

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 16 December 2014

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

Steven Boyes, Director of Regeneration, Enterprise and Planning;
Rita Bovey, Development Manager (Acting); David Rowen,
Development Management Team Leader (Acting); Ben Clarke,
Senior Planning Officer; Theresa Boyd, Solicitor.

1. APOLOGIES

Apologies for absence were received from Councillors Aziz and Palethorpe.

2. MINUTES

The minutes of the meeting held on 19th November 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/2014/1131 – Change of use – Delapre Abbey
Mr Alan Earle
Mr Alan Clark
Councillor Glynane
Councillor Ford
- N/2014/0596 – Land at Sixfields Stadium, Edgar mobs Way
Mr Simon Patnick
- N/2014/1264 – Single storey extension, 14 Woodland Avenue, Phippsville
Mr Jagoe
Councillor King
Mr Mark Turner
Mr Patrick Dooley

4. DECLARATIONS OF INTEREST/PREDETERMINATION

Councillor Ford declared a personal and pecuniary interest in Item 9a - Change of Use of 19th Century Stable Block to Restaurant and Café (A3), Delapre Abbey, London Road, as his wife was employed as a catering manager at the tea rooms.

The LGSS Solicitor declared a personal, non-pecuniary interest in Item 10 d - Single storey rear extension, two storey front extension, new first floor window in side

elevation and alterations to first floor rear windows and front porch (part retrospective) 14 Woodland Avenue, as she knew the applicant.

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

- A) RESOLVED:** To determine the following item, that was considered by the Chair to be a Matter of Urgency, because of the undue delay if consideration of it was not made: N/2013/0338 – S106 agreement for outline planning application for the development of a sustainable urban extension to include up to 1,000 dwellings (Class C3); local centre up to 1,320 sqm net floor space of retail, professional and financial services, restaurant/cafes (Classes A1, A2 and A3); up to 375 sqm net public house (Class A4); 2.09ha of land for a two form entry primary school (Class D1); up to 750 sqm of community uses to include a medical centre, pharmacy and community centre (Class D1). Infrastructure improvements including a pumping station, green infrastructure and highway access from Landimore Road and Newport Pagnell Road at land to the east of Hardingstone north of Newport Pagnell Road

The Development Manager outlined the report of the Director of Regeneration, Enterprise and Planning.

The committee discussed the report.

RESOLVED: That delegated authority be given to the Borough Secretary to negotiate and agree terms for a Section 106 Agreement as part of the appeal process, in consultation with the Director of Regeneration, Enterprise and Planning

- B) RESOLVED:** To determine the following item, that was considered by the Chair to be a Matter of Urgency, because of the undue delay if consideration of it was not made: West Northamptonshire Joint Core Strategy: Following the resolution of the West Northamptonshire Joint Strategic Planning Committee meeting on 15th December 2014 to adopt the West Northamptonshire Joint Core Strategy (JCS), the JCS now forms part of the Development Plan for considering planning applications and carries full weight. The JCS will also replace some of the Northampton Local Plan saved policies as these policies will no longer form part of the Development Plan.

RESOLVED: That delegated authority be given to the Director of Regeneration, Enterprise and Planning to amend references to Development Plan Policies in decision notices to reflect the above, if appropriate, following Planning Committee resolutions on 16th December 2014.

6. LIST OF CURRENT APPEALS AND INQUIRIES

The Director of Regeneration, Enterprise and Planning, submitted a List of Current Appeals and Inquiries. The Development Manager introduced the written report and elaborated thereon. She added that there were four updates, in that applications **N/2014/0519** - 24 York Road - Change of Use from Offices (Use class B1) into 10 person house of multiple occupation, **N/2014/0214** - 37 Semilong Road and **N/2013/1325** – Residential Development of 69 dwellings – Danes Camp Way had since been allowed. Application N/2014/0618 – rear of 25 Pleydell Road the appeal was dismissed. She advised that the details of the decision were available on the Borough Council's website.

RESOLVED: That the report be noted.

7. OTHER REPORTS

None

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

None

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

(A) N/2014/1131 - CHANGE OF USE OF 19TH CENTURY STABLE BLOCK TO RESTAURANT AND CAFÉ (A3), DELAPRE ABBEY, LONDON ROAD

The Development Manager outlined the report of the Director of Regeneration, Enterprise and Planning, as set out in the agenda and the addendum. The committee's attention was also drawn to the circulated addendum. The recommendation was for approval of the application, subject to the conditions set out in the report.

The Chair invited Councillor Ford to address the Committee who spoke against the application who cited the necessity of an extractor fan and disabled access issues as his reasons.

Mr Alan Earle, a local resident, spoke against the application as further conditions needed to be added regarding fume extraction and bottling out.

Mr Clark, a local historian and archaeologist, spoke against the application and commented that there had been a lack of a bat survey or consultation with an arboricultural officer.

Councillor Glynane, as the Ward Councillor, spoke against the application citing the proposal was not sustainable and the business will have reduced covers, there was a lack of Planning Design and Access Statement being a major concern. He asked for the item to be deferred.

The Development Manager explained that any application for the installation of an extractor fan would require separate planning permission and listed building consent and have to be considered by the Planning Committee. She further confirmed that

bottling out would be within the operational hours between 9.00 am to 5.30pm and a planning condition would not be necessary and whilst there was no physical works proposed apart from a new door, the Committee could impose an additional condition to seek details of disabled access

The Committee discussed the report.

RESOLVED: That the application be **APPROVED** subject to the conditions set out in the report and two further conditions being:

- 1) That details of Disabled Access for the premises be sought
- 2) A bat survey be completed prior to the development commencing.

**(B) N/2014/1337 - NON-ILLUMINATED FREESTANDING LANDSCAPE SIGN.
LAND OFF KETTERING ROAD/WELLINGBOROUGH ROAD**

The Senior Planning Officer outlined the report of the Director of Regeneration, Enterprise and Planning as set out in the agenda. The recommendation was for approval of the application subject to the conditions as set out in the report.

The Committee discussed the report.

RESOLVED: That the application was considered acceptable; however, as the consultation period does not expire until the 25th December 2014 it was resolved to delegate the determination of the application to the Director of Regeneration, Enterprise and Planning and to resolve any unforeseen issues.

**(C) N/2014/1338 - NON-ILLUMINATED FREESTANDING LANDSCAPE SIGN.
LAND OFF ST MICHAELS ROAD**

The Senior Planning Officer outlined the report of the Director of Regeneration, Enterprise and Planning as set out in the agenda. The recommendation was for approval of the application subject to the conditions as 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.

**(D) N/2014/1349 - ERECTION OF 3NO. NON-ILLUMINATED FREE STANDING
ALUMINIUM SIGNS. ST EDMUNDS HOSPITAL, WELLINGBOROUGH
ROAD**

The Senior Planning Officer outlined the report of the Director of Regeneration, Enterprise and Planning as set out in the agenda. The recommendation was for approval of the application subject to the conditions as 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.

10. ITEMS FOR DETERMINATION

- (A) **N/2014/0596 - OUTLINE PLANNING APPLICATION FOR MIXED USE DEVELOPMENT OF LAND ADJACENT TO SIXFIELDS STADIUM TO INCLUDE SINGLE STOREY RETAIL BUILDINGS (13,380SQM), SINGLE STOREY BUILDINGS FOR USE WITHIN CLASSES A3, A4 AND A5 (695 SQM) WITH ASSOCIATED CAR PARKING AREAS, PETROL FILLING STATION, RESIDENTIAL DEVELOPMENT OF UP TO 255 UNITS COMPRISING OF 2-3 STOREY TOWN HOUSES AND 4 STOREY APARTMENT BLOCKS. EXTENSION AT FIRST FLOOR LEVEL OF THE EXISTING WEST STAND TO FORM A CONFERENCE CENTRE TOGETHER WITH A LINKED 4 STOREY UP TO 100 BEDROOM HOTEL, LANDSCAPING AND OPEN SPACE. LAND AT SIXFIELDS STADIUM, EDGAR MOBBS WAY**

The Development Management Team Leader presented the report of the Director of Regeneration, Enterprise and Planning. The committee's attention was also drawn to the circulated addendum. The recommendation was for the approval in principle, of the application subject to the conditions set out in the report and addendum.

Mr Simon Patnick, the applicant's representative, commented that the application had been received by the Committee previously on the 29th October 2014 and commented that since then all proposals had been addressed satisfactorily. He thanked the Officers' effort in bringing the application to the Committee for consideration.

The Committee discussed the report.

RESOLVED: That the application be **APPROVED IN PRINCIPLE** subject to the following:

- a) prior referral of the application to the Secretary of State;
- b) the completion of an appropriate and reasonable Section 106 legal agreement, the heads of terms of which were outlined in the Addendum Report;
- c) planning conditions as attached to the report and addendum;
- d) as the consultation period will expire on 18th December 2014 that delegated authority be granted to the Director- Regeneration, Enterprise and Planning to resolve any matters if not already raised in the Planning committee report and any minor amendments to planning conditions

(B) N/2014/1027 - DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT TWO STOREY DWELLING. 41 CHURCH WAY, WESTON FAVELL

The Development Management Team Leader presented the report of the Director of Regeneration, Enterprise and Planning. The committee's attention was also drawn to the circulated addendum. The recommendation was for the approval, of the application subject to the conditions set out in the report.

The Committee discussed the report.

RESOLVED: That the application be **DEFERRED** to the next Planning Committee pending another site visit.

(C) N/2014/1069 & N/2014/1076 - DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF NEW 15025M2 INDUSTRIAL BUILDING (USE CLASS B2) AND ASSOCIATED WORKS - 35 SUMMERHOUSE ROAD - DEMOLITION OF WAREHOUSE AND CHANGE OF USE OF SITE TO CAR PARK (INCLUDING CYCLE STORAGE FACILITIES) TO SERVE NEW MANUFACTURING PLANT AT 35 SUMMERHOUSE ROAD - 11 PONDWOOD CLOSE

The Senior Planning Officer presented the report of the Director of Regeneration, Enterprise and Planning. The committee's attention was also drawn to the circulated addendum. The recommendation was for the approval, in principle, of the application subject to the conditions set out in the report and addendum.

It was explained that whilst it was one agenda item, there were two distinct applications, which should be considered in tandem due to the significant linkages between them; however, two separate decisions would need to be made.

The Committee discussed the report.

RESOLVED: That the application N/2014/1069 be **APPROVED IN PRINCIPLE** subject to the conditions set out in the report and addendum and the prior completion of a Section 106 Agreement

RESOLVED: That the application N/2014/1075 be **APPROVED IN PRINCIPLE** subject to the conditions set out in the report and subject to the prior completion of the Section 106 Agreement in respect of Planning Application N/2014/1069

(D) N/2014/1264 - SINGLE STOREY REAR EXTENSION, TWO STOREY FRONT EXTENSION, NEW FIRST FLOOR WINDOW IN SIDE ELEVATION AND ALTERATIONS TO FIRST FLOOR REAR WINDOWS AND FRONT PORCH (PART RETROSPECTIVE). 14 WOODLAND AVENUE

The Development Management Team Leader presented the report of the Director of Regeneration, Enterprise and Planning. The committee's attention was also drawn to

the circulated addendum and a letter of objection was received from 19 Woodland Avenue. The recommendation was for the approval of the application subject to the conditions set out in the report.

Mr Jagoe, resident of a neighbouring property, spoke against the application noting that the effect had been detrimental to him and other residents and would like the extension returned to the original, agreed size.

Councillor King, as Ward Member for Phippsville, spoke against the application on behalf of local residents and spoke of the negative impact on their quality of life.

Mr Turner, resident of a neighbouring property, spoke against the application and commented that the current state of the property was greatly different to the original planning permission that had been granted. He expressed his concern that the property may also be converted into a HIMO in future.

Mr Dooley, the agent, spoke in favour of the application. He categorically stated that the current owner had no intention of converting the property into a HIMO and noted that the only reason that the extension was 0.4m higher than had been originally granted was to maintain ceiling height within the property.

The Committee discussed the report.

RESOLVED:

That the application be **REFUSED** for the following reason:

The development would have a detrimental impact on the amenity of neighbouring residents due to overshadowing and loss of light. This would be contrary to Policy S10 of the West Northamptonshire Joint Core Strategy, Policies E20 and H18 of the Northampton Local Plan and the aims and objectives of the National Planning Policy Framework.

11. ENFORCEMENT MATTERS

None

12. ITEMS FOR CONSULTATION

None

The meeting concluded at 8.43pm.