

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 26 June 2012

PRESENT: Councillor Golby (Deputy Chair); Councillors Aziz, N Choudary, Hallam, Hibbert, Lynch, Mason and Oldham

1. APOLOGIES

Apologies for absence were received from Councillors Davies, Flavell, Lane and Meredith.

2. MINUTES

The minutes of the meeting held on 29 May 2012 were agreed and signed by the Deputy-Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

RESOLVED: That Mrs Johnston be granted leave to address the Committee in respect of application no. N/2011/1184.

That Mr Moody, Dr Rawcliffe and Councillor Stone be granted leave to address the Committee in respect of application no. N/2012/0328.

That Mr Fraser-Wright and Councillor Stone be granted leave to address the Committee in respect of application no. N/2012/0375.

That Councillor Stone be granted leave to address the Committee in respect of application no. N/2012/0438.

4. DECLARATIONS OF INTEREST

Councillor Hibbert declared a Personal Interest in item no. 10K- N/2012/0375 as being known to someone who had previously objected to the application.

Councillor Mason declared a Personal and Prejudicial Interest in item no. 10A-N/2011/1184 as being involved with the Community Centre.

Councillor N. Choudary declared a Personal and Prejudicial Interest in item no. 10A-N/2011/1184 as a close relative owned the taxi business operating from part of the premises.

Councillor Golby declared Personal and Prejudicial Interests in items 10B- N/2011/1262, 10C- N/2011/1263, 10D- N/2011/1264, 10E- N/2011/1265, 10F- N/2011/1266, 10G- N/2011/1267 and 10H- N/2011/1268 as being a County Councillor.

Councillor Hallam declared Personal and Prejudicial Interests in items 10B- N/2011/1262, 10C- N/2011/1263, 10D- N/2011/1264, 10E- N/2011/1265, 10F- N/2011/1266, 10G- N/2011/1267 and 10H- N/2011/1268 as being a County Councillor.

Councillor Lynch declared Personal and Prejudicial Interests in items 10B- N/2011/1262, 10C- N/2011/1263, 10D- N/2011/1264, 10E- N/2011/1265, 10F- N/2011/1266, 10G- N/2011/1267 and 10H- N/2011/1268 as being a County Councillor.

Upon a vote it was agreed that Councillor Hibbert chair the meeting when items 10B to 10H were considered.

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 application N/2011/1288 had been withdrawn; that in respect of application no. N/2009/0536 a Public Inquiry would be held on 18 July 2012 at the Guildhall; and further noted that in respect of application no. N/2011/0928 the Planning Inspector in allowing the appeal had concluded that the use of the premises and the internal layout of it would not adversely affect the character of the area.

RESOLVED: That the report be noted.

7. OTHER REPORTS

(A) LA/2002/2005- SOUTHBRIDGE WEST- DEED OF VARIATION TO SECTION 106 AGREEMENT

The Head of Planning submitted a report in respect of LA/2002/0005 and elaborated thereon.

RESOLVED: That the variation to the Section 106 agreement as set out in the report be agreed.

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

None.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

None.

10. ITEMS FOR DETERMINATION

(A) N/2011/1184- VARIATION OF CONDITION 3 TO PLANNING PERMISSION N/2011/0215 TO CHANGE THE OPENING TIMES TO OPEN 24 HOURS AT LINGS LOCAL CENTRE, BILLING BROOK ROAD

Councillors N Choudary and Mason left the meeting in accordance with their earlier declarations of interest given at minute 4 above.

The Head of Planning submitted a report in respect of application no. N/2011/0215, elaborated thereon and in answer to a question commented that if the Committee were minded to approve the application it was suggested that the extension of hours would apply for a 12 month period in the first instance (proposed condition 1) and the applicant would need to apply again if they wanted to make this permanent.

Mrs Johnston, the Secretary of Brookside Hall Community Association, asked that the Committee approve the application without restriction as she understood that the consent could be revoked at any time. She commented that the Community Centre was not licenced and that it was a community facility and that the 24 hour opening was only needed occasionally. In answer to a question Mrs Johnston stated that the Pentecostal Church and the Tabernacle Outreach Church had made requests to have services at 23.00 hours.

In answer to questions the Head of Planning clarified that the application for 24 hour opening only referred to the taxi office and the community centre and not to the other uses on the site; that the reason behind suggesting a temporary consent was so as to be able to assess how use of the Community Centre worked out in practice and that proposed condition 5 prevented the use of public address systems or amplified music beyond the existing hours of operation.

The Committee discussed the application.

Councillor Hibbert proposed and Councillor Hallam seconded "That the application be approved but that condition 1 be amended to allow the temporary use for a six month period."

Upon a vote the motion was carried.

RESOLVED: That the application be approved subject to the conditions set out in the report and as amended in respect of Condition 1 to allow the temporary use for a six month period, as the proposed variation of condition would have a neutral impact upon the amenities of neighbouring properties and would support the

continued use of the property as a community centre. The proposal was therefore in compliance with the requirements of the National Planning Policy Framework.

(Councillors N. Choudary and Mason rejoined the meeting.)

(I) N/2012/0290 ERECTION OF 3NO. 2 BEDROOM DWELLINGS (FRONTING ROSS ROAD) AT 32 PEVERELS WAY

The Head of Planning submitted a report in respect of application number N/2012/0290, elaborated thereon and in answer to questions commented that the works to improve the turning circle would have to be completed before work on the scheme commenced and that the Council would be the enforcement authority if this did not happen.

The Committee discussed the application.

RESOLVED: That the application be approved subject to the conditions set out in the report as the siting, size and design of the development would not adversely affect the character of the area nor adversely affect the amenity of neighbouring properties in accordance with saved policies E19, E20 and H6 of the Northampton Local Plan

(J) N/2012/0328 CHANGE OF USE TO 14 BEDROOM HOUSE IN MULTIPLE OCCUPANCY (AS AMENDED BY REVISED PLAN RECEIVED ON 29/05/2012) AT 9 - 11 HAZELWOOD ROAD

The Head of Planning submitted a report in respect of application no. N/2012/0328 elaborated thereon and referred to the Addendum that set out an objection from the Managing Agents of Derngate Mews and confirmations of the positions of the Chief Fire Officer and Private Sector Housing Officer.

Councillor Stone, as Ward Councillor, thanked the applicants for the revised plans and the efforts they had made to meet the concerns that had been raised at the last meeting however concerns remained that the proposal was too dense; fourteen units was still more than the previous consent for 10; that the rubbish storage and cycle store were inadequate; and inadequate parking provision. In answer to questions Councillor Stone commented that her constituents view was that the existing planning permission for 10 units was already dense and therefore more than ten was too dense.

Mr Moody, the Operations Director for the managing company that would look after the premises, noted that the average rent for similar sized accommodation in Northampton was £70 per week. Given that these premises would be high spec aimed at young professionals, they would be seeking to achieve rent of £100 to £125 per week. He commented that typically 40% of their tenants did not own cars. All tenants would have Harmonious Living Guidelines that were designed to manage out issues with neighbours along with frequent visits from a site supervisor. Mr Moody commented that the previous permission for 10 units would have allowed for couples so the actual number of occupants could have been higher than under this proposal.

He also stated that as Managing Agents their properties in Derby had achieved accreditation for the standard achieved.

Dr Rawcliffe, the applicant, commented that she had taken account of the Committee's previous comments and had reconfigured the internal layout. One room was now nearly three times larger than the legal requirement. All the rooms had en-suites. The current lawful use of the building was as a HIMO with 8 units together with 6 offices which she suggested was a greater use than the proposal. The planning permission for 10 units had now lapsed. Safe cycle and rubbish storage had been provided. Dr Rawcliffe commented that the building had cost nearly £300,000 to purchase and the internal works would cost a further £200,000 which put the scheme on the limit of affordability.

The Head of Planning confirmed that the previous planning permission that had now lapsed had been for 10 units and 18 people and no car parking. This proposal included five allocated car park spaces.

The Committee discussed the application.

RESOLVED: That the application be approved subject to the conditions set out in the report as the proposal would not have an undue detrimental impact on the character of the locality or on residential amenity of the area and would not give rise to highway safety problems. The proposal is therefore compliant with NPPF and Policies E20 and E26 of the Northampton Local Plan.

(K) N/2012/0375 APPLICATION TO VARY CONDITION 3 OF PLANNING PERMISSION N/2011/1134 TO ALLOW PREMISES OPERATION TIMES TO BE BETWEEN 10AM AND 8PM MONDAY TO SUNDAY AT 34 YORK ROAD

The Head of Planning submitted a report in respect of application no. N/2012/0375, elaborated thereon and in response to a question noted that the conditions in respect of the window display would be as for the original consent.

Mr Fraser-Wright, spouse of the applicant, commented that they had been pleased with the business so far but they had had many requests from customers, and had lost some business as a result, for later appointments after normal office hours. In answer to a question Mr Fraser-Wright commented that he would be happy to review the window display/signage.

The Head of Planning commented that the window display met the condition set on the existing consent and that the signage of the window did not need advertisement consent.

The Committee discussed the application.

RESOLVED: That the application be approved subject to the conditions set out in the report as the proposal would not harm the character and appearance of the Boot and Shoe Conservation Area and by reason of its location, would not lead to any adverse impacts on

nearby commercial or residential premises. The proposal therefore complied with saved Policies E20 and E26 of the Northampton Local Plan.

(L) N/2012/0438 CHANGE OF USE FROM LOCAL COMMUNITY ROOM INTO SPA FACILITY (USE CLASS D2) AT RIVERSIDE COMMUNITY CENTRE, 7 CATTLE MARKET ROAD

The Head of Planning submitted a report in respect of application no. N/2012/0438 elaborated thereon and noted that the applicant had commented that the changing area was likely to be sub-divided into cubicles. In answer to questions he commented that the building had been empty for a few months and its use as a Community Room had started in 2001.

Councillor Stone, as Ward Councillor, commented that it was a regret that community facilities would be lost especially in a period of recession. She commented that residents had heard rumours that the spa would be for men only and had worries about the rear exit being used as a main entrance and the opening hours.

In answer to questions the Head of Planning commented that the rear door was a fire exit and the applicant had indicated that he had no intention to use this door as anything other than a fire exit; this could be conditioned. He further commented that the gender of the clientele was not a planning matter but the applicant had implied mixed use and that the hours of opening were conditioned.

The Committee discussed the application.

Councillor Hallam proposed and Councillor Oldham seconded "That the application be approved subject to an additional condition controlling the use of the rear exit as a fire escape."

Upon a vote the motion was carried.

RESOLVED: That the application be approved subject to the conditions set out in the report and an additional condition controlling the use of the rear exit as a fire escape as the proposal would not harm the character and appearance of the area and by reason of its location, would not lead to any adverse impacts on nearby commercial or residential premises. The proposal therefore complied with saved Policies E19 and E20 of the Northampton Local Plan.

Councillors Hallam and Lynch left the remainder of the meeting in accordance with their declarations of interest set out in minute 4 above.

Councillor vacated the Chair and left the remainder of the meeting in accordance with his declaration of interest set out in minute 4 above.

Councillor Hibbert assumed the Chair for the remainder of the meeting in accordance with the Committee's decision set out in minute 4 above.

(B) N/2011/1262 APPLICATION TO EXTEND TIME LIMIT FOR IMPLEMENTATION OF 06/0022/OUTWNN FOR RESIDENTIAL DEVELOPMENT (ALL MATTERS RESERVED EXCEPT ACCESS) AT FORMER ABINGTON VALE MIDDLE SCHOOL, BRIDGEWATER DRIVE

The Head of Planning submitted a report in respect of application no. N/2011/1262 and elaborated thereon.

The Committee discussed the application.

RESOLVED: That the application be approved in principle subject to the following:

(1) Prior finalisation of a S106 agreement to secure:

- Public Open Space
- Play Area and recreation Equipment Contribution
- Affordable Housing at 35%
- Sport and recreation Contribution
- Bus Infrastructure Contribution
- Bus Services Enhancement Contribution
- Community Fund / Faculties Contributions – to pay for a range of community uses
- Employment Co-ordinator Contribution – used to fund a co-ordinator of skills and training relevant to development schemes in Northampton.
- Footpath / Cycleway Contribution
- Design Contribution – this is used to pay the costs of agreeing the final design.
- Monitoring Contribution – this is used to pay the costs of monitoring compliance.
- Strategic Infrastructure Contribution
- Public Open Space Maintenance Sum
- Technical Support Contribution
- CTEMM Plan – Construction Training And Employment Method Management Plan, this seeks to maximise job opportunities for residents of Northampton.
- Public Art Strategy
- Sustainable Urban Drainage Scheme
- Sustainability Strategy.
- Securing community use of neighbouring or alternative facilities

(2) The planning conditions set out in the report and for the following reason. The Local Education Authority had confirmed that the site was surplus to requirement and was located within the settlement area where government and local plan policy support residential development which was appropriate to the character of the area and in this instance did not result in the

loss of needed playing fields. The access and principle were considered to be appropriate in accordance with Policies L2, H7, H17, H32, E11, E12 and E17 of the Northampton Local Plan and the National Planning Policy Framework.

- (3) That in the event that the S106 legal agreement is not secured within three calendar months of the date of this Committee meeting, delegated authority be given to the Head of Planning to refuse or finally dispose of the application on account of the necessary mitigation measures not being secured in order to make the proposed development acceptable.

(C) N/2011/1263 APPLICATION TO EXTEND TIME LIMIT FOR IMPLEMENTATION OF 06/0029/OUTWNN FOR RESIDENTIAL DEVELOPMENT AND MEANS OF ACCESS AT EMMANUEL CHURCH MIDDLE SCHOOL, BIRDS HILL WALK

The Head of Planning submitted a report in respect of application no. N/2011/1263 and elaborated thereon.

The Committee discussed the application.

RESOLVED: That the application be approved in principle subject to the following:

- (1) Prior finalisation of a S106 agreement to secure:
- Public Open Space
 - Play Area and recreation Equipment Contribution
 - Affordable Housing at 35%
 - Sport and recreation Contribution
 - Bus Infrastructure Contribution
 - Community Fund Contribution – to pay for a range of community uses
 - Employment Co-ordinator Contribution – used to fund a co-ordinator of skills and training relevant to development schemes in Northampton.
 - Footpath / Cycleway Contribution
 - Design Contribution – this is used to pay the costs of agreeing the final design.
 - Monitoring Contribution – this is used to pay the costs of monitoring compliance.
 - Strategic Infrastructure Contribution
 - Public Open Space Maintenance Sum
 - Technical Support Contribution
 - CTEMM Plan – Construction Training And Employment Method Management Plan, this seeks to maximise job opportunities for residents of Northampton.
 - Public Art Strategy

- Sustainable Urban Drainage Scheme
 - Sustainability Strategy.
- (2) The planning conditions set out in the report as the Local Education Authority had confirmed that the site was surplus to requirements and was located within the settlement area where government and local plan policy support residential development which was appropriate to the character of the area and in this instance did not result in the loss of needed playing fields. The access and principle were considered to be appropriate in accordance with Policies L2, H7, H17, H32, E11, E12 and E17 of the Northampton Local Plan and the National Planning Policy Framework.
- (3) That in the event that the S106 legal agreement was not secured within three calendar months of the date of this Committee meeting, delegated authority be given to the Head of Planning to refuse or finally dispose of the application on account of the necessary mitigation measures not being secured in order to make the proposed development acceptable.

(D) N/2011/1264 APPLICATION TO EXTEND TIME LIMIT FOR IMPLEMENTATION OF 06/0030/OUTWNN FOR RESIDENTIAL DEVELOPMENT AND MEANS OF ACCESS AT BLACKTHORN MIDDLE SCHOOL, BLACKTHORN ROAD

The Head of Planning submitted a report in respect of application no. N/2011/1264, elaborated thereon and referred to the Addendum that set out a request from the County Council that the timescale for completing the Section 106 agreement be three months rather than two and the amendment of condition 23.

The Committee discussed the application.

RESOLVED: That the application be approved in principle as amended subject to the following:

- (1) Completion of a S106 Planning Obligation to secure:
- Public Open Space
 - Contribution to Sport and Recreation activities including Play Areas and recreation equipment contribution
 - On site Affordable Housing at 35%
 - Sport and recreation Contribution
 - Bus Infrastructure Contribution to include the provision of new/replacement bus shelters (design siting and appearance to be agreed) and real time displays in the proximity of the site

- Bus Services Enhancement Contribution
- Community Fund Contribution – to pay for a range of community uses including youth provision, libraries and employment coordination workers.
- Employment Co-ordinator Contribution – used to fund a co-ordinator of skills and training relevant to development schemes in Northampton.
- Footpath / Cycleway Contribution
- Design Contribution – this is used to pay the costs of agreeing the final design and prevent standard highway layout and house types being utilised.
- Strategic Infrastructure Contribution
- Public Open Space Maintenance Sum
- Provision and maintenance of a sustainable urban drainage system and a commuted sum of monies as necessary to ensure adequate funding of the maintenance for a minimum of 30 years or the design life of the development which-ever is the greater.
- Technical Support Contribution
- CTEMM Plan – Construction Training And Employment Method Management Plan, this seeks to maximise job opportunities for residents of Northampton, creation of job opportunities and the provision of skills training, the means of advertising all vacancies (to include subcontractor organisation vacancies jobs).
- Public Art Strategy
- Lighting improvement to the site
- Improvements to car parking in the vicinity of the site.
- Provision and maintenance of a Sustainable Urban Drainage Scheme on site and a commuted sum of monies as necessary to ensure adequate funding or maintenance for a minimum of 30 years or the design life of the development which-ever is the greater.
- Sustainability Strategy including the need to achieve Eco Homes “Excellent” standard.
- Details of a submission consultation strategy with Local residents, residents groups and elected members for a development brief/pre application process to take forward the scheme in terms of future reserved matters application matters.
- Contributions towards closed circuit television cameras
- Monitoring Contribution – this is used to pay the costs of monitoring compliance of s106 Obligation.

(2) The planning conditions set out in the report and as amended in respect of condition 23 as the Local Education Authority had previously confirmed that the site was surplus to requirement and was located within the settlement area where government and local plan policy support residential development which was appropriate to the character of the

area and in this instance did not result in the loss of needed playing fields. The access and principle were considered to be appropriate in accordance with relevant the relevant policies of the Northampton Local Plan and the National Planning Policy Framework.

- (2) It is also recommended that in the event that the S106 legal agreement is not signed and completed within three calendar months of the date of this Committee meeting, delegated authority be given to the Head of Planning to refuse or dispose of the application on account of the necessary mitigation measures not being secured in order to make the proposed development acceptable.

(E) N/2011/1265 APPLICATION TO EXTEND TIME LIMIT FOR IMPLEMENTATION OF 06/0074/OUTWNN FOR RESIDENTIAL DEVELOPMENT ALL MATTERS RESERVED EXCEPT ACCESS AT ECTON BROOK PRIMARY SCHOOL, ECTON BROOK ROAD

The Head of Planning submitted a report in respect of application no. N/2011/1265, elaborated thereon and referred to the Addendum that set out a request from the County Council that the timescale for completing the Section 106 agreement be three months rather than two and the amendment of condition 23.

The Committee discussed the application.

RESOLVED: That the application be approved in principle as amended subject to the following:

- (1) Completion of a S106 Planning Obligation to secure:
- Public Open Space
 - Contribution to Sport and Recreation activities including Play Areas and recreation equipment contribution
 - On site Affordable Housing at 35%
 - Sport and recreation Contribution
 - Bus Infrastructure Contribution to include the provision of new/replacement bus shelters (design siting and appearance to be agreed) and real time displays in the proximity of the site
 - Bus Services Enhancement Contribution
 - Community Fund Contribution – to pay for a range of community uses including youth provision, libraries and employment coordination workers.
 - Employment Co-ordinator Contribution – used to fund a co-ordinator of skills and training relevant to development schemes in Northampton.

- Footpath / Cycleway Contribution
- Design Contribution – this is used to pay the costs of agreeing the final design and prevent standard highway layout and house types being utilised.
- Strategic Infrastructure Contribution
- Public Open Space Maintenance Sum
- Technical Support Contribution
- CTEMM Plan – Construction Training And Employment Method Management Plan, this seeks to maximise job opportunities for residents of Northampton, creation of job opportunities and the provision of skills training, the means of advertising all vacancies (to include subcontractor organisation vacancies jobs).
- Public Art Strategy
- Provision and maintenance of a Sustainable Urban Drainage Scheme on site and a commuted sum of monies as necessary to ensure adequate funding or maintenance for a minimum of 30 years or the design life of the development which-ever is the greater.
- Sustainability Strategy including the need to achieve Eco Homes “Excellent” standard.
- Contributions towards closed circuit television cameras
- Monitoring Contribution – this is used to pay the costs of monitoring compliance of s106 Obligation.

(2) The planning conditions set out in the report and as amended in respect of Condition 23 as the Local Education Authority had previously confirmed that the site was surplus to requirements and was located within the settlement area where government and local plan policy support residential development which was appropriate to the character of the area and in this instance did not result in the loss of needed playing fields. The access and principle were considered to be appropriate in accordance with relevant the relevant policies of the Northampton Local Plan and the National Planning Policy Framework.

(3) It is also recommended that in the event that the S106 legal agreement is not signed and completed within three calendar months of the date of this Committee meeting, delegated authority be given to the Head of Planning to refuse or dispose of the application on account of the necessary mitigation measures not being secured in order to make the proposed development acceptable.

(F) N/2011/1266 APPLICATION TO EXTEND TIME LIMIT FOR IMPLEMENTATION OF 06/0130/OUTWNN FOR RESIDENTIAL

DEVELOPMENT INCLUDING MEANS OF ACCESS (ALL OTHER MATTERS RESERVED) AT FORMER ST MARYS MIDDLE SCHOOL, GRANGE ROAD

The Head of Planning submitted a report in respect of application no. N/2011/1266 and elaborated thereon.

The Committee discussed the application.

RESOLVED: That the application be approved in principle subject to the following:

- (1) Prior finalisation of a S106 agreement to secure:
 - Public Open Space
 - Play Area and recreation Equipment Contribution
 - Affordable Housing at 35%
 - Sport and recreation Contribution
 - Bus Infrastructure Contribution
 - Bus Services Enhancement Contribution
 - Community Fund Contribution – to pay for a range of community uses
 - Employment Co-ordinator Contribution – used to fund a co-ordinator of skills and training relevant to development schemes in Northampton.
 - Footpath / Cycleway Contribution
 - Design Contribution – this is used to pay the costs of agreeing the final design.
 - Monitoring Contribution – this is used to pay the costs of monitoring compliance.
 - Strategic Infrastructure Contribution
 - Public Open Space Maintenance Sum
 - Technical Support Contribution
 - CTEMM Plan – Construction Training And Employment Method Management Plan, this seeks to maximise job opportunities for residents of Northampton.
 - Public Art Strategy
 - Sustainable Urban Drainage Scheme
 - Sustainability Strategy.
 - Securing community use of neighbouring or alternative facilities.

- (2) The planning conditions set out in the report and for the following reason as the Local Education Authority had confirmed that the site was surplus to requirements and was located within the settlement area where government and local plan policy support residential development which was appropriate to the character of the area and in this instance did not result in the loss of needed playing fields. The access and principle were considered to be appropriate in accordance with Policies L2, H7, H17, H32, E11, E12 and E17 of the

Northampton Local Plan and the National Planning Policy Framework.

- (3) It is also recommended that in the event that the S106 legal agreement is not secured within three calendar months of the date of this Committee meeting, delegated authority be given to the Head of Planning to refuse or finally dispose of the application on account of the necessary mitigation measures not being secured in order to make the proposed development acceptable.

(G) N/2011/1267 APPLICATION TO EXTEND TIME LIMIT FOR IMPLEMENTATION OF 06/0131/OUTWNN FOR RESIDENTIAL DEVELOPMENT INCLUDING MEANS OF ACCESS (ALL OTHER MATTERS RESERVED) AT FORMER GOLDINGS MIDDLE SCHOOL, CRESTWOOD ROAD

The Head of Planning submitted a report in respect of application no. N/2011/1267, elaborated thereon and referred to the Addendum that set out a request from the County Council that the timescale for completing the Section 106 agreement be three months rather than two and the amendment of condition 23.

The Committee discussed the application.

RESOLVED: That the application be approved in principle as amended subject to the following:

- (1) Completion of a S106 Planning Obligation to secure:
- Public Open Space
 - Contribution to Sport and Recreation activities including Play Areas and recreation equipment contribution
 - On site Affordable Housing at 35%
 - Sport and recreation Contribution
 - Bus Infrastructure Contribution to include the provision of new/replacement bus shelters (design siting and appearance to be agreed) and real time displays in the proximity of the site
 - Bus Services Enhancement Contribution
 - Community Fund Contribution – to pay for a range of community uses including youth provision, libraries and employment coordination workers.
 - Employment Co-ordinator Contribution – used to fund a co-ordinator of skills and training relevant to development schemes in Northampton.
 - Footpath / Cycleway Contribution

- Contribution towards traffic calming of Crestwood Road and safe routes to school.
- Contribution towards upgradings of Lings Wood Nature Reserve
- Contribution towards the re-provision of a sustainable of tennis courts off the site.
- Contribution of towards the rebuild or repair of a community building
- Design Contribution – this is used to pay the costs of agreeing the final design and prevent standard highway layout and house types being utilised.
- Strategic Infrastructure Contribution
- Public Open Space Maintenance Sum
- Provision and maintenance of a sustainable urban drainage system and a commuted sum of monies as necessary to ensure adequate funding of the maintenance for a minimum of 30 years or the design life of the development whichever is the greater.
- Technical Support Contribution
- CTEMM Plan – Construction Training And Employment Method Management Plan, this seeks to maximise job opportunities for residents of Northampton, creation of job opportunities and the provision of skills training, the means of advertising all vacancies (to include subcontractor organisation vacancies jobs).
- Public Art Strategy
- Lighting improvement to the site
- Improvements to car parking in the vicinity of the site.
- Provision and maintenance of a Sustainable Urban Drainage Scheme on site and a commuted sum of monies as necessary to ensure adequate funding or maintenance for a minimum of 30 years or the design life of the development which-ever is the greater.
- Sustainability Strategy including the need to achieve Eco Homes “Excellent” standard.
- Details of a submission consultation strategy with Local residents, residents groups and elected members for a development brief/pre application process to take forward the scheme in terms of future reserved matters application matters.
- Contributions towards closed circuit television cameras
- Monitoring Contribution – this is used to pay the costs of monitoring compliance of s106 Obligation.

(2) The planning conditions set out in the report and as amended as the Local Education Authority had previously confirmed that the site was surplus to requirements and was located within the settlement area where government and local plan policy support residential development which was appropriate to the character of the area and in this

instance did not result in the loss of needed playing fields. The access and principle were considered to be appropriate in accordance with relevant the relevant policies of the Northampton Local Plan and the National Planning Policy Framework.

- (3) It is also recommended that in the event that the S106 legal agreement is not signed and completed within three calendar months of the date of this Committee meeting, delegated authority be given to the Head of Planning to refuse or dispose of the application on account of the necessary mitigation measures not being secured in order to make the proposed development acceptable.

(H) N/2011/1268 APPLICATION TO EXTEND TIME LIMIT FOR IMPLEMENTATION OF 06/0153/OUTWNN FOR RESIDENTIAL DEVELOPMENT INCLUDING MEANS OF ACCESS (ALL OTHER MATTERS RESERVED) (80 HOUSES) AT MILLWAY PRIMARY SCHOOL, MILLWAY

The Head of Planning submitted a report in respect of application no N/2011/1268, elaborated thereon referred to the Addendum that set out a representation from the residents of 26 Hawkstone Close and clarification that the application was not a revision of the original application but was only seeking to increase the time limit for implementation.

The Committee discussed the application.

RESOLVED: That the application be approved in principle subject to the following:

- (1) Prior finalisation of a S106 agreement to secure:
- Public Open Space
 - Play Area and recreation Equipment Contribution
 - Affordable Housing at 35%
 - Sport and recreation Contribution
 - Bus Infrastructure Contribution
 - Bus Services Enhancement Contribution
 - Community Fund Contribution – to pay for a range of community uses
 - Employment Co-ordinator Contribution – used to fund a co-ordinator of skills and training relevant to development schemes in Northampton.
 - Footpath / Cycleway Contribution
 - Design Contribution – this is used to pay the costs of agreeing the final design.
 - Monitoring Contribution – this is used to pay the costs of monitoring compliance.

- Strategic Infrastructure Contribution
 - Public Open Space Maintenance Sum
 - Technical Support Contribution
 - CTEMM Plan – Construction Training And Employment Method Management Plan, this seeks to maximise job opportunities for residents of Northampton.
 - Public Art Strategy
 - Sustainable Urban Drainage Scheme
 - Sustainability Strategy.
 - Securing community use of neighbouring or alternative facilities.
- (2) The planning conditions set out in the report as the Local Education Authority had confirmed that the site was surplus to requirements and was located within the settlement area where government and local plan policy support residential development which was appropriate to the character of the area and in this instance did not result in the loss of needed playing fields. The access and principle were considered to be appropriate in accordance with Policies L2, H7, H17, H32, E11, E12 and E17 of the Northampton Local Plan and the National Planning Policy Framework.
- (3) It is also recommended that in the event that the S106 legal agreement is not secured within three calendar months of the date of this Committee meeting, delegated authority be given to the Head of Planning to refuse or finally dispose of the application on account of the necessary mitigation measures not being secured in order to make the proposed development acceptable.

11. ENFORCEMENT MATTERS

None.

12. ITEMS FOR CONSULTATION

None.

The meeting concluded at Time Not Specified