## NEW APPLICATIONS

N/2004/1118	Use of land for open vehicle storage de-pollution and crushing (retrospective) – NCC Application at 14A Martins Yard, Spencer Bridge Road
N/2004/1124	Erection of new four/five storey block of apartments at Northern Portion of former St Edmunds Hospital, Wellingborough Road
N/2004/1125	Erection of new four/five storey block of apartments at Northern Portion of former St Edmunds Hospital, Wellingborough Road
N/2004/1133	C/U to veterinary surgery (Use Class D1) at Little Chef, Upton Way
N/2004/1140	Erection of 3no. dwellings and garages – Outline Application at 76 Church Way, Weston Favell
N/2004/1143	Erection of a warehouse building for uses within Class B8 at Plot 300, Swan Valley, Duston
N/2004/1149	Demolition of existing buildings and erection of new buildings for use within Classes B1(c) light industrial, B2 general industrial and B8 warehousing/distribution totalling 20,810sq meters – outline application at ABP Abattoir, Northampton Road, Blisworth
N/2004/1150	Demolish existing dwelling and redevelopment of site as flats – outline application at 65 Booth Rise
N/2004/1151	C/U of ground floor to restaurant/takeaway (Class A3) at 9 Sheep Street
N/2004/1153	Conversion to 3no. 2 bedroom apartments at 2 Overstone Road
N/2004/1154	Erection of 16no. 2 storey 2 bedroom apartments with associated parking at land off Cottagewell Court, Standens Barn
N/2004/1175	C/U to car bodywork repairs at 3 Hartburn Close, Crow Lane Ind Est
N/2004/1199	Variation of condition 23 of 98/0066 and 98/0769 at Sol Central, Horsemarket
N/2004/1200	C/U to care home and single storey side extns at 10 Repton Road
N/2004/1201	C/U to dental surgery at 54-56 Kingsley Road
N/2004/1204	Erection of 8no. flats at Campbell Motors site, Clarke Road
N/2004/1211	Two storey extn to existing front elevation at University College, Northampton Park Campus, Boughton Green Road
N/2004/1218	Application under Section 73 to vary condition no.8 of planning permission 95/0277 and condition no.1 (iii) of planning permission 96/0118 relating to safeguarding of land for future possible rail link at Gowerton Road, Brackmills Ind Est
N/2004/1225	C/U to light industrial and warehousing (use Classes B1 and B8) at 68 Bunting Road
N/2004/1228	Conversion of offices to 6no. flats at 55-56 York Road
N/2004/1229	C/U to office accommodation – NCC Application at 52-56 Hazelwood Road
N/2004/1234	Demolition of existing offices and erection of 14no. flats at 52-56 Hazelwood Road

- N/2004/1235 Partial change to dual use as youth club at Victoria Park Changing Rooms, St James
- N/2004/1241 Alt to C/U to public drinking area at The Wheatsheaf, 126 Dallington Road
- N/2004/1246 Proposed parking/loading area at land adjoining former Cannon Cinema, Lower Mounts
- N/2004/1251 C/U to mixed use of car park and siting of storage containers at land adjoining 2 Ashburnham Road
- N/2004/1258 Removal of existing garage and formation of 21 no. flats at Duston garage, Peveril Road
- N/2004/1259 Variation of condition to allow three surgeries at 65 The Avenue, Cliftonville
- N/2004/1261 Erection of two dwellings – outline application at Land at Camelot Way, Duston
- N/2004/1262 C/U to tanning studio at 1 Woodley Chase, Duston
- N/2004/1271 Construction of six tennis courts with clubhouse, access road and parking at part of former Cherry Orchard Middle School site, Wellingborough Road
- N/2004/1275 C/U to café and telephone centre at ground floor 2 Clare Street

**NORTHAMPTON BOROUGH COUNCIL**

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

**Tuesday, 21 September 2004**

**PRESENT:** Councillor M Allen (Chair);  
Councillors Acock, Boss, Caswell, Flavell, B. Hoare Roy and Woods (sub  
for Church)

Councillor Larratt	Portfolio Holder
J. Raven	Economic Development Officer
B. Hill	Chief Accountant
J. Armstrong	Head of Customer Relations
C. Garden	Planning

(none)

**1. APOLOGIES**

Apologies for absence were received Councillors Church and Malpas.

**2. MINUTES**

The minutes of the proceedings of the meeting of the Committee held on 15 June 2004 were signed by the Chair.

**3. DEPUTATIONS / PUBLIC ADDRESSES**

There were none.

**4. DECLARATIONS OF INTEREST (INCLUDING WHIPPING DECLARATIONS)**

There were none.

**5. ECONOMIC DEVELOPMENT**

This had been a major issue raised on Members away weekends at Sedgebrook Hall when a renewal strategy for Northampton had been considered as an important issue.

There was a report that identified Northampton as being not very good in terms of shopping. This was in relation to a shopping survey and the question had been asked what plans and policies, if any, were in place regarding this.

The biggest issue in terms of economic development for the Town at the moment was Grosvenor/Greyfriars and trying to resolve the situation with Legal and General.

All efforts were currently going into this but it was recognised that other areas of the Town also needed regenerating i.e. Kettering Road and therefore the issue needed to be looked at

in the broader context.

It was anticipated that a firm decision as regards Legal and General would be forthcoming by the end of October.

Another major issue in relation to economic development had been the subject of a report to Executive on 13 September on Neighbourhood Renewal Strategy.

This had been referred to the Chairs and Deputy Chairs Committee. In turn the issue was being referred to this Overview & Scrutiny Committee which was being asked to scrutinise development of regeneration within the context of this Committee's remit.

The Chair suggested that this be an issue for discussion at the next meeting and that the relevant officers be requested to attend to give an update accordingly.

**CONCLUSION:** That the position be noted and that economic development be kept as a topic on the future Work Programme of this Committee and that relevant Officers be invited to the next meeting to give an update in terms of Neighbourhood Renewal Strategy.

## 6. COMPLAINTS ANALYSIS

The Head of Customer Relations gave an update on how this Borough Council currently dealt with complaints and proposals to improve culture and behaviours. He explained that one of the ways organisations were judged was how they dealt with complaints in terms of numbers, whether they were dealt with satisfactorily, ombudsmen referrals, etc.

He then outlined the current system for dealing with complaints i.e. who they were referred to etc.

Project S4 in the Recovery Programme recognised the fact that the Council had a complaints procedure in place. This however had not been properly implemented and the reasons for this needed to be resolved.

Meetings had been held across the Authority. The Head of Customer Relations stated that he was opposed to the idea of complaints handling being centralised. Rather they should be handled by the service to which they referred.

The annual letter from the Commission for Local Administration in England referred to complaints procedures and to a training initiative. A response had been sent by the Authority expressing an interest in the training initiative.

Similarly in the letter it had been suggested that the part dealing with the complaints procedure and response time should be drawn to the relevant Overview & Scrutiny Committee's attention.

In terms of future aspirations the Council should be seen to take a positive attitude to

complaints and complaints should be dealt with promptly and efficiently and in an honest and informative way.

Improvement in services would lead to fewer complaints.

In response to a question the Head of Customer Relations undertook to send out a copy of complaints policy and procedures contained in the Constitution to all members.

Staff attitudes to complaints would be improved and in terms of training there had been some but not sufficient. There would be more training and awareness sessions for members.

He asked that any member report directly to him any instances where they had mystery shopped and were not totally satisfied with the response and service they had received.

Continuous learning and improvement was the key.

It was recognised that this needed to be monitored, as one of the issues from the CPA was that this Authority was not a customer focused Council.

It was noted that last year there had been 28 complaints to the Ombudsman but none had been upheld.

In response to a question as to how employees would know about the complaints procedure it was noted that there was an induction programme.

Issues surrounding race, homophobia and disability would be included in the training.

Emphasis was placed on the fact that it was important for the Borough and the County to work closely on this issue in order to promote a better image of how the public perceived Local Authorities in Northampton/Northamptonshire

**CONCLUSION** That the position be noted and that an update on progress  
: and how the Authority was becoming more customer  
focused be made to a future meeting.

## **7. PERFORMANCE POLICIES**

The Recovery Board had been discussing how Overview & Scrutiny Committees could monitor this overall issue.

Reference was made to Key Performance Indicators and to the fact that there was to be a review of this to ensure that the indicators were in line with the Recovery Plan. It was considered useful if the Committee could be updated on this.

The top 25 key performance indicators should have been referred to the Chairs and Deputies Meeting for review.

It was suggested that Overview & Scrutiny 4 be requested to do any coordinating on the Key Performance Indicators and that in conjunction perhaps the Chair and Deputy of this Committee meet with Overview & Scrutiny 4 to discuss the issue accordingly.

**CONCLUSION:** That a meeting between the Chairs and Deputy Chairs of this Committee and Overview & Scrutiny 4 be arranged as soon as possible to consider the top Key Performance Indicators and that a preference be expressed for an evening meeting, it being noted that all the Key Performance Indicators would need to be available to enable a full discussion on this.

## 8. SESAME BUSINESS EXCHANGE

This item had been an item on the future work programme for discussion at this meeting in terms of where Sesame was going, what contribution this Authority was making and whether it was getting value for money.

J Raven, Economic Development Officer, was present to report on the item.

In terms of background Sesame was an international network and Northampton was one of the founder members of that network which was established in 1992.

Sesame had now spread across 12 countries and 3 continents. The purpose of Sesame was to make contacts and to import, export, business etc. An international business exchange was held each year in one of the participating countries.

The network encouraged businesses to trade and Northampton had close links with the Chamber of Trade locally.

In terms of its benefit to the Town and Council at this particular point in time Sesame was at a bit of crossroads. It was set up primarily as a business exchange but was more recently expanding and moving towards an educational exchange also. The point of this was to enable the furthering of education and cultural issues although Sesame was still primarily linked to business.

At present there were some reservations but steps were being taken to actively pursue and look at refocusing Sesame with emphasis on business.

It was noted that annually £5,000 was budgeted for Sesame with the annual subscription being £650.

The Committee would be kept advised of any further progress and development.

**CONCLUSION** : That the position be noted and that this item be kept on the future work programme for updates on progress/developments accordingly.

## 9. GENERAL PURPOSES COMMITTEE

This item had been requested for discussion at the last meeting.

A note from the Borough Solicitor on the functions of the Committee was circulated for Members information.

**CONCLUSION** That the Borough Solicitor be invited to attend the next meeting to discuss this issue further and that in the interim this Committee give further consideration to the need and functions of the General Purposes Committee to enable a full discussion at the next meeting.

## 10. RECOVERY PLAN

Again this was an item that was part of this Committee's future work programme in terms of being kept updated on the Recovery Plan.

This Committee had undertaken to monitor and scrutinise the Recovery Plan but was aware that it did not want to duplicate things already being carried out by the Monitoring Board.

As part of the monitoring role it was suggested that this Committee look at the projects and objectives but that this was dependent upon having an up-to-date Recovery Annex.

In response to a question and comments made about the time period for the duration and need for the Recovery Board it was noted that this would probably be a long process. However as long as the Council kept delivering then there would be the need for less frequent Monitoring Board meetings.

The Council had to demonstrate its ability to deliver and it was noted that at the moment the Annex of the Recovery Plan had still to be accepted.

**CONCLUSION** That the position be noted and that this Overview & Scrutiny continue to be updated and to scrutinise, as necessary, the appropriate parts of the Recovery Plan.

## 11. FUTURE WORK PROGRAMME

The Chair referred to the issues comprising the future work programme of this Committee as agreed at the last meeting. With regard to Unitary Status and Regional Governance it was noted that this would be kept on the agenda for an update in the New Year. It was noted that the Chair of the Regional Assembly had visited Northampton and had been fully briefed on the major issues surrounding this Council and had subsequently asked Councillor Larratt to make a presentation to the next Regional Assembly meeting thus raising the profile of this Council accordingly.

**CONCLUSI** (1) That the discussion on the role of co-optees be taken to

- ON:** the December meeting.
- (2) That the role and remit of the General Purposes Committee and how it interacts and monitors be discussed at the next meeting and that the Borough Solicitor be invited to attend for this item accordingly.
  - (3) That a discussion on the Employee Attitude Survey (copies of which had been sent to members) be put on the Agenda for the next meeting and that again the appropriate Officers be invited to attend as well as representatives from the Union side to speak to this issue.
  - (4) That performance policy be kept on the Agenda for discussion at a future meeting.
  - (5) That the other remaining items as listed at the last meeting be left on the future work programme.
  - (6) That a budget process update and an update on the Corporate Plan be placed on the Agenda for discussion at the next meeting.

The meeting concluded at 8.10 pm.

## **12. EXCLUSION OF PUBLIC AND PRESS**

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

The Motion was Carried.

<TRAILER\_SECTION>

The meeting concluded at Time Not Specified



**Northampton Borough Council**

**Community Leadership Overview & Scrutiny Committee**

**Thursday, 23 September 2004**

**Present:** Councillor B Glynane (Chair); Councillor Y Miah (Deputy Chair);  
Councillors P Concannon and J Lane and L Mason (substitute for  
Councillor Barron), D McKintosh (co-optee)

M Hunter                      Head of Overview and scrutiny  
Councillor Hill              Portfolio Holder  
Meeting Services Officer

**1. Apologies**

Apologies for absence were received from Councillors Acock and Malpas.

**2. Minutes**

The minutes of the meeting held on 17 June 2004 were agreed and signed by the Chair.

At this point, Councillor Mason commented on the Twinning Association, advising that Brian Lawrence, Chair, had suffered a stroke. The 25<sup>th</sup> anniversary celebrations of the twinning with Poitiers had recently taken place, and the Council had played an important part. Councillor Hill suggested that this Scrutiny Committee write to the Twinning Association to request a meeting between them and the sub-group.

The Chair advised that S Riley could no longer attend the Scrutiny meetings due to ill health. The Committee recorded its thanks to S Riley for her input and commitment and requested that a letter conveying these sentiments be sent.

**Conclusion:** (1) That the Head of Overview and Scrutiny would write to the Twinning Association to request a meeting.  
(2) That the Head of Overview and Scrutiny would write on behalf of the Committee to S Riley.

**3. Declarations Of Interest (Including Whipping Declarations)**

There were none.

**4. Deputations / Public Addresses**

There were none.

**5. Chair's Items**

There were none.

**6. Equality Standard/Draft Equality & Diversity Policy - Discussion**

Item deferred to a future meeting when S Silver could be in attendance.

## 7. Forum Minutes

D McKintosh highlighted the discussion held at the Pensioners' Forum regarding the countywide bus scheme, commenting that the Federation of Residents' Associations was disappointed that this would not be implemented and would be pursuing this. The Committee felt that this was an issue that it could request the Planning, Transportation and Regeneration Scrutiny to investigate. Councillor Concannon suggested that a letter be sent to the Pensioners' Forum advising them that this had been referred.

**Conclusion:** (1) That the issue of the countywide half-fare scheme be referred to the Planning, Transportation and Regeneration Overview and Scrutiny Committee and that a letter to be sent to the Pensioners' Forum advising them of this.

## 8. Forward Plan - Members To Identify Issues For Discussion And Future Work

No issues were identified.

## 9. Members Items/Future Work

In response to a query from the Chair about areas of work within the portfolio that the Committee could usefully investigate, Councillor Hill commented that many areas within his remit were being dealt with. However, the Committee heard that equalities was an area that had not performed well during the CPA. Councillor Hill advised that as part of the Equality Standard the council had to meet certain targets. The Head of Overview and Scrutiny suggested that S Silver be invited to attend the next meeting of the Committee to explain the council's Equality and Diversity policy and target levels.

The Chair made reference to the Market Square call-in and the concerns this raised about the way in which consultations were carried out. Councillor Hill advised that the Head of Organisational Development had developed a protocol for carrying out large consultations, which all departments would have to follow. A Resident's Forum of approximately 250 people had been set up, comprising a cross-section of the community, who would be included in any consultation. The Head of Overview and Scrutiny suggested that the Committee could scrutinise whether the changes made to the consultation process addressed the recommendations of the call-in.

The Chair emphasised the need for a more structured work programme for the rest of the year and that this must be member-led. He suggested that he and Councillor Miah (deputy Chair) meet to prepare topics and that the first hour of the next meeting be used to establish two issues for progression.

**Conclusion:** (1) Councillors Glynane and Miah to meet during w/c 27 September.  
(2) that 2 issues be agreed at the start of the next scheduled meeting.

**Northampton Borough Council**

**Licensing Committee**

**Tuesday, 28 September 2004**

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

**1. Apologies**

Apologies for absence were received from Councillors Concannon and Evans.

**2. Minutes**

The minutes of the meeting held on 27 July 2004 were agreed and signed by the Chair.

**3. Deputations / Public Addresses**

**Resolved:** (1) That T Gee, C Horwood, D Mitchell, M Thomas, H Love and N Bartholomey be granted leave to address the Committee in respect of Item 5 – “Application for the Grant of a Public Entertainment Licence, The Trumpet, 574 Wellingborough Road”.

(2) That H Grattan and C Early be granted leave to address the Committee in respect of Item 6 – “application for the Grant of a Public Entertainment Licence, The Auctioneer, 10-12 Market Square”.

(3) That Mr Janjua be granted leave to address the Committee in respect of Item 8 – “Application for the Renewal and Variation of the Public Entertainment Licence, Level 4, 39 Sheep Street”.

(4) That A Thompson and J Sphoggaras be granted leave to address the Committee in respect of Item 9 – “Application for the Renewal and Variation of the Public Entertainment Licence, The Lounge, Albert Place”.

(5) That E Attrill be granted leave to address the Committee in respect of Item 10 – Review and Renewal of the Public Entertainment Licence, The Rover, 157 Weedon Road”.

(6) That J Matthews and J Kelly be granted leave to address the Committee in respect of Item 11 – “Hackney Tariff Review”.

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

**Resolved:** That the determination of the following items, which was considered by the Chair as a Matter of Urgency because undue delay if consideration of it were deferred be as follows:-

**Appeal by Bar Me**

The Borough Solicitor advised Members of the situation regarding the appeal by Bar Me. The appeal had been heard at Corby in August. The Justices had granted the appeal on the grounds that there had been no evidence that public disorder would be increased as a result of an extension of hours on the PEL. The evidence provided by the police did not relate specifically to these premises as the cause of crime and disorder problems in the area. Consequently the PEL would be varied as follows, with a condition that there would be no

further discounts on alcoholic beverages:

Monday – Thursday 11.00am to 12 Midnight

Friday and Saturday 11.00am to 00.30am

Sundays 12 noon to 12 Midnight

#### **5. Application For The Grant Of A Public Entertainment Licence, The Trumpet, 574 Wellingborough Road**

Mr Bartholomey, Business Development Manager for the Spirit Group, addressed the Committee and spoke in support of the application. He commented that there had been some confusion regarding the hours and emphasised that the opening hours would not be increased and that there was no intention of doing so in the future, nor was it the intention to sell the business. He advised that The Trumpet was predominantly a food-orientated outlet and it was not intended to stage live rock bands. The PEL had been requested to provide singing, dancing, karaoke and other forms of live music, such as jazz.

Mr Bartholomey commented that a number of complaints about noise and disturbance had been received in the past from local residents, but stated that on six occasions the premises had not been the source of the noise. He further commented that the request for a PEL was not intended to cause any disturbance to the local community.

In response to questions from Members, Mr Bartholomey advised that the premises did not currently have a noise control scheme and that The Whitehills and The Abington, which were also Barras pubs, ran successfully without any such schemes. He also advised that although the application for the PEL had been made for seven nights a week, this was not imperative.

Mr T Gee, resident of Church Way, addressed the Committee and outlined his concerns. He stated that since the premises had changed hands it attracted a much younger clientele. He commented that he was regularly woken at night by people walking down Church Way. He believed the parking facilities for the premises were inadequate already and would lead to an increase in pedestrians late at night, as well as further problems with parking in Church Way.

Ms Horwood, a resident of Church Way, addressed her objections to the Committee and reiterated the concerns regarding traffic and parking in Church Way. This was a narrow, one-way street and had suffered increased traffic problems since the premises changed hands. Ms Horwood stated that there had been many incidents of cars travelling the wrong way along Church Way, speeding and damage to resident's cars. However, it was noted that there was no evidence that the damage to cars was caused by the pub clientele.

Mr Mitchell addressed the Committee and objected to the grant of the PEL. Mr Mitchell apprised that since the premises had become a Barras pub an increase in incidents had occurred. These included damage to cars parked in Church Way, broken bottles in the road and taxis sounding their horns after 11.00pm. He felt that if the PEL were to be granted, the number of anti-social incidents would increase. He further commented that Weston Favell was a village community and he wished to see this preserved.

Ms Thomas, a Church Way resident, addressed the Committee and advised that she had

been asked to speak on behalf of other residents. Since the premises had changed hands and a large screen had been installed to televise football events, there had been a marked increase in noise pollution. The Committee heard that there had also been an increase in anti-social behaviour, such as using resident's gardens as public conveniences, discarded syringes and condoms, and vandalism of cars. It was also alleged that under-age drinking took place on the premises. Ms Thomas supported the previous objector's claims that the grant of a PEL would exacerbate these problems.

Ms H Love, Matron at St John's House, addressed the Committee in respect of her objections to the grant of a PEL. St John's House was home to 40 elderly clients and all bedrooms faced The Trumpet. Many problems with noise pollution and vandalism had already been experienced. Some of the flats and bungalows on the site had suffered attempted break-ins and there had been many incidents of people ringing doorbells late at night. The drive was often used late at night as a short cut, causing further disturbance to clients. Ms Love stated that the grant of a PEL would augment the current problems and stressed that she felt very concerned for the elderly residents of St John's House.

Licensing Sergeant Burbage advised the Committee that there had been incidents in the vicinity, but that it was difficult to identify the culprits as being clients of The Trumpet. He commented that the premises did not cause undue drink-related problems for the police and he pointed out that if the PEL were granted, the ability to police the events at the premises would be stronger.

The Committee heard that since the report of Environmental Health had been written, 5 complaints had been received, 4 of which had been about a Karaoke. However, it could not be substantiated that the Karaoke had taken place on the premises. The Committee was further advised that Environmental Health recommended the implementation of a noise control scheme before granting the PEL. Members were also reminded that environmental Health could only deal with noise complaints from fixed premises and not from the streets.

Mr Bartholomey responded to the objections, commenting that the PEL would not attract large numbers of people to the premises and stated that he had been on the premises at closing time and had not witnessed large numbers of people leaving and making a noise. However, he was prepared to set up an open forum for local residents to air their views and try to resolve the current problems.

Councillor Beardsworth proposed and Councillor Miah seconded that the application for the grant of a PEL be granted for 6 months in the first instance, for Friday and Saturday nights only, on the proviso that the Licensee set up communications with local residents and subject to the implementation of a noise control scheme, as recommended by Environmental Health.

**Resolved:** That the application for the grant of a Public Entertainment Licence for The Trumpet be granted subject to the following conditions:

- i) that the PEL be granted for the hours 11.00am to 11.00pm, Fridays and Saturdays only
- ii) that the Licensee liaised with local residents
- iii) that a noise control scheme be implemented
- iv) that the PEL be reviewed by the Committee in 6 months

**6. Application For The Grant Of A Public Entertainment Licence, The Auctioneer, 10-12 Market Square**

Ms Gratton and Mr Early addressed the Committee and spoke in support of the application. In light of police objections to the hours requested, the Committee was directed to a letter from John Gaunt and Partners Solicitors, advising of the change to the requested hours. The requested hours were now 11.00am to 11.00pm Monday to Saturday and 12.00pm to 10.30pm on Sundays. No objections to the revised hours had been received from the police.

Ms Gratton advised that the PEL had been requested in order to provide public music, singing, dancing and charity events. Mr Early commented that the premises were due to undergo considerable refurbishment, which would include a dance area. Ms Gratton further advised that while there were no doormen employed at the premises, herself and another member of staff were members of the Doorwatch scheme and should it be necessary in the future, doormen would be employed.

The Borough solicitor advised that local residents had been written to in respect of the application and that no objections had been made.

**Resolved:** That the application for the grant of a PEL for the hours 11.00am to 11.00pm Monday – Saturday and 12.00pm to 10.30pm on Sunday be granted.

**7. Application For The Variation Of The Public Entertainment Licence, The Cock Hotel, 2 Harborough Road**

Item deferred.

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

The Borough Solicitor reminded Members of the previous application by Mr Janjua, with particular regard to the increase in occupancy, which was to be reviewed in 6 months. Members were advised that all the necessary paperwork had been supplied and that the premises now had a rear fire exit. No objections had been received from the police, fire service or Environmental Health.

**Resolved:** That the application to renew and vary the Public Entertainment Licence for Level 4 and increase the occupancy to 284 for Level 4 be granted.

**9. Application For The Renewal And Variation Of The Public Entertainment Licence, The Lounge, Albert Place**

Mr Thompson, Barrister, and Mr Sphoggaras, applicant, addressed the Committee and spoke in support of the application.

Mr Thompson advised that the premises had undergone extensive renovation. A new main entrance had been built, new toilets with fresh drinking water had been installed, all fire exits had been upgraded and smoke detection equipment had been set up. A new digital CCTV system, where images were stored on hard disk and could not be deleted, had been installed and 23 cameras were located on the premises, 3 of which were outside. The trading name for the premises would be 'Hush'.

Mr Sphoggaras advised that it was intended to make the business more upmarket, reflected in the prices charged and who would be allowed into the club. A member scheme would be run, but it would not be a members-only establishment. Seven members of door staff would be on duty, with a doorman on each floor using a clicker system to check numbers.

Licensing Sergeant Burbage commented that the digital CCTV system was one of the best in the town and may set a precedent for other venues in the town.

Regarding the reports from Environmental Health and the Fire Service, the Committee was advised that all outstanding issues would be addressed before the opening of the premises, scheduled for Thursday 7 October.

**Resolved:** (1) That the application to renew the PEL for the hours Monday to Saturday 10.00am to 3.00am and Sunday 12.00pm to 10.30pm be approved.  
(2) That the application to vary the PEL by extending it to the renovated areas and to increase the maximum number of persons to 600 be approved.

#### **10. Review And Renewal Of The Public Entertainment Licence, The Rover, 157 Weedon Road**

The Borough Solicitor reminded Members that the PEL had previously been granted but was to be reviewed due to a number of objections at that time. 38 letters notifying those residents who had previously objected of the review had been sent and there had been no response or further objections raised.

Ms Attrill addressed the Committee and spoke in support of the application. She advised that all previous concerns of residents had been addressed and a noise control scheme had been implemented.

**Resolved:** That the application to renew the PEL for The Rover for the normal hours for Northampton be approved.

**NB** Councillor I Markham left at this stage of the meeting.

#### **11. Hackney Tariff Review**

Mr Matthews and Mr Kelly addressed the Committee and spoke in support of Option 3 of the five proposed options outlined in the report. It was felt that previous increases had not made an impact on short journey fares and that Option 3 would redress that. The Committee was advised that the Working Party had met and devised Option 5, which would give the same increase as Option 3, but would be more transparent to the public. Mr Kelly commented that Option 5 would cause problems for drivers, particularly at night, as the increased flagfall charge would cause many complaints. Should an increase in tariff be granted, Mr Kelly suggested that a sample of meters be tested, rather than all meters.

Councillor Woods proposed and Councillor Miah seconded that the Hackney tariffs be increased as per Option 3 with two vehicles per class to be chip checked.

**Resolved:** That the Hackney Carriage tariffs be increased by the rates detailed in Option 3 of the report and that two vehicles per class/type be meter tested.

**12. Amendment To Public Entertainment Licence Standard Conditions - Door Supervisors**

The Borough Solicitor submitted a report outlining the amendment to the Public Entertainment Licence Standard Conditions regarding Door Supervisors and commented thereon.

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

The meeting concluded at 8:30 pm



**NORTHAMPTON BOROUGH COUNCIL****EXECUTIVE****Monday, 11 October 2004**

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

**1. APOLOGIES**

An apology for absence was received from Councillor Hill.

**2. MINUTES**

The minutes of the meeting of the Executive held on 13 September 2004 were signed by the Chair.

**3. DEPUTATIONS/PUBLIC ADDRESSES**

- RESOLVED:**
- (1) That Councillor Matthews be granted leave to address the Executive on item 5 - Issues Arising from Overview and Scrutiny Committees.
  - (2) That Councillor Markham be granted leave to address the Executive in respect of item 13 - Review of Waste Implementation Plan.

**4. DECLARATIONS OF INTEREST**

There were none.

**5. ISSUES ARISING FROM OVERVIEW AND SCRUTINY COMMITTEES**

Consideration was given to a report, copies of which had been circulated, resulting from the calling in of the Executive decision of the 5 July regarding Far Cotton Recreation ground. Councillor Marriott, as the Chair of the Financial Strategy and Performance Overview and Scrutiny Committee, presented the report. He went through the report in detail outlining the reasons for the call-in and the findings and recommendation of the Overview and Scrutiny Committee accordingly. He stated that from the eight concerns listed the Executive had been able to demonstrate that it had successfully considered six of the concerns. Nine recommendations and reasons were listed which Councillor Marriott went through in some detail. He suggested that members of the Executive give further thought to these so that a considered response could be made at the next meeting accordingly. He drew particular attention to recommendation 9 as this had a particular bearing on the lease and conditions that applied. He asked the Executive to provide a formal response using the template as previously agreed by the Executive and come back at a later date.

At this juncture Councillor Matthews addressed the Executive. He advised that he was a member of the call-in team that prompted the report. He commented that two points had not been adequately addressed ie the lack of a management plan for the recreation ground and lack of consideration on the public open space issue. He then referred to the need to reposition one of the cricket pitches, which had cost implications and suggested that maybe

an approach should be made to the County Council with a request that it provide a new pitch in another position. In response to a question he stated that with the development of the new Community Centre this would provide better facilities and changing accommodation which in turn would lead to increased usage of the facilities including the cricket pitches.

- RESOLVED:**
- (1) That the report of the Financial Strategy and Performance Overview and Scrutiny Committee be received and the recommendations contained therein be accepted.
  - (2) That in connection with recommendation 9 the issue of Public Access be further discussed with the Northamptonshire County Council.
  - (3) That members of the Executive, through the Portfolio holder and supported by an officer appointed by the Acting Chief Executive, give further reasoned consideration to the recommendations so that a report can be made back to the Executive accordingly.
  - (4) That the Borough Solicitor be authorised to proceed with the advertising of the disposal of the Public Open Space and consideration of any objections.

## **6. RECOVERY PLAN (LC)**

The Acting Chief Executive advised that over the next few weeks it was necessary to get members on board to work towards the delivery of the recovery plan. One of the key issues was revenue and benefits performance which was continuing to be monitored closely. It could be reported that performance in this area was stronger than it had been last year and a lot of the pending paper work had been dealt with. However this had led to a slight detriment in the performance figures last month so it was very important to ensure that the figures were stronger this month. The new Chief Executive was expected to be in post and present at the next meeting of the Executive. Good progress had been made on the appointment of the Interim Directors and the three posts for the permanent Directors had been advertised accordingly.

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

## **7. LOCAL DEVELOPMENT SCHEME (PRT)**

**RESOLVED:** That consideration of this item be deferred until the next meeting.

## **8. CAPITAL PROGRAMME MONITORING REPORT 2004/05- 2006/07 (FS)**

Consideration was given to a report of the Director of Strategic Resources and Business and Housing Services seeking approval to variations in the Corporate Capital Programme for 2004/05 to 2006/07 as outlined. The report essentially summarised the present position of the current Corporate Capital Programme and highlighted the main areas of variations and adjustments.

**RESOLVED:** That the report be received and that the variations to the Corporate Capital Programme as outlined be approved.

## **9. MEDIUM TERM FINANCIAL STRATEGY (FS)**

Consideration was given to a report of the Director of Strategic Resources detailing the outcome of the Budget Monitoring Exercise undertaken at the end of period 5 which gave an

update on the current revenue financial position and the Council's key medium term corporate priorities. In addition to the report three separate notes were circulated at the meeting. The first was a replacement paragraph 2.2.1 which advised that at the end of 2004/05 the General Fund Reserve was projected to be £2.057 million which was £126,000 higher than forecast when the Executive received its Revenue Overturn report on the 14 June 2004. The second note listed the key medium term Corporate Priorities and was an amended draft from the prioritisation seminars held at Sedgebrook Hall. The third was details of various savings options and investment options. The Director of Strategic Resources then went through the report in detail including the five appendices A to E. Appendix A was the summary of the general fund. Appendix B noted the variations. Appendix C requested a number of new variations to the budget. Appendix D noted the revenue budget contingency and Appendix E gave further details on the recovery budget. Appendix F which was circulated at the meeting and headed up Key Medium Term Corporate Priorities showed the updated priorities from the September workshop at Sedgebrook Hall as mentioned above. In considering the report it was noted that it showed a shortfall of £3 million pounds but attention was drawn to the possible affect the Gershon review could have on this shortfall which could result in a £3.5 million or £3.7 million shortfall. It was noted that under consultation the Overview and Scrutiny Committees had played a significant role in the budget process particularly Overview and Scrutiny Committee 4 which had suggested that maybe 3 or 4 major issues could be selected which it would prepared to examine in detail and offered to undertake such work should the Executive so wish.

**RESOLVED:** That the report be received and the recommendations contained therein as set out below be approved:-

- (1) That the closing balance projected for 2004/05 on the General Fund given in the General Fund summary attached to Appendix A be noted.
- (2) That the need to implement proposals for budget reductions by April 2005 in line with the Council's Medium Term Financial Strategy be endorsed.
- (3) That the variations in budgets agreed under delegated powers or by the Executive since the Revenue Outturn Report was presented on the 14 June 2004 listed in Appendix B be noted.
- (4) That the Revenue Budget variations listed in Appendix C be approved.
- (5) That the Revenue Budget contingency statement attached at Appendix D be noted.
- (6) That the Recovery Budget Statement attached at Appendix E and the allocations made under delegated powers be noted.
- (7) That the revised key medium term Corporate Priorities included in the attached appendix.

#### **(A) SUMMARY OF BUSINESS CASE FOR UNICLASS UPGRADE**

The Director of Business and Housing Services submitted a report advising that IT Support for the Landlords Maintenance Function was currently supplied through a combination of two systems namely UNICLASS and HREP. The former system supplied job costing works ordering bonus calculation and limited support for repairs appointments whilst the latter provided a repair ordering interface and a limited facility for holding property information. Both systems had limitations in terms of a customer service environment and ultimately the ongoing FISH project would replace all Housing Management Systems. However this was a complex project and full implementation was not expected to take place before October 2007. As such it was being suggested that in the interim the existing UNICLASS system be

retained whilst the HREP system be replaced with new software known as ENTERPRISE, a package which bolted onto the existing UNICLASS core and was supplied by the same software vendor. The benefits of this were outlined in the report and it effectively filled the time gap prior to the implementation of the FISH project. Members expressed concern as to the compatibility of the software with the one stop shop facility and the County Portal.

**RESOLVED:** That the report be received and approval in principle be given to the purchase the new ENTERPRISE software subject to the Acting Chief Executive being satisfied that the system addresses members concerns regarding facilitating a One Stop Shop approach.

#### **10. GROSVENOR/ GREYFRIARS (FS)**

Consideration was given to a report of the Director of Strategic Resources, copies of which were circulated at the meeting, giving an update and advising of the latest discussions between the representatives of Legal and General and the Council.

**RESOLVED:** That the report be received and noted and that Donaldsons be requested to present their detailed analysis and recommendations to members and Senior Officers as soon as possible.

#### **11. IMPLEMENTING ELECTRONIC GOVERNMENT- IEG 4 STATEMENT (CSE)**

The Director of Strategic Resources gave an update on the current position regarding the IEG 4 statement. He advised that the IDeA was in the process of reviewing the Borough's process in relation to meeting the IEG targets and that IEG 4 submission was required to be submitted to the ODPM by midnight on the 20 December. It was noted that the IEG 4 submission was to get priority outcomes and that the IDeA would facilitate a workshop with members of the Overview and Scrutiny 3 Committee and Recovery Board members. It was further noted that the submission had to be done electronically. On a wider IEG point it was noted that the launch of connect 2 the Northamptonshire Community portal had taken place that day and a note giving details of this initiative was circulated for information. It was noted that Councillor Taverner had attended the launch as the relevant Portfolio holder which she advised had been well represented by the Borough Council.

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

#### **12. CASPER- CHOICE OF NEXT AREA (CSE)**

This item was withdrawn.

#### **13. REVIEW OF WASTE IMPLEMENTATION PLAN (HE)**

Consideration was given to a report reviewing the recycling scheme and Waste Implementation Plan. In addition a chart showing accumulative recycling between the 1 April and 1 October 2004 was circulated which showed that after six months the Borough was holding onto a 31% recycling rate and as such would be meeting its statutory target this year.

At this juncture Councillor Markham addressed the meeting in his capacity as Chair of the Health and Environment Overview and Scrutiny Committee. He advised that this Committee had started its own review of the recycling scheme and was looking at several aspects, one of which was what had been implemented so far rather than the future of the scheme. The Committee was also looking to see if the scheme had been meeting targets and it was clear that this was the case and providing very good value for money. He was of the opinion that

the scheme was a great success and considering the huge changes that had come about as a result when it was first implemented the initial disruption had been unavoidable. He commented that there were still some problems and issues and these would be discussed at the Overview and Scrutiny meeting the following evening. He stated that he supported the report as circulated for further future improvements to the scheme. In discussing the report the comment was made that it was necessary to ensure that recycling was taken fully into account in any new developments and it was noted that there was in fact a requirement for details of external storage for waste and recycling material on all new developments. Another point raised was the request that with the implementation of this further phase it would seem only fair to cease the 75 pence charge for garden refuse from those without wheelie bins. It was noted that there would in fact be a further report on this issue and that the Overview and Scrutiny Committee would possibly be looking at this aspect as well. The Chair on behalf of the Executive congratulated all those involved with the success of the recycling scheme.

- RESOLVED:**
- (1) That the improved recycling rate of 31% be noted as well as the fact that this is in excess of the Authority's Statutory obligation (24%) and is a result of the implementation of Stage 1 of Northampton Borough Council's waste statutory implementation programme.
  - (2) That approval be given to bring forward the plans to roll out the twin wheeled bin scheme from 2006/07 to 2005/06. This will enable the Council to take advantage of the DEFRA funding (£540,000) currently available through the Northamptonshire Waste Forum and that a further report on the implementation programme be submitted accordingly.
  - (3) That it be noted that the required revenue funding is included in the base budget which will sustain the expanded scheme year on year.

#### 14. LOCAL TRANSPORT PLAN (PRT)

Consideration was given to a report of the Chief Executive and Town Clerk regarding the Northamptonshire Local Transport Plan together with the issues paper upon which consultation was being sought so that a response could be submitted to the County Council accordingly. It was suggested that the Borough Council makes its response framed around issues that the multi module study had established. The response was required to be submitted to the County Council by the end of October and the suggested way forward was that this be done in conjunction with the Portfolio holder based upon the contents of paragraph 1.7 of the report and any further observations which Members may wish to make. Members in considering the issues paper made several comments. The condition of cycle ways was referred to and the need to improve them was an issue that needed to be taken on board. Also reference was made to the various County Council's junction busting schemes and comment was made that members would be concerned if the St Peters Way roundabout was replaced with a concrete box. Also the need for the Plough Junction improvements to go ahead was stressed. Bus interchanges in the Central Area was another issue that needed to be discussed with the County Council.

Comment was made that there was a meeting of the Planning, Transportation and Regeneration Overview and Scrutiny Committee within the next few weeks and that it might be appropriate to take this document to that meeting for consideration as part of the response.

- RESOLVED:** That the report and above comments be noted and a response to the issues paper be formulated for submission to the County Council accordingly subject

to agreement with the Portfolio holder and subject to the views of the Planning, Transportation and Regeneration Overview and Scrutiny Committee members.

#### **15. EXCLUSION OF PUBLIC AND PRESS**

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

The Motion was Carried.

#### **16. LOWER ECTON LANE TRAVELLERS SITE (HE) (9)**

Consideration was given to a report of the Director of Business and Housing Services regarding the Travellers site at Lower Ecton Lane.

**RESOLVED:** That report be received and the recommendations contained therein be approved as follows:-

(1) That a bid for ODPM grant funding for 75% of the total capital costs be made.

(2) That a bid for Capital funding for up to £125,000 from the 2005/06 Capital Programme (the 25% to support the grant) be approved.

(3) That the Contract Procedure Rules be waived to enable Westgate Technical Services to manage the bid/funding and subsequent refurbishment of the Travellers site for the reasons stated in paragraph 2.4 of the report and the current contract with the Company be extended until the 31 March 2006 to enable the works to be carried out.

(4) That consideration be given during 2005 to leasing the site on a longer term basis to a suitable management company as outlined in paragraph 3.4 of the report on a no cost basis to the Council from April 2006.

#### **17. 1 KERRFIELD ESTATE, DUSTON- LAND AT REAR (FS) (9)**

This item was withdrawn.

#### **18. LAND AT GREAT RUSSELL STREET (FS) (9)**

Consideration was given to a report of the Director of Strategic Resources seeking approval to the disposal of a site at Great Russell Street as shown on the plan accompanying the report.

**RESOLVED:** That approval be given in principle to the disposal of the site but in conjunction with the wider area to enable the optimum use and development of the area to take place and that the Ward Councillors be kept updated accordingly.

**19. LAND AT STONE CIRCLE ROAD, ROUND SPINNEY (FS) (9)**

This item was withdrawn.

**20. FREESCHOOL STREET- COMPREHENSIVE REDEVELOPMENT SITE (FS) (9)**

Consideration was given to a report of the Director of Strategic Resources seeking approval to enter into discussions and negotiations regarding Freeschool Street Comprehensive Redevelopment site as shown on the plan accompanying the report.

**RESOLVED:** That the report be received and that approval be given for the Estates and Valuation services to enter into discussions and negotiations with adjoining land owners or their agents for the inclusion of Council land which includes two surface car parks within a redevelopment of the Freeschool Street site on terms and conditions to be agreed. It was also agreed that the Ward Councillors be kept updated accordingly.

**21. LEGAL SERVICES- PROPOSED WORKING RELATIONSHIPS/PARTNERSHIPS WITHIN THE COUNTY (FS) (1, 7, 9)**

Consideration was given to a report of the Borough Solicitor regarding the exploration of closer working relationships / partnerships in the legal context within the County.

**RESOLVED:**

- (1) That the report be received and noted.
- (2) That approval be given for approaches to be made to the other authorities in the County for closer integrated use of resources and related working arrangements as proposed in the report.
- (3) That approval be given to further explore more detailed partnership arrangements in respect of those areas of reactive Legal work when staff resources permit.

The meeting concluded at 2010 hours.

## NORTHAMPTON BOROUGH COUNCIL

## RECOVERY BOARD

Thursday, 2 September 2004

**PRESENT:** Councillor Hadland (in Chair); Councillors Barron, Church, Marriott and Woods

Jon Warlow  
Nick Wood  
Vaughan Shayler  
Phil Hamberger  
Tony Du Sautoy  
Sue Croughan  
Kathy Sugden  
Ringo Sandhu

**ACTION****1. APOLOGIES**

Apologies for absence were received from Councillor Larratt A Turrell and S.Wade.

**2. NOTES OF MEETINGS HELD ON 22 AND 23 JULY 2004**

The notes of the meeting held on 22 July and the reconvened meeting held on 23 July at Sedgebrook Hall were agreed subject to the addition of Councillor Woods in the list of those present at the 23 July meeting. T.Du Sautoy

Tony De Sautoy advised that the concept of "Change Champions" had been discussed further within the political groups as suggested and that although nominations had been received from one group, another group was not so keen on the process. Therefore further discussion needed to take place and a report would be brought back to the Recovery Board meeting next week.

**3. RECOVERY PLAN ANNEX**

V Shayler referred to the Recovery Plan Annex, copies of which had been circulated with the agenda. He explained that we had been asked to further work up the annex to gain clearer definition in terms of the projects, particularly around defining outcomes and performance measures. Approval to the proposed format of the annex as submitted, was sought from the group. It was noted that this was a means of providing an easy to understand format with one project per page, including a one to one relationship between measures and targets. Councillor Church commented that targets were meaningless unless there was something to measure them against and suggested that a further column be included to show the actual position of the project to measure the target against. This was agreed.

It was also agreed that the outcomes would be re-phrased into plainer, easier understood sentences.



Some concern was expressed over the fact that discussions were still taking place regarding the format rather than the actual content when there was another monitoring board meeting due in a couple of weeks. V Shayler explained that the ODPM had stressed the need for the correct format and that the revised content would then duly follow. Some further discussion on this point and the current position with regard to the project then ensued, it being noted that all was within the timescales expected by the Government office. It was noted that Pat Coleman had agreed that one project from each of the 6 priorities should be submitted to the Monitoring Board on 16 September for discussion and that these were in hand.

The format of the annex was then duly adopted by the Group as the final format.

#### **4. PROPOSALS FOR REPORTING**

V Shayler referred to the note circulated with the agenda which set out the suggested format for reporting proposals through the various tiers from the Monitoring Board up through to Council. It was noted that some considerable time had been spent on discussing how to monitor and take on changes to the annex and how best to deal with this. He then took the group through each step set down in the report and sought approval from the group accordingly.

Some discussion on how this system was arrived at and what comprised key changes then ensued. It was noted that this format had been based on a diagram taken from the Recovery Plan and the governance arrangements described therein. It was noted that there would be a direct reporting line from the Recovery Board to full Council on key issues. The issue of a method of reporting the minutes of this meeting to full Council also arose. J Warlow advised that there were constitutional issues involved here and that he would speak to the Borough Solicitor on this aspect to ensure that the correct procedures were followed in accordance with the Borough Council's constitution.

J.Warlow

#### **5. CHANGE REQUESTS REPORT**

R Sandhu referred to the report circulated with the agenda advising that this set out all the requests for change that had been considered by the Change Programme Management Board on 25 August. He drew attention to a number of the requests that had been specifically recommended to this Board for their consideration as examples of the type of requests they would be asked for input on.

R.Sandhu

These were:- C.11 (4) - The Implement Procurement Partnership Strategy Project which was requesting a change of project title to Devise Service Partnership Strategy.

C.11 (4) – (see above) with a request to redefine Milestones following project definition.

S.14 - Implement Call/Contact Centre Project with the request to merge

this with S.11 - Implement Phased One Stop Shop in Guildhall.

H8 – Options Appraisal stage 1 (HRA) request to breakdown project to a max 8 concise milestones.

The Recovery Board duly agreed to recommend approval for each of these projects. It was noted that in future it would be useful to have these requests in advance of the meeting.

## **6. SERVICE BUDGET PRIORITIES UPDATE**

It was noted that the two page report circulated with the agenda was basically a summary of the work in progress. Comment was made that at present the aim was to try to provide options up to £4 million pounds and so far there was a short fall of £1.5 million pounds. It was noted that this report would be discussed more fully at Sedgebrook 3 in a few weeks time. In the meantime Senior Management Team would look at other options that could be brought forward. It was suggested that before the next session at Sedgebrook it would be beneficial for members to have a briefing session and as such it was suggested that members of the Recovery Board meet with the Management Team at the beginning of the week of Sedgebrook 3. At the same time the opportunity to discuss how the agenda for Sedgebrook 3 could best be executed could be discussed.

T Du Sautoy

J Warlow then briefly outlined the proposed format for the 1½ days of Sedgebrook 3 which was seen primarily as an opportunity to discuss priorities and it was hoped that this would result in some clear direction and priorities. It would commence with an introduction to the session and include establishing continuity of the recovery process. Then a discussion on prioritisation would be kept to a fairly limited duration. This would be followed by an initial introduction on the list of options. The afternoon of the first day would be taken up in discussing the big structural issues and include a presentation on the Gershon report and how this would impact upon authorities. The remaining half day would be given over to allow members time to deliberate on the options.

Kathy Sugden commented that the GMB had produced a very useful document on procurement and undertook to e-mail and also to send hard copies to members of the Recovery Board for their information.

Councillor Marriott made the comment that any consultation on the budget should be an important role of the Overview and Scrutiny process rather than Executive. Councillor Hadland made the comment that in terms of the consultation the greatest measure of consensus that could be achieved at the earliest possible stage must be to the benefit of the authority. He stressed the need to have a committed view in order to achieve some consensus as early as possible. Councillor Church made the comment that as a starting point it might be more useful to see where there were disagreements. It was noted that all these aspects would be raised at the briefing sessions and fully discussed at Sedgebrook.

## **7. CIRCULATION OF DRAFT REPORTS/POLICY DOCUMENTS**

Councillor Woods raised this issue advising that it had arisen as a result of

his requesting a copy of the Environmental Options report and being told that this could not be made available to him as it was still in its draft format. He expressed the view that members of the Recovery Board should be able to have access to any reports in their draft format. Obviously the element of confidentiality would be observed. Some discussion regarding the Environmental options report then ensued it being noted that the report had been produced by external consultants. The basic principle regarding draft reports was then outlined ie that they remained within the domain of the portfolio holder until the necessary consultations had taken place and the report finalised and duly circulated to the Executive, the circulation of which included all members. This would have applied to the Environmental options report that Councillor Woods was referring to which was in a draft format when he first enquired about it. However Councillor Woods reiterated the point that members of the Recovery Board should be able to view reports at this stage should they so wish. Some further discussion on this point ensued it being recognised that there were different issues involved between in-house reports and those that had input from outside consultants. Also it had to be recognised that there could be problems in releasing external draft reports too widely too early. However the comments made for an early release of draft reports were duly noted.

## **8. DISCUSSION ON PERFORMANCE REPORTING REQUIREMENTS**

P Hamberger advised that he would be seeking members views on this prior to submitting a report to the next meeting of the Recovery Board. V Shayler commented that it was a case of ascertaining member requirements on what performance management information was required to enable members to manage delivery of the Recovery Plan.

P.Hamberger  
T Du Sautoy

## **9. UPDATE ON CAPACITY FUND BIDS**

J Warlow advised that five bids were being worked up at present all of which were in a draft format and which he would e-mail out to members of the Recovery Board for information. One of bids was a structure review, another was elected member capacity building programme, with a third being for Interim Service Capacity Building. Two further bids were in the discussion phase at present, one was dealing with developing people and managing a local authority and the second dealt with establishing the Programme Support Function and Business Change Manager development support.

V Shayler

Councillor Church enquired how much it was costing to fund a facilitator for Sedgebrook 3. V Shayler advised that the fee had as yet to be determined but that it was expected that PWC would be reducing their original fee for Sedgebrook 2, which would be taken into account in the negotiations.

## **10. UPDATE ON PARTNERSHIP ACTIVITIES**

Discussion of this item was deferred until the next meeting.

## **11. PROPOSED STANDARD AGENDA ITEMS FOR FUTURE**

**MEETINGS**

Discussion of this item was deferred until the next meeting.

**12. LETTER FROM PAT COLEMAN - RECOVERY PLAN**

Copies of a recent letter from P Coleman dealing with overall views and comments on the Recovery Plan had been circulated with the agenda for information. It was agreed that this would be circulated to all members.

V.Shayler

**13. ANY OTHER BUSINESS**

There was none.

**14. DATES OF FUTURE RECOVERY BOARDS AND GMB MEETINGS**

It was agreed that consideration of these dates be deferred until the next meeting on Thursday 9 September at 5 pm at the Guildhall.

The meeting concluded at 1910 hours.

M4339

**NORTHAMPTON BOROUGH COUNCIL****RECOVERY BOARD****Thursday, 9 September 2004**

**PRESENT:** Councillor Larratt (Chair); Councillor Hadland (Deputy Chair); Councillors L Barron, R Church, T Hadland, P Larratt and A Woods

K. Sugden  
J. Warlow  
N. Wood  
R. Bowmer  
J. Delahunty  
R. Sandhu  
P. Hamberger  
T. du Sautoy  
V. Shayler  
C. Stevenson  
S. Wade

**ACTION****1. APOLOGIES**

Apologies for absence were received from Councillor Marriott and A. Turrell

**2. NOTES OF MEETING HELD ON 2 SEPTEMBER 2004**

It was agreed that subject to;

- a) it being noted in item 3 "Recovery Plan Annex" that it was the format of the annex that had been agreed;
- b) that in respect of item 5 "Change Request Report", in the final sentence "useful" should be replaced by the word "essential";
- c) and that also in item 5 that it be noted that prioritisation would lead to budgeting rather than looking at the finance available and what could be achieved with it; and
- d) in item 9 Councillor Marriot's comment in respect of organisational esteem for Overview and Scrutiny should be included,

the notes of the meeting held on 2 September be agreed.

**3. MATTERS ARISING**

- a) Change Champions – T Du Sautoy commented that work on this was ongoing but the bid to the Capacity Fund might supercede this work. T Du Sautoy undertook to discuss with the Chair of the change champion meetings whether member input would be welcomed.
- b) Sedgebrook 3 – it was noted that a briefing for Sedgebrook 3 would be held on 21 September 2004 at 4:00pm

- c) Capacity Fund Bids – V Shayler reported that the first two bids on member development and structural review had been submitted to the ODPM the previous day. Work was continuing on 3 further bids and the views of Pat Coleman were being sought on these.

#### **4. UPDATE ON PARTNERSHIP ACTIVITIES**

- a) J Warlow reported that a bid in respect of areas of shared services had been submitted to the ODPM by Wellingborough Borough Council, Northamptonshire County Council and the Council. The ODPM had indicated that they did not feel that this particular bid was appropriate for their funding but had directed the project to the new Regional Centre of Procurement.
- b) The notes of a meeting and options between West Northamptonshire Districts (Daventry, South Northants, the County Council and the Council) had been circulated. J Warlow commented that it would be interesting to see what view the County Council would take being both part of the West Northants grouping and the North Northants grouping.

#### **5. NBC MONTHLY MONITORING REPORT TO DWP**

C Stevenson referred to the report circulated with the agenda and T Du Sautoy commented that in respect of item 6 of the agenda, Performance Reporting Requirements, a report on Revenues and Benefits was also to be submitted to the Monitoring Board the following week.

C Stevenson commented that in respect of New Claims (BVPI78A) the target for August was an average processing time of 50 days; in respect of Changes of Circumstances (BVPI78B) the target had been achieved. She had also referred to some issues in respect of how the tracking system perceived the receipt of an application. This was being sample checked but it was suspected that following initial receipt of the application and whilst it was pending that when it came to be reactivated the system was taking the reactivation date as the receipt date. This implied that some outstanding applications might be older than the age profile contained in the report. She further commented that the monthly targets had now been adjusted so that the annual target would be achieved. Comment was made that if a monthly target was not achieved and adjustments were made to the remaining months targets that a situation could arise where those targets became unrealistic and not achievable. This problem was acknowledged and C Stevenson commented that a new document management system was due to be implemented in January 2005 and funding had been gained from DWP for further agency staff. Both of these measures were anticipated to help the situation.

It was noted that the aim over time was to reach the 36 day processing target for new claims and that the DWP were aware of problems resulting from the new definition of change of circumstances that had been introduced in April 2004. This was a national issue. Councillor Church commented that on a visit to the office he had noted a certificate that the Council had received for the percentage of Council tax collected by direct debit and commented that these successes needed to be celebrated throughout the Council and if appropriate through the Press. Whilst noting that this had been received some time ago the principle of this was supported. C Stevenson commented that a series of task and finish

groups had been set up to look at communications, performance and reward, and a newsletter to employees and members.

It was agreed that the report showed a true reflection of the current situation in Benefits and with some additional statistical information on Revenues it would be submitted to the Monitoring Board for its meeting the following week. Councillor Larratt thanked all those involved with the progress achieved so far.

## **6. PERFORMANCE REPORTING REQUIREMENTS- UPDATE**

T De Sautoy commented that the Monitoring Board had indicated that it would accept what the Council viewed as an adequate report for monitoring performance against the Recovery Plan. In referring to the two documents T Du Sautoy circulated at the meeting he suggested that the format of the information be looked at first and the content afterwards.

The Monitoring Board would receive information in two sections. Firstly, progress of individual elements of the Recovery Plan and the general performance overview. This would be based on the Recovery Plan Annex. Status sheets for each project would be produced on a monthly basis. Within this there was a second part of the paperwork which included one corporate priority and one service priority each month. The first to go to the Monitoring Board would be Political and Organisational Leadership and the Revenue Benefits report just considered. J Delahunty produced a brief report on progress to date on Political and Organisational Leadership.

The second part of the paperwork set out the Council's general performance as against the top 25 indicators previously chosen by the Executive and reported to them throughout the year. He suggested that these perhaps now needed to be reviewed and that the Chairs and Deputies of the Overview and Scrutiny committees should be involved with the Portfolio Holders in this exercise. P Hamberger commented that there were a series of stages towards performance management, from making most of what was available at present through to bringing in a new system and running the new and old in parallel and then a complete move to a new system. Councillor Hadland noted that some of the top 25 indicators originally chosen only reported on an annual basis and that some were not meaningful to the general public. Some relevant indicators that change more frequently would perhaps give a better picture.

P Hamberger commented that the Monitoring Board were not yet ready to accept exception reporting so they would need to see everything through the Status Sheets. The choice of the performance indicators needed to be the most appropriate to show performance on a strategic level. J Warlow added that in focusing on key indicators the Council needed to show movement out of the lower quarter performance where applicable. It was noted that a wider view of BVPI's would be through Portfolio Holders and Overview and Scrutiny committees which was a common approach nationally. It was also noted that the forthcoming Sedgebrook 3 meeting might change perceptions of the top 25 indicators as well.

It was agreed that the format of the Status Sheets and performance information be accepted and that following Sedgebrook 3 the Chairs and Deputies of the Overview and Scrutiny committees be invited to discuss the most relevant performance indicators to be reported on in future.

It was noted that Sedgebrook 2 had agreed that members would consider the most appropriate Councillor nomination for the six priority areas. It was agreed that the three Group Leaders would meet to discuss this further. It was noted that J Delahunty and Dr G Stephens were now in place as Business Change Managers and that unsuccessful discussions had taken place with Northamptonshire Chamber in respect of a third. Discussions would now take place with some of the larger businesses in the town to see what might be achieved without compromising the input the Council was seeking.

In respect of the content of the Status Sheets and the BVPI's it was noted that in respect of the "root and branch structural review" that a Capacity Fund Bid would make things easier, however, if this were not forthcoming the new Chief Executive and Management Team would need to consider how this project could then be best delivered. T Du Sautoy commented that pages 11 to 13 of the Status Sheets showed how the issues raised at the Sedgebrook sessions had been progressed. In respect of the BVPI's it was noted that more information would be included. P Hamberger commented that there were some good signs, there were a lot of green lights to which some ambers in relation to Revenues and Benefits would be added. The only red light was in respect of Housing, Minor Repair Response Times on which there was no current explanation from B O'Mara. It was noted that the Monitoring Board would be sent the summary sheets only and the detailed data sheets would be circulated on the night.

## **7. REVISED PARTNERSHIP STATEMENT- SECTION 2.4 OF THE RECOVERY PLAN**

V Shayler commented that the ODPM had requested that the contents of paragraph 2.4 of the Recovery Plan should be revisited. Pat Coleman had commented that she was not in agreement with the Council's initial approach so it would be reconsidered from scratch and it was intended to submit a revision to the Monitoring Board at the October meeting. It was important to demonstrate a new approach to strategic partnership and how they would be an essential element of future activities.

## **8. PROPOSED STANDING AGENDA ITEMS**

V Shayler referred to the proposed standard agenda for Recovery Board meetings and noted that meetings following a Monitoring Board meeting would have a feedback item.

The standing agenda was agreed for future meetings.

## **9. CHANGE REQUEST REPORTS**

A brief discussion took place on the changing of project Milestones at such an early stage in the process. P Hamberger commented that the ODPM were more likely to consider changes at an early stage rather than at later on when the Monitoring Board would probably wish to see much more detail.

The change request report was received and noted, the following requests to be referred to Council for agreement as key amendments to the



Recovery Plan project Milestones;

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 in 2005.

**10. DETAILED DISCUSSION ON CORPORATE AND SERVICE PRIORITY**

It was agreed that this had been dealt with in earlier discussions.

**11. NEW RECOVERY PLAN ANNEX FORMAT**

V Shayler circulated examples of six projects, one from each of the priority areas, in the new format and commented that these would be reported to the Monitoring Board. It was agreed that the new format be submitted to the Monitoring Board, it being noted that if approved then Version 6 of the Recovery Plan Annex would be produced.

**12. GMB 16.9.04- PROPOSED NARRATIVE ON PROGRESS**

V Shayler reported that P Coleman had agreed that a narrative on progress (as previously reported) would no longer be needed, as full updates on all projects were being presented. The position was noted.

**13. AGENDA FOR MONITORING BOARD 16 SEPTEMBER 2004**

V Shayler circulated the Monitoring Board agenda as supplied by GOEM, which was noted.

**14. ATTENDANCE LIST FOR SEDGEBROOK 3 (FOR NOTING)**

V Shayler circulated the attendance list and itinerary for the meeting. Councillor Barron enquired as to Pat Coleman's role at the meeting in terms of the support the ODPM might be able to offer. J Warlow commented that the ODPM would be looking for the Council to show that it was making progress and that it had an understanding of the answers and how to achieve them.

J Warlow commented that following Sedgebrook 3 the Council would have its vision for future and priorities in place and that the first part of Sedgebrook 3 would be a recapping of that and the remainder of the weekend would be about prioritising a framework and options. A sense of what was progressable in practice and politically should emerge and therefore there would be a consensus of what was not. The Administration would then be charged with devising a medium term financial plan which would then be fed into the budget process for consultation and then into the final budget to be agreed by the Council in February 2005. The position was noted.

**15. DRAFT AGENDA FOR SEDGEBROOK 3**

This was discussed and approved.

**16. ANY OTHER BUSINESS**

None.

**17. DATE OF FUTURE RECOVERY BOARD/ GMB AND ASSOCIATED MEETINGS**

V Shayler apologised for on the difficulties in ensuring that all members of

the Board had received the paperwork for this meeting and difficulties that had been experienced in previous meetings. The timetable of Recovery Board, Monitoring Board and Executive Meetings had been reworked because of two errors that had been found in it but this had given the opportunity to better plan out the meetings to avoid the difficulties previously experienced. The position was noted.

The meeting concluded at 1947 hours.

The meeting concluded at 19.47 hours

M4343

## NORTHAMPTON BOROUGH COUNCIL

## RECOVERY BOARD

Thursday, 7 October 2004  
Godwin Room, The Guildhall

<b>PRESENT</b>	Councillor T Hadland (Deputy Chair)	Councillor R Church
	Councillor L Barron	Councillor L Marriott
	Councillor A Woods	Councillor P Larratt (part)
	Jon Warlow	Tony du Sautoy
	Ray Bowmer	Nick Wood
	Vaughan Shayler	Gurinder (Ringo) Sandhu
	Kathy Sugden	Dr Gill Stevens
	Christine Stevenson	John Delahunty (5.10pm)
	Jo Docker (Minutes)	

		<b>ACTION</b>
<b>1.</b>	<b>Apologies</b>	
	Councillor P Larratt	
<b>2.</b>	<b>Minutes of the meeting held on 9 September 2004</b>	
	V Shayler pointed out that Item 10 onwards had headings against the wrong sections and would be re-submitted.	<b>V Shayler</b>
	Councillor L Barron commented on item 14. The sentence requested rewording of the minutes.	
	<b>Matters Arising</b>	
	Councillor L Barron stated that the Recovery Board minutes will go to Full Council – he asked for clarification as to the protocol for answering questions at Council.	<b>Nick Wood</b>
	J Warlow investigated this issue with the Borough Solicitor and advised that questions received from members can be answered by Recovery Board members who may, with the Chair's approval call on officer support.	
	It was confirmed that 'loose leaf' copies of the last Recovery Board minutes would be circulated at Council on Friday 8 <sup>th</sup> October 2004 and that these and future minutes will be circulated to all members as part of the bound agenda in future.	

Christine Stevenson gave a Progress Report on Revenues and Benefits and circulated the latest performance statistics.

In August, on average we achieved 55 days for new claims processing and 13 days for Change of Circumstances.

In September this increased to 58.33 and 14.47 days respectively.

The reason for the rise in processing new claims was a problem with recording dates on the tracker system and undertaking work on a number of old cases found in pending.

Councillor Marriott asked what actions had been put in place to improve the situation.

Christine responded by stating that there will be an analysis on all pending work, identification of training requirements and that all cases are re-tracked. A resource plan is also being produced

Christine also mentioned that the division is looking for sustained improvements and not quick fixes – this approach is supported by the DWP.

The DWP are happy that we have done an analysis of cases in pending and they have provided some funding to backfill posts.

Christine was asked when there would be sustained improvement.

Christine reported that week 1 of October will be still be affected by pending cases but hoped that the second and third week of this month should see an improvement. Christine also informed that there is a Performance Improvement Action Team at NBC at the moment carrying out some monitoring work and there is a new procedure in place now for setting up claims.

Councillor Woods suggested being more honest and realistic with target setting and not “set ourselves to fail”. The DWP would rather see us gradually improve than a “quick fix” and then fall back when the heat is off.

Members requested a latest update from Christine at the Government Monitoring Board pre meeting on 21 October 2004.

	<p>With regards to Council Tax, Christine reported that the collection rate was 56.2% against a target of 56.4%. The 56.2% is 1% up on last year's collection. New employees have been recruited and are being trained; this should have a positive impact on the collection rate.</p> <p>For NNDR the collection rate is 62.35% against a target of 60.5%.</p>	
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<b>3.</b>	<b>Update on Monitoring Information Requirements for 21.10.04 Government Monitoring Board</b>	
	<p>V Shayler reported to Members that Pat Coleman has indicated she is prepared to receive the worked up annex at the 18 November GMB.</p> <p>Cllr Woods stated that GMB would like to see some good project sheet samples at the October meeting.</p> <p>V Shayler commented that Pat Coleman was quite pleased with progress but would want to see substantial work in progress by the next Monitoring Board.</p> <p>V. Shayler introduced Dr Gill Stevens from Sunley Management Centre UCN who is the Business Change Manager for Cultural and Organisational Transformation Gill will be presenting before and after examples of the project sheets.</p> <p>Councillor Woods stated that the key message from the last GMB meeting was that Members need to get fully on board with the project priorities work</p> <p>Councillor Barron expressed concern about being able to set aside sufficient time to do all the required tasks. Up to speed on all.</p> <p>Members were advised that a Key Performance Indicator (KPI) workshop has been arranged for 19<sup>th</sup> October at 2.00pm in the Function Room at the Museum, Guildhall Road. This workshop is to review and agree the 'basket of key PI's that will make members aware of how well the Council is performing.</p>	
a)	<u>Cultural and Organisational Transformation</u>	
	Dr Gill Stevens introduced herself and stated that she is currently working 2 days per week in the Change Team.	

	<p>She has been asked to do a report to the Monitoring Board at the end of the month. She passed around an overview of the content of her planned presentation to the Government Monitoring Board.</p> <p>Gill is looking at the Cultural and Organisational Transformation projects within the Annex. On 15<sup>th</sup> October she is meeting all with the intention of agreeing outcomes for each project.</p> <p>She has also offered her support to Change Champions Team.</p> <p>Councillor Church commented on ownership and the difficulty of engaging all members so that they feel an ownership and commitment to the recovery plan.</p> <p>The Recovery Board felt there needs to be a mechanism to include non Recovery Board Members in the large number of projects in the Annex.</p>	
	<p>Councillor Marriott stated that there should be greater involvement of Overview and Scrutiny Members.</p>	
	<p>T du Sautoy suggested that if there were a way of engaging other Members it would help the Recovery Board Member's workload.</p>	
	<p>J Warlow mentioned that this is happening in an informal way at the moment e.g. with the Housing Stock Appraisal. It would be an excellent idea to engage Members in projects across the board. There are two points surrounding this;</p> <ul style="list-style-type: none"> <li>• How the Recovery Board makes sure the programme is delivered, and</li> <li>• Who will participate in the projects?</li> </ul>	
	<p>V Shayler informed that Government Office is looking for clear signs of ownership. The Recovery Board needs to look after projects but other Members need to be engaged where there are natural links.</p>	
	<p>Councillor Barron stated that there are some natural areas where Members fit better rather than using Party Leaders and Deputies. Councillor Woods said we would have to be cautious on how much information goes out from this forum. This Board will have to make some clear decisions on key outcomes of projects and make sure the projects are the ones necessary before the Monitoring Board in</p>	

	November.	
	T du Sautoy said that there is a need for the Recovery Board to spend a few hours with the Recovery Plan and Groups to speak to some of their Members. The Engagement Strategy and One Stop Shop are large projects and deeper Member involvement in these projects is welcome. A clear understanding is needed to move forward.	
	J Warlow mentioned the project in the Recovery Plan re Member/Officer relationships. Pat Coleman's view is that this should be deferred until we know how the new structures will work but to carry on as we are in the meantime. Very conscious of the Corporate Plan that was adopted 18 months ago. The Recovery Plan only covers a proportion of what we do in this authority. Emerging is a document showing how the whole of the authority is moving forward.	
	T du Sautoy referred to the One Stop Shop presentation to the Monitoring Board. There is a lot of customer focus vision and work on the infrastructure in the medium to long term but a big piece missing is the sense of what it is all for and who is going to benefit from it. There is a large gap apparent through the IEG work being done by SOCITM and IdeA.	
	Members expressed some concern re the programme and project management - Ringo Sandhu replied that we were looking to the use of Prince2 as light as possible. Whilst addressing the CPA concerns that we often start things and do not finish. .	
	Councillor Hadland mentioned the terminology "projects" and whether that is the correct word as it seems to have a wall around it and not thought as being linked to anything else. J Delahunty stated that perception is important.	
	Councillor Church asked where we are with appointment of the third Business Change Manager. J Warlow responded by stating that we would like to engage Joe Hubbard but this is still in discussion.	
<b>4.</b>	<b>Discussion on Member Engagement for Project Awareness/Prioritisation etc</b>	
	V Shayler mentioned that he would like to talk very quickly about Member Engagement but the discussion needs to	

	have all the Members present. He was informed that there is a meeting with the three Leaders on Friday afternoon 8 <sup>th</sup> October so it the discussion will have to take place then or Thursday, 14 <sup>th</sup> October.	
<b>5.</b>	<b>10 year vision objectives</b>	
	T du Sautoy stated that the 10-year vision project had been written up but to try and consult on this would be confusing with the Future Northampton shared vision being promoted at present. At some stage the vision needs to go public but suggested using it as an internal documenting the meantime. J Warlow suggested using it as a vision statement around the exercise. Councillor Church said that it would be useful to let staff know that this was discussed at Sedgebrook.	
<b>6.</b>	<b>Communication arising from Sedgebrook</b>	
	T du Sautoy discussed the summary that came through from Sedgebrook. He asked whether Members were comfortable for the priorities that came through without jokers or caveats to be used for the forthcoming Employee Road shows and Executive next week. – This was agreed	
	Councillor Barron said that the document that the three Leaders have signed up to needs to stress re-deployment and re-skilling opportunities. Kathy Sugden stated that the workplace briefing would help.	
	Councillor Woods enquired how we are getting employees to the Road shows and who will be there. There have been posters circulated around all work areas and a much bigger turn out is expected. Currently looking at evening Road shows for Members but Councillor Woods suggested presenting the Road show at Group meetings instead.	
<b>7.</b>	<b>Budget – Members Reference Group</b>	
	Ray Bowmer raised the issue of establishing the Members reference Group as agreed at Sedgebrook Hall, Who were the members representatives and what were the its Terms of Reference	
	Councillor Hadland stated that we are not in a position to decide tonight but will put something together for discussion with Recovery Board Members	



	<p>Councillor Church spoke about the need to make it clear to employees that the Sedgebrook options are the outcomes of a workshop and they are not confirmed and carry no constitutional authority. With regard to the Member Reference Group, Councillor Church understands that was purely to look at budgets and nothing to do with what has already been decided. There needs to be two Members from each group on it.</p>	
<b>8.</b>	<b>Overview of presentation of One Stop Shop</b>	
	<p>T du Sautoy stated that he would be making a presentation at GMB on 21<sup>st</sup> October 2004.</p> <p>There are a group of projects around citizen focus, but there is still a gap in the overall programme, which needs to be filled by early next year. Issues of citizen access surveys, partnership with other agencies and the role of district offices and other remote access need to be incorporated into a revised strategy.</p>	
<b>9.</b>	<b>Make it Happen/Team Brief</b>	
	<p>It was agreed at CMT that Core Brief and 'Make it Happen' should be combined, Recovery Board confirmed their agreement to this decision</p>	
<b>10.</b>	<b>Change Requests</b>	
	<ol style="list-style-type: none"> <li>1. Devise service delivery strategy – now</li> <li>2. Agree Member Change Champion</li> <li>3. Endorsement Recovery</li> </ol> <p>C8 – Remove Project: Reviewed at Recovery Board and minuted for approval at Full Council  C11 – (4) Rename Project: Endorsed at Recovery Board though note raised that it may be raised again following further programme analysis  B2 – (4) Change Project title: Endorsed at Recovery Board  B2 - (4) Revise milestones: Approved at Recovery Board</p>	
<b>11.</b>	<b>Any Other Urgent Business</b>	
	<p>Councillor Church is happy to keep to the current system of minutes with narrative of what people have said and draft be emailed to the Recovery Board.</p> <p>J Warlow stated that Audit Commission have sent a paper</p>	

	<p>regarding Self Assessment Framework. It was originally said that this had to be done by next Monday – it has subsequently been confirmed with Pat Coleman and Mary Perry that this is not required till February/March 2005</p> <p>V Shayler informed members that an IEG workshop has been arranged for Monday 18<sup>th</sup> October from 6.00pm. This will be facilitated by SOCITM and the IDeA.</p>	
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The meeting closed at 7.20pm

***Are Members happy with the format of these Minutes?***