

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 16 November 2010

PRESENT: Councillor Collins (Chair); Councillor Meredith (Deputy Chair);
Councillors Church, J. Conroy, Davies, Golby, Hill, Lane, Malpas,
Matthews and Woods

1. APOLOGIES

Apologies for absence were received from Councillor Hawkins.

2. MINUTES

The minutes of the meeting held on 19 October 2010 were agreed and signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

RESOLVED: (1) That Mr G Warren be granted leave to address the Committee in respect of application N/2010/0839.

4. DECLARATIONS OF INTEREST

None.

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

None.

6. LIST OF CURRENT APPEALS AND INQUIRIES

The Head of Planning submitted a List of Current Appeals and Inquiries and noted that the appeal in respect of N/2010/0426, 18 Trevor Crescent, had been dismissed.

RESOLVED: That the report be noted.

7. OTHER REPORTS

None.

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

None.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

(A) N/2010/0910- REMOVAL OF STUD PARTITION WALLS ERECTED SINCE 1948, RE-OPENING OF AN EXISTING DOORWAY, REWIRING AND IMPROVEMENTS TO LIGHTING, THE GUILDHALL, AT GILES SQUARE

The Head of Planning submitted a report in respect of Application no. N/2010/0910

elaborated thereon and in answer to a question noted that the West Entrance was not to be reopened for public use.

The Committee discussed the application.

RESOLVED: That the application be approved in principle subject to the referral of the application to the Secretary of State and subject to the conditions set out in the report as the proposed alterations would restore rooms to their former size, and reinstate the former doorway which would not result in the loss of historic fabric and would not have an adverse impact on the historic integrity of the building.

10. ITEMS FOR DETERMINATION

(A) N/2010/0839- ERECTION OF ONE DETACHED AND 2 SEMI DETACHED THREE- BEDROOM DWELLINGS, 14-18 THE WARREN

The Head of Planning submitted a report in respect of Application no N/2010/0839 elaborated thereon and in answer to questions noted that the Council owned 14 The Warren and that vehicle crossovers would be created to each of the proposed properties through the highway verge.

Gavin Warren, the agent, noted that the report detailed the issues raised by Hardingstone Parish Council and that he had worked with the residents for a long time to arrive at a scheme that met their concerns. He commented that there had been no objections from residents. In answer to a question Mr Warren commented that the density of his proposal was less than that immediately opposite the site.

The Committee discussed the application.

RESOLVED: That the application be approved subject to the conditions set out in the report as the principle of using existing residential land for a new residential use was acceptable. The siting and design of the dwellings would compliment the locality and would not be detrimental to visual or residential amenity or highway safety in accordance with Policies H6 and E20 of the Northampton Local Plan and the guidelines contained within PPS13.

(B) N/2010/0693- APPLICATION FOR EXTENSION OF TIME LIMIT TO IMPLEMENT PLANNING PERMISSION N/2007/1301 FOR A FIRST FLOOR EXTENSION, 17 CLAYSTONES

The Head of Planning submitted a report in respect of Application no N/2010/0693 elaborated thereon and referred to the Addendum that set out an objection from the occupiers of 18 Claystones. In answer to questions, the Head of Planning commented that the allegation of business use had been previously investigated and had no effect on the domestic status of the property and that the proposed window to the western elevation would not directly overlook 18 Claystones.

The Committee discussed the application.

RESOLVED: That the application be approved subject to the conditions set out in the report as the impacts on the character of the original building, street scene and residential amenity was considered to be acceptable and in accordance with Policies E20 and H18 of the Northampton Local Plan and the SPG Residential Extensions Design Guide

(C) N/2010/0863- SINGLE STOREY REAR EXTENSION, 106 NURSERY LANE

The Head of Planning submitted a report in respect of Application no N/2010/0863 and elaborated thereon.

The Committee discussed the application.

RESOLVED: That the application be approved subject to the conditions set out in the report as due to the siting, size and design of the extension, its impact on residential amenity was considered acceptable in accordance with Policy H18 of the Northampton Local Plan.

11. ENFORCEMENT MATTERS

None.

12. APPLICATIONS FOR CONSULTATION

None.

The meeting concluded at 18.33 hours