

**NORTHAMPTON BOROUGH COUNCIL**

**PLANNING COMMITTEE**

**Tuesday, 24 March 2015**

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

**1. APOLOGIES**

Apologies for absence were received from Councillors I Choudary, Flavell and Ford.

**2. MINUTES**

The minutes of the meeting held on 17<sup>th</sup> February 2015 were agreed and signed by the Chair.

**3. DEPUTATIONS / PUBLIC ADDRESSES**

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

**N/2013/1035 & N/2013/1063**

Mr Boutler

**N/2015/0249**

Mr Clarke

**N/2014/1387**

Mr Bunting

Mr Tyrer

Mr Green

**4. DECLARATIONS OF INTEREST/PREDETERMINATION**

Councillor Golby declared a personal, non-pecuniary interest in items 10b, as a Member of Duston Parish Council and item 10e, as the Northamptonshire County Council Cabinet Member for Education.

Councillor Mason declared a personal non-pecuniary interest in Item 10e as the Borough Councillor for Brookside.

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

The Development Manager reported that the application N/2014/1160 for the erection of 51 dwellings at Studland Road had been Approved In Principle at the Committee

meeting on 17<sup>th</sup> February 2015, with authority delegated to the Director of Regeneration, Enterprise and Planning to issue the approval if the applicant could demonstrate that the scheme was not viable if payments were required for Education and Healthcare. The subsequent viability assessment suggested that the development may be more viable than previously thought, however more analysis was required. The development was subject to the availability of external funding, which was time-limited and would expire before the next meeting of this Committee.

It was explained that the outcome would be reported to the next meeting of the Committee in the new Council year.

**RESOLVED:** That authority be delegated to the Director of Regeneration, Enterprise and Planning to determine the appropriate level of planning obligations to be covered by the S106 agreement and, subject to the signing of that agreement, to issue the planning permission.

## **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 was only one update; in that application N/2014/0642, 7 Manor Road and N2014/0898, 18 Clee Rise had since been allowed.. She advised that the details of the decision are available on the Borough Council website.

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

## **7. OTHER REPORTS**

**(A) S106 AGREEMENTS FOR OUTLINE PLANNING APPLICATION N/2013/1035 FOR THE NORTHAMPTON SOUTH SUSTAINABLE URBAN EXTENSION TO COMPRISE UP TO 1000 DWELLINGS, A MIXED USE LOCAL CENTRE, A SITE FOR A PRIMARY SCHOOL, GREEN INFRASTRUCTURE INCLUDING FORMAL AND INFORMAL OPEN SPACE, RECONFIGURATION AND EXTENSION OF COLLINGTREE PARK GOLF COURSE, DEMOLITION OF ALL EXISTING BUILDINGS AND STRUCTURES WITHIN THE SITE, NEW VEHICULAR ACCESSES OFF WINDINGBROOK LANE AND ROWTREE ROAD, CAR PARKING, SUSTAINABLE DRAINAGE SYSTEMS (INCLUDING FLOOD RISK BETTERMENT) AND INFRASTRUCTURE (INCLUDING HIGHWAY IMPROVEMENTS) ALL MATTERS RESERVED ACCEPT ACCESS AT NORTHAMPTON SOUTH SUE, LAND SOUTH OF ROWTREE ROAD AND WEST OF WINDINGBROOK LANE AND FULL PLANNING APPLICATION N/2013/1063 FOR 378 DWELLINGS SERVED BY A NEW ACCESS FROM WINDINGBROOK LANE, AND THE RE-CONFIGURATION OF PART OF THE COLLINGTREE PARK GOLF COURSE INCLUDING A NEW**

## **TEMPORARY HOLE 17 AND THE DEMOLITION OF ALL EXISTING BUILDINGS AND STRUCTURES WITHIN THE SITE.**

The Development Manager, on behalf of the Director of Regeneration, Enterprise and Planning submitted a report and elaborated thereon. It was noted that the Planning Committee resolved on the 28<sup>th</sup> January 2015 to refuse Planning Applications N/2013/1035 and N/2013/1063. It was explained that since the refusal, the applicant had indicated that they intended to lodge an appeal with the Planning Inspectorate against the Council which would be likely to be dealt with by way of a Public Inquiry. It was noted that as part of the appeal process the Council and the appellant would be required to co-operate in agreeing terms for the Section 106 agreements which would only come into effect should the appeals be allowed.

Mr Boulter, as a member of the Hunsbury and Collingtree Residents Alliance addressed the Committee and questioned the viability of the Section 106 agreement and questioned whether the developer's contributions would be inclusive of interest for the next 15 years.

In response to questions raised, the Development Manager confirmed that the contribution from the developers would be indexed linked and noted that Highways and Education would be secured but that there would be a mechanism in the Section 106 Agreement for there to be an increased number of affordable homes should market conditions improve.

The Committee discussed the report.

### **RESOLVED:**

That it be **AGREED** that authority be delegated to the Borough Secretary to negotiate and agree terms for the Section 106 Agreements in connection with the forthcoming appeals for applications N/2013/1035 and N/2013/1063, in consultation with the Director of Regeneration, Enterprise and Planning.

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

None.

### **9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS**

#### **(A) N/2014/1355 - LISTED BUILDING APPLICATION TO CONVERT THE RED FACING BRICKWORK EXTENSION INTO A PUBLIC DISABILITY ACCESSIBLE TOILET, ABBEY COTTAGE DELAPRE ABBEY, LONDON ROAD**

The Development Manager elaborated on a report that had been referred to the Committee by the Director of Regeneration, Enterprise and Planning. The recommendation was for the approval of the application subject to the conditions in the report.

The Committee discussed the report.

### **RESOLVED:**

That **APPROVAL IN PRINCIPLE** be given subject to prior referral to the Secretary of State, and conditions attached in Paragraph 9.1 for the following reason:

The proposal has no adverse impact on the character, appearance or historical significance of the listed building and Delapre Conservation Area. The proposal thereby accords with Policy BN5 of the West Northamptonshire Joint Core Strategy, Policies E20 and E26 of the Northampton Local Plan and the National Planning Policy Framework.

**(B) N/2015/0249 - SITING OF TWO PORTABLE BUILDINGS WITHIN STABLE YARD (FOR A TEMPORARY PERIOD OF 3 YEARS), DELAPRE ABBEY, LONDON ROAD**

The Development Manager elaborated on a report that had been referred to the Committee by the Director of Regeneration, Enterprise and Planning. The recommendation was for the approval of the application subject to conditions set out in the report.

Mr Clarke, a local historian and archaeologist, addressed the Committee and spoke against the application citing that the application was defunct and noted that there were currently 2 pre-fabricated buildings adjacent to the stableyard.

The Development Manager responded to the Committee that there was no need for the existing pre-fabricated buildings to have planning permission as they had been granted under the Council's permitted development rights.

The Committee discussed the report.

**RESOLVED:** That the application be **APPROVED** subject to the conditions attached in Paragraph 9.1 and for the following reason:

The proposal has no adverse impact on the character, appearance or historical significance of the listed building and Delapre Conservation Area or on the amenities of nearby residential occupiers. The proposal would assist with the overall project to restore the Abbey and remove it from the Heritage at Risk Register and thereby accords with Policy BN5 of the West Northamptonshire Joint Core Strategy, Policies E20 and E26 of the Northampton Local Plan and the National Planning Policy Framework.

## **10. ITEMS FOR DETERMINATION**

**(A) N/2014/1274 AND N/2014/1275 - LISTED BUILDING APPLICATION AND ADVERTISEMENT CONSENT APPLICATION FOR THE INSTALLATION OF REPLACEMENT ILLUMINATED SIGNAGE, 44-46 BRIDGE STREET**

The Senior Planning Officer elaborated on a report submitted by the Director of Regeneration, Enterprise and Planning. The Members attention was drawn to further

information that was contained within the addendum. It was explained that whilst there was one agenda item, two applications had been submitted, which needed to be considered together; however, two separate decisions would need to be made.

The Committee discussed the report.

**RESOLVED:**

That the application N/2014/1274 be **APPROVED IN PRINCIPLE** subject to the conditions as set out in the report.

That the application N/2014/1275 be **APPROVED** subject to the conditions as set out in the report.

**(B) N/2014/1363 - ERECTION OF 3 BED DETACHED DWELLING, LAND REAR OF 28-30 MAIN ROAD, DUSTON**

The Development Manager Team Leader elaborated on a report submitted by the Director of Regeneration of Enterprise and Planning and elaborated thereon. Member's attention was drawn to further information that was contained within the addendum.

The Committee discussed the report.

**RESOLVED:**

**That the APPROVED IN PRINCIPLE** subject to the conditions as set out below and for the following reason:

The development would have no undue adverse impact on the character and appearance of the area, on the Duston Conservation Area, on the setting of nearby listed buildings, on residential amenity and on trees within the site. This would therefore be in accordance with Policies S10, H1 and BN5 of the West Northamptonshire Joint Core Strategy, Policies E20 and E26 of the Northampton Local Plan and the aims and objectives of the National Planning Policy Framework.

**(C) N/2014/1387 - DEMOLITION OF EXISTING GARAGE AND ERECTION OF SIX ONE BEDROOM APARTMENTS, GARAGE TO SIDE OF 5 PRIMROSE HILL**

The Development Manager Team Leader submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. Member's attention was drawn to further information in the addendum that had been circulated. It was noted that the recommendation was for the approval, in principle, of the application subject to conditions.

Mr Bunting, a local resident, spoke against the application. He noted that the application was not in keeping with the local area, specifically as it was a

conservation area and not an appropriate location for the development of 6 apartments.

Mr Tyrer, a representative of the Barrack Road Conservation Area, spoke against the application. He noted that 6 flats was too many and too dense for a development in the Conservation Area and commented that there had been a recent increase in owner occupiers investing in the area and the development would be a fundamental change to the style of local properties.

Mr Green, the landowner, spoke in favour of the application. He stated that contrary to concerns expressed, there would not be a joining of 2 properties between number 5 and 6 and commented that the current garage was an eye sore. He commented that he had tried to work with the Conservation Committee and had made amendments to the application.

Responding to questions asked of the Committee, the Development Manager Team Leader commented that there was a passage way to flat 5, but explained that it would not become a bigger block of flats and they would not be joined. It was explained that should the Committee wish, they could add a condition to the application to that the passage way to flat 5 could be removed from the scheme.

The Committee discussed the report.

**RESOLVED:** That the application be APPROVED, in principle subject to the following condition being added and subject to the conditions set out in the report:

(7) Notwithstanding the submitted plans no access shall be formed between the development hereby permitted and 5 Primrose Hill.

Reason: To prevent over development of the site in the interests of the character of the area to comply with Policy E20 of the Northampton Local Plan.

**(D) N/2014/1477 - CHANGE OF USE OF AMENITY LAND TO RESIDENTIAL GARDEN, AND ERECT FENCING, 6 FARAMIR PLACE**

The Development Manager Team Leader submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. The recommendation was for approval, 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.

**(E) N/2015/0019 - OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED EXCEPT ACCESS FOR DEVELOPMENT OF UP TO 60 DWELLINGS, DEVELOPMENT LAND AT FORMER LINGS UPPER SCHOOL, BILLING BROOK ROAD**

The Development Manager Team Leader submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. The recommendation was for the approval in principle of the application.

In response to questions asked, the Development Manager Team Leader explained that no comments had been made by the Highways Agency. It was explained that a transport assessment had been carried out and noted that should the Highways Agency have foreseen any problems, they would have had the opportunity to request traffic calming measures be put in place.

The Committee discussed the report.

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

**(F) N/2015/0100 - NEW DOORS AND ROOFLIGHTS, THE ECTON BROOK PUBLIC HOUSE, ECTON BROOK ROAD**

The Senior Planning Officer elaborated on a report, submitted by the Director of Regeneration, Enterprise and Planning. The recommendation was for the approval subject to conditions set out in the report.

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

**(G) N/2015/0127 -CHANGE OF USE FROM DWELLING (USE CLASS C3) INTO 6-BED HOUSE OF MULTIPLE OCCUPATION (USE CLASS C4), 66 CHARLES STREET**

The Senior Planning Officer elaborated on a report, submitted by the Director of Regeneration, Enterprise and Planning. The recommendation was for the approval subject to 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.

**(H) N/2015/0149 - ERECTION OF CRICKET PAVILION, NORTHAMPTON OLD SCOUTS RUGBY FOOTBALL CLUB, RUSHMERE ROAD**

The Development Manager team Leader elaborated on a report, submitted by the Director of Regeneration, Enterprise and Planning. 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 **APPROVED** subject to the conditions set out in the report.

**(I) N/2015/0158 - ERECTION OF A NON-ILLUMINATED WALL MOUNTED BOARD SIGN, ST JOHNS MULTI-STOREY CAR PARK COUNCIL OWNED LAND**

The Senior Planning Officer elaborated on a report that had been submitted by the Director of Regeneration, Enterprise and Planning. Member's attention was drawn to additional information contained within the addendum. The recommendation was for approval of the application, subject to 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.

**(J) N/2015/0183 - CHANGE OF USE FROM RESIDENTIAL (USE CLASS C3) TO 5 BED HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4), 45 ST MICHAELS ROAD**

The Senior Planning Officer elaborated on a report that had been submitted by the Director of Regeneration, Enterprise and Planning. Member's attention was drawn to additional information contained within the addendum. The recommendation was for approval of the application, subject to 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.

**11. ENFORCEMENT MATTERS**

**12. ITEMS FOR CONSULTATION**

**(A) N/2015/0182 - PROPOSED RESIDENTIAL DEVELOPMENT OF 231 DWELLINGS PHASE 2 (SNC CONSULTATION, LAND EAST OF WOOTTON FIELDS, NEWPORT PAGNELL ROAD**

The Development Management Team Leader outlined the report of the Director Regeneration, Enterprise and Planning, as set out in the agenda. He advised the Committee that the determination of the application would be made by South Northants District Council (SNDC) and this report would form part of the formal consultation response.

The Committee discussed the report.



It was confirmed that the site was in the Joint Core Strategy and would be accessed from Newport Pagnell Road. A request would be made to South Northants Council that the comments of Northampton Borough Council be taken into account in the Section 106 Agreement.

Councillor Lane requested that the S106 Agreement should stipulate a suitable and appropriate level of play equipment.

Councillor Golby requested that a report come back to the Committee at a future meeting reporting on how the views of this Council had been given consideration by SNDC in the S106 Agreement.

**RESOLVED:** That Northampton Borough Council has no objections to the principle of development subject to the issues outlined in the report by South Northants District Council

Councillor Oldham congratulated Councillor Mason and thanked her for her hard work. He also thanked the Councillors for their continued hard work.

The meeting concluded at 7.53pm.