

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 3 September 2013

PRESENT: Councillor Flavell (Chair); Councillor Golby (Deputy Chair);
Councillors Aziz, Caswell, I. Choudary, N Choudary, Lynch, Mason,
Meredith, Oldham and Palethorpe

1. APOLOGIES

An apology was received from Councillor Lane.

2. MINUTES

The minutes of the meeting held on the 3rd July 2013 were agreed and signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

RESOLVED: That Mrs Masters, Councillor Markham Mr Ayers and Mr Avery be granted leave to address Committee in respect of Item N/2012/1092 &1093.

That Mr Tocilla and Mr Lee be granted leave to address Committee in respect of Item N/20138/0311

That Councillor Markham be granted leave to address Committee in respect of Item N/2013/0526.

That Mr Chadwick, Ager and Smith be granted leave to address Committee in respect of Item N/12013/0527

That Mr George be granted leave to address Committee in respect of Item N/2013/1233

That Reverend Peck and Councillor Nunn be granted leave to address Committee in respect of Item N2013/0620

That Mr Duckworth be granted leave to address Committee in respect of Item N/2013/0728

That Dr Logendran and Mr Deva be granted leave to address Committee in respect of Item N/2013/0732

That Ms Patterson be granted leave to address Committee in respect of Item N/2013/0743

4. DECLARATIONS OF INTEREST/PREDETERMINATION

Councillor I Choudary declared a disclosable prejudicial interest in Item N/2013/0527 as he would be speaking against the planning application and would not therefore take part in the debate and vote.

Councillor Caswell declared a personal, non- prejudicial interest in Item N/2013/0810 as the Ward Councillor.

Councillor Aziz declared a disclosable prejudicial interest in Item N/2013/0527 as a resident of Abington Avenue and left the room during the debate and vote

The Director of Regeneration, Enterprise and Planning declared a disclosable interest in Item N/2013/0728 as the applicant on behalf of Northampton Borough Council.

Councillor Lynch declared a personal, non-prejudicial interest in Item N/2013/0526 as the Assistant Cabinet Member for Housing.

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

None.

6. OTHER REPORTS

None.

7. LIST OF CURRENT APPEALS AND INQUIRIES

The Head of Planning submitted a List of Current Appeals and Inquiries and elaborated thereon.

RESOLVED: That the report be noted including that both of the appeals that had been allowed related to decisions made by Planning Committee made against officer recommendation.

Councillor Oldham commented that it would be good practice for all Ward Councillors to be informed of planning decisions made at Committee as a matter of course.

Councillor Meredith questioned whether the Planning Inspectorate visited areas in which appeals had been allowed.

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

None

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

None

(A) N/2013/0682 APPLICATION FOR CHANGE OF USE OF DORMANT ALLOTMENT LAND FOR CEMETERY EXTENSION, ALLOTMENT GARDENS, BERRYWOOD ROAD

The Head of Planning submitted a report in respect of Item no. N/2013/0682 and elaborated thereon.

RESOLVED: That the application be approved subject to conditions.

(B) N/2013/0810 - DOUBLE SIDED FREESTANDING NON-ILLUMINATED ENTERPRISE ZONE SIGN - EDGAR MOBBS WAY, NORTHAMPTON

The Head of Planning submitted a report in respect of Item no. N/2013/0810 and elaborated thereon.

RESOLVED: That the application be approved subject to the standard advert conditions.

10. ITEMS FOR DETERMINATION

(A) N/2012/1092 AND 1093 - APPLICATION FOR LISTED BUILDING CONSENT FOR ALTERATION AND RESTORATION OF ENTERPRISE HOUSE AND ITS CHANGE OF USE TO STUDENT COMMUNITY USE AND PLANNING APPLICATION FOR DEMOLITION OF BECTIVE WORKS AND JEBEZ HOUSE. ERECTION OF NEW STUDENT ACCOMMODATION BUILDING, INCORPORATING A RETAIL UNITS AND LOWER GROUND FLOOR PARKING AND SERVICE SPACE, TOGETHER WITH NEW VEHICULAR ACCESS AND PEDESTRIAN ACCESS AND ASSOCIATED LANDSCAPING PROPOSALS, PLUS THE ALTERATIONS AND RESTORATION OF ENTERPRISE HOUSE AND ITS CHANGE OF USE TO STUDENT COMMUNITY USE - BECTIVE WORKS, ENTERPRISE HOUSE AND JEBEZ HOUSE, BETWEEN BECTIVE ROAD AND YELVERTOFT ROAD, NORTHAMPTON

The Head of Planning submitted a report in respect of Items no. N/2012/1092 and N/2012/1093. He commented that the applications to consider were two applications the first of which was listed building consent, the second being an application for Planning Permission.

Mrs Masters spoke against the application N/2012/1093.

Councillor Markham, as the Cabinet Member for Housing, spoke against the application N/2012/1093.

Mr Ayers – (the applicant) spoke in favour of the applications N/2012/1092 and N/2012/1093.

Mr Avery – (the agent) spoke in favour of the applications N/2012/1092 and N/2012/1093.

The Committee discussed the applications.

RESOLVED:

1. That application N/2012/1093 be approved subject to conditions.
2. That application N/2012/1093 be refused for the reasons:
 - (1) The total development, by reason of its scale, massing and general design would form a strident and incongruous feature that would be detrimental to the character and appearance of the locality. The Proposal therefore fails to accord with the requirements of the National Planning Policy Framework and Local Plan Policies E20 and H6.
 - (2) Due to the nature of the use, the proposed development would lead to general noise and disturbance into the late evening / early morning to the detriment of local residential amenity of neighbouring occupiers contrary to the requirements of the National Planning Policy Framework.

(B) N/2013/0311 DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF A FOOD STORE WITH ASSOCIATED PARKING, ACCESS AND SERVICING ARRANGEMENTS, RE-SUBMISSION OF PLANNING APPLICATION N/2012/0949 - 25-29 GAMBREL ROAD, NORTHAMPTON

The Head of Planning submitted a report in respect of Item no. N/2013/0311 and elaborated thereon.

Mr Tocilla addressed the Committee and spoke against the application.

Mr Lee (the agent) addressed the Committee and spoke in favour of the application.

The Committee discussed the report.

RESOLVED: That the application be approved subject to conditions.

(C) N/2013/0526 RESIDENTIAL DEVELOPMENT FOR 6 DWELLINGS AT THE FORMER GARAGE SITE OFF GREENFIELD AVENUE (AS AMENDED BY REVISED PLAN RECEIVED ON 15 AUGUST 2013)

The Head of Planning submitted a report in respect of Item N/2013/0526 and elaborated thereon.

Councillor Markham, as the Cabinet Member for Housing, addressed the Committee and spoke in favour of the application.

The Committee discussed the application.

RESOLVED: That the application be approved subject to conditions.

(D) N/2013/0527 VARIATION OF CONDITIONS 1 AND 2 OF PLANNING PERMISSION N/2012/0085 TO ALLOW THE LIGHTS TO BE USED DURING THE HOLDING OF OUTDOOR CONCERTS (2 PER YEAR) AND TO EXTEND THE TIME WHEN THE LIGHTS CAN BE USED BY 15 MINUTES TO 22:30 HOURS ON 6 OCCASIONS PER YEAR. AFTER 22:30 HOURS THE LIGHTS TO BE DIMMED TO 100 LUX UNTIL 23:00 HOURS AND THEN SWITCHED OFF, NORTHAMPTONSHIRE CRICKET CLUB, WANTAGE ROAD, NORTHAMPTON

Having declared disclosable prejudicial interests in Item N/2013/0527 Councillor I Choudary and Councillor Aziz left the room.

The Head of Planning submitted a report in respect of Item N/2013/0527 and elaborated thereon and referred to the Addendum in which further amended recommended conditions had been added.

Mr Chadwick addressed the Committee and spoke against the application.

Mr Ager addressed the Committee and spoke against the application.

Councillor I Choudary, having re-entered the room, addressed the Committee and spoke against the application as an interested party and then left the room before the item was debated.

Mr Smith (the applicant) addressed the Committee and spoke in favour of the application.

The Committee discussed the application.

RESOLVED: That the application be approved subject to conditions set out in the addendum.

(E) N/2013/0562 - ERECTION OF A 2M HIGH CLOSE-BOARDED TIMBER FENCE TO PART OF THE FRONT AND SIDE PERIMETER - 7 HALL CLOSE

The Head of Planning submitted a report in respect of Item no. N/2013/0562 and elaborated thereon.

The Committee discussed the application.

RESOLVED: That the application be approved subject to conditions.

(F) N/2013/0615 SINGLE STOREY REAR EXTENSION - RE-SUBMISSION OF PLANNING APPLICATION N/2013/1233, 30 UNDERBANK LANE, NORTHAMPTON

The Head of Planning submitted a report in respect of Item no. N/2013/0615 and elaborated thereon.

Mr George (the applicant) addressed Committee and spoke in favour of the application.

The Committee discussed the application.

RESOLVED: That the application be approved subject to conditions.

(G) N/2013/0620 CHANGE OF USE TO YOUNG PERSONS DROP-IN CENTRE AND INSTALLATION OF ACCESS RAMP, ANCILLARY BUILDING, ABINGTON PARK, WELLINGBOROUGH ROAD, NORTHAMPTON

The Head of Planning submitted a report in respect of Item no. N/2013/0620 and elaborated thereon.

Reverend Peck addresses the Committee and spoke in favour of the application.

Councillor Nunn addressed the Committee and spoke in favour of the application.

The Committee discussed the application.

RESOLVED: That the application be approved subject to conditions.

(H) N/2013/0654 ERECTION OF ONE FREE-STANDING NON-ILLUMINATED SIGN, MIDSUMMER MEADOW, BEDFORD ROAD

The Head of Planning submitted a report in respect of Item no. N/2013/0654 and elaborated thereon.

The Committee discussed the application.

RESOLVED: That the application be approved subject to the standard advert conditions.

(I) N/2013/0728 ERECTION OF A 104 BEDROOM HOTEL (USE CLASS C1) WITH ANCILLARY RESTAURANT INCLUDING HARD/SOFT LANDSCAPING, SERVICE AREA AND ACCESS, ASSOCIATED WORKS AND DEMOLITION OF EXISTING BUILDINGS AT ALBION PLACE CAR PARK, LAND EAST OF SWAN STREET/ST JOHNS TERRACE

The Head of Planning submitted a report in respect of Item no. N/2013/0728 and referred to the amended recommended conditions as set out in the Addendum.

Mr Duckworth (applicants' architect) addressed the Committee and spoke in favour of the application.

The Committee discussed the application.

RESOLVED: That the application be approved subject to conditions including the amended conditions in the addendum.

(J) N/2013/0732 - INSTALLATION OF FRONT BOUNDARY HEDGE 2M HIGH WITH 2M HIGH FENCE BEHIND, AND RETENTION OF PEDESTRIAN GATE - PART RETROSPECTIVE, 56 AUGUSTA AVENUE

The Head of Planning submitted a report in respect of Item no. N/2013/0732 and elaborated thereon.

Dr Logendran (applicant) addressed the Committee and spoke in favour of the application.

Mr Deva addressed the Committee and spoke in favour of the application.

The Committee discussed the application.

RESOLVED: That the application be approved subject to conditions.

(K) N/2013/0743 CHANGE OF USE OF GROUND FLOOR AND BASEMENT FROM RETAIL (USE CLASS A1) INTO A PARISIAN CAFE AND DRINKING ESTABLISHMENT (USE CLASS A3/A4), 72 ST GILES STREET

The Head of Planning submitted a report in respect of Item no. N/2013/0743, referred to the Addendum which outlined the change of use (Use Class A1) into a Sui Generis and elaborated thereon.

Ms Patterson (applicant) addressed the Committee and spoke in favour of the application.

The Committee discussed the application.

RESOLVED: That the application be approved subject to conditions and noting the clarification in the addendum.

11. ENFORCEMENT MATTERS

None

12. ITEMS FOR CONSULTATION

None.

The meeting concluded at 9.07pm