

# NORTHAMPTON BOROUGH COUNCIL

## PLANNING COMMITTEE

Tuesday, 8 April 2014

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

Sue Bridge, Head of Planning; Rita Bovey, Development Management Team Leader; Ben Clarke, Senior Planning Officer; Nicky Toon, Senior Planning Officer; David Rowen, Principal Planning Officer; Rosemary Lansdowne, Solicitor; Nathan Birch, Democratic Services Officer.

### 1. APOLOGIES

None received.

### 2. MINUTES

The Development Management Team Leader suggested that the resolution regarding item 10A; N/2011/0997 should be amended to reflect the decision made.

The committee **RESOLVED** to amend paragraph 3, page 4 to read:

“**APPROVAL IN PRINCIPLE**, subject to the prior finalisation of a S106 agreement to secure planning obligations and conditions set out in the report and the addendum”.

With this amendment the minutes of the meeting held on 4 March 2014 were agreed and signed by the Chair.

### 3. DEPUTATIONS / PUBLIC ADDRESSES

**RESOLVED:** That under the following items the members of the public listed be granted leave to address the committee.

- **N/2013/1263** - Development land between Talavera Way and Booth Rise  
Cllr Hallam and John Roberts (RGP – Agents)
- **N/2014/0183** - Vacant Industrial Land end of St James Mill Road  
Mark Tiana (Cosworth)
- **N/2014/0188** - Unit 2, Prentice Court  
Ali Ay (Agent)

#### **4. DECLARATIONS OF INTEREST/PREDETERMINATION**

Councillor Lane declared he was the ward member for the application N/2013/1263 (Item 10a)

Councillor Meredith declared a personal and non-prejudicial interest in N/2014/0188 (Item 10d). Councillor Meredith explained that he had met with the applicant, who had explained his proposal, but felt he could come to the matter before the committee with an open mind.

#### **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.

The Development Management Team Leader introduced the written report and elaborated thereon.

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

#### **7. OTHER REPORTS**

None

#### **8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS**

#### **10. ITEMS FOR DETERMINATION**

#### **(A) N/2013/1263 - DEVELOPMENT LAND BETWEEN TALAVERA WAY AND BOOTH RISE: ERECTION OF 38 DWELLINGS COMPRISING 12 FLATS AND 26 HOUSES; A RETAIL UNIT WITH ASSOCIATED PARKING & INSTALLATION OF NEW ACCESS ROAD**

The Senior Planning Officer outlined the report of the Head of Planning, as set out in the agenda. The committee's attention was also drawn to the circulated addendum. The recommendation was for approval in principle with the conditions set out in the report and addendum.

Councillor Hallam addressed the committee. He explained he was the County Councillor for the area and that the arguments regarding the area as a green buffer, traffic and pollution had all been made regarding previous applications in the Booth Rise area, which the committee had previously rejected. He urged the committee to do the same on this occasion.

In response to question from the committee Councillor Hallam supplied the following information:

- He believed that the locating of a shop and cash machine on the development would only add to the traffic in the area.

Mr Roberts, agent for the applicant, addressed the committee. He explained that this was a mixed use site, in keeping with policy. Following consultation the developer had made several changes, including the site lay out and the retention of a green buffer. He highlighted that the Highways Authority, Environmental Health and Police had not raised any objections. The developer had worked with the Environment Agency to meet their initial concerns. He believed the S106 agreement would lead to improvements in the traffic management and bus service.

In response to question from the committee Mr Roberts supplied the following information:

- He advised that Environmental Health had raised no objections to the development location, including the air standards in the area.
- The Police had been consulted on the design of the development; including the location of the retail site. Management of any issues that may arise regarding congregation of youngsters would be managed by the business operator.
- He believed a wildlife survey had not been requested. This would however be addressed during through the Code for Sustainable Homes.
- The Highways Authority had accepted the proposal subject to the S106 agreement.
- The location of the bus stops and any pedestrian crossings would be under the Highways Authority remit.
- An archaeological survey would normally be held before any work commenced on site.

In response to the points raised by the speakers the Senior Planning Officer advised the Committee that:

- The site may be seen as a “green buffer,” but was not – unlike the former Booth Park and Thorpeville sites which the committee had voted against - allocated as open space.
- Regarding potential air pollution and noise levels; the site had been assessed by Environmental Health and no objection raised.
- The Police had been consulted on the planning application and had raised no objections. This has included a consideration of any potential disorder in the shop area.
- The lack of a formal wildlife survey would not override any statutory protection for species that may be found on the site. If members were minded to approve the application, it could be subject to a condition that would require a full survey being carried prior to any development commencing.
- The proposed Heads of Terms for the Section 106 Agreement had been amended in order to include the provision of pedestrian crossings if required.

- Any archaeological assessment would be the subject of a condition and would be carried out prior to any development work commencing. This is in accordance with the specialist advice provided to the Council.

The Committee discussed the report.

Upon a proposal from Councillor Lane, seconded by Councillor I.Choudary the committee **RESOLVED**:

That the application be **REFUSED** on the grounds that:

1. The development would, by reason of its siting and layout, fail to reflect the established character of Booth Rise. The proposal therefore fails to comply with the requirements of Policy E20 of the Northampton Local Plan.
2. The provision of a convenience store would encourage the congregation of people, which would potentially lead to an increase in anti-social behaviour. The development therefore fails to comply with the requirements of Policy E40 of the Northampton Local Plan.

The vote on the resolution being - For: 8 Against: 2 Abstained: 1

**(B) N/2014/0171 - 113 ABINGTON AVENUE: CHANGE OF USE FROM DWELLING (C3) TO HOUSE OF MULTIPLE OCCUPATION FOR 5 OCCUPANTS (C4)**

The Chair advised that the application had been withdrawn from the agenda.

**(C) N/2014/0183 - VACANT INDUSTRIAL LAND ST JAMES MILL ROAD: PROPOSED NEW PRODUCTION BUILDING (B2)**

The Senior Planning Officer outlined the report of the Head of Planning, as set out in the agenda. The Committee's attention was also drawn to the circulated addendum. She pointed out that the objection from the Environment Agency has been removed and the recommendation is therefore altered to APPROVAL. with the conditions set out in the report and addendum.

Mr Tiana, Cosworth Engineering, addressed the committee and spoke in favour of the application. He highlighted Cosworth's 50 years in Northampton and the desire to expand the business with a unique manufacturing facility.

The Committee discussed the report.

**RESOLVED**: That the application be **APPROVED**, subject to the conditions set out in the report and the addendum

**(D) N/2014/0188 - UNIT 2, PRENTICE COURT: SINGLE-STOREY FRONT EXTENSION AND REPOSITIONING OF ATM MACHINE**

The Development Management Team Leader outlined the report of the Head of Planning, as set out in the agenda. The recommendation was for approval with the conditions set out in the report.

Mr Ay, agent for the applicant, addressed the committee in support of the application.

The Committee discussed the report.

**RESOLVED:** That the application be **APPROVED**; subject to the conditions set out in the report.

**(E) N/2014/0227 - 7 HEDGEROW DRIVE: TWO-STOREY AND SINGLE-STOREY SIDE EXTENSION INCLUDING AN ADDITIONAL REAR DORMER AND AMENDMENTS TO EXISTING REAR DORMER**

The Senior Planning Officer outlined the report of the Head of Planning, as set out in the agenda. The committee's attention was also drawn to the circulated addendum. The recommendation was for approval with the conditions set out in the report.

The Committee discussed the report.

**RESOLVED:** That the application be **APPROVED**; subject to the conditions set out in the report.

**9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS**

**(A) N/2014/0104 - 46 BRIDGE STREET: LISTED BUILDING APPLICATION; INSTALL 4 STEEL BEAMS TO HELP SUPPORT THE FIRST AND SECOND FLOOR JOISTS AND 2 STEEL BEAMS INTO THE LOFT SPACE TO ACT AS A BINDER TO SUPPORT THE 2ND FLOOR CEILING**

The Principal Planning Officer outlined the report of the Head of Planning, as set out in the agenda. To save repetition would present items 9A, 9B and 9C, but that each application would require a separate resolution. He reminded the Committee that they were not giving the final approval. As the applications were related to Listed Building Consents and the Council owned the properties and was the applicant, the matter would be referred to the Secretary of State.

The Committee discussed the report.

**RESOLVED:** That the application be **APPROVED IN PRINCIPLE** subject to prior referral to the Secretary of State and the conditions set in the report

**(B) N/2014/0105 - 48 BRIDGE STREET: LISTED BUILDING APPLICATION;  
INSTALL A STEEL ROOF BINDER INTO THE LOFT SPACE TO SUPPORT  
THE CEILING JOISTS (RETROSPECTIVE APPLICATION)**

The Committee discussed the report.

**RESOLVED:** That the application be **APPROVED IN PRINCIPLE** subject to prior referral to the Secretary of State and the conditions set in the report.

**(C) N/2014/0199 - 44 BRIDGE STREET: LISTED BUILDING CONSENT;  
INSTALL 3 BEAMS TO SUPPORT THE 1ST & 2ND FLOOR JOISTS AND  
INSTALLATION OF 2 BEAMS INTO THE LOFT SPACE TO ACT AS A  
BINDER TO SUPPORT THE 2ND FLOOR CEILING**

The Committee discussed the report.

**RESOLVED:** That the application be **APPROVED IN PRINCIPLE** subject to prior referral to the Secretary of State and the conditions set in the report.

**(D) N/2014/0251 - GREYFRIARS BUS STATION: PRIOR NOTIFICATION OF  
DEMOLITION**

The Principal Planning Officer outlined the report of the Head of Planning, as set out in the agenda. He explained that the committee was asked to note the means and method of demolition.

The committee discussed the report. In response to a question from the committee the Head of Planning confirmed that a fully documented record of the building had been made and would be lodged with the County Archive.

**RESOLVED:** The committee noted the report and **AGREED** the recommendation.

**11. ENFORCEMENT MATTERS**

None

**12. ITEMS FOR CONSULTATION**

None

The meeting concluded at 7:16 pm