

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 30 June 2015

PRESENT: Councillor Oldham (Chair); Councillor Lynch (Deputy Chair);
Councillors Aziz, Davenport, Haque, Hill, Larratt, McCutcheon and
Meredith

OFFICERS: David Hackforth (Interim Head of Planning), Rita Bovey
(Development Manager), Ben Clarke (Planning Officer), Sinead
Turnbull (Senior Planning Officer) and Theresa Boyd (Solicitor)

1. APOLOGIES

Apologies for absence were received from Councillors Golby, Birch and Lane.

2. MINUTES

The minutes of the meeting held on 9th June 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/2014/1272

Mrs Flynn

N/2015/0282

Mr Patrick Conrad
Ms Sally Haddon
Mr Kieran Bodkin

N/2015/0555

Mr Andrew Jagoe
Mr Dave Collins

4. DECLARATIONS OF INTEREST/PREDETERMINATION

The Chair informed Members that the Solicitor knew the applicant of Items 10C and 10E and that this should therefore be regarded as a personal and non-pecuniary interest.

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

The Development Manager updated Members on a resolution passed on 9th June 2015 in relation to the application N/2015/0415 for the construction of a 2.5 kilometre dual carriageway (A43 Bypass) and associated landscaping, drainage and infrastructure works – Consultation by Northamptonshire County Council.

It was noted that additional information had been received from the County Council regarding the matter which had been circulated as part of the addendum. Following the Planning Committee's objection to the proposed re-connection of Thorpeville to the existing alignment of the A43 and the possibility of it becoming a 'rat-run', the County Council had proposed additional traffic calming measures along Thorpeville. It was noted that it was a Matter of Urgency due to the fact that feedback needed to be given to the County Council by the 7th of July.

RESOLVED: That the additional traffic calming measures were welcomed but the County Council be informed of the objections expressed previously regarding this element of the scheme would remain in place.

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/2014/0823 erection of a 1-bed dwelling (fronting Elizabeth Street) at land rear of 74 Lower Thrift Street had since been dismissed. She advised that the details of the decision are available on the Borough Council website.

She also informed the Committee that the Brackmills South SUE (Hardingstone) public inquiry was scheduled to be reconvened on the 29th and 30th of July 2015. The public inquiry for Northampton South SUE (Collingtree) was scheduled to start on the 1st of December 2015.

RESOLVED: That the report be noted.

7. OTHER REPORTS

(A) VARIATION OF S106 AGREEMENTS PURSUANT TO PLANNING PERMISSIONS N/2004/0930 HARVEY REEVES ROAD AND N/2004/0931 SOUTHERN DEVELOPMENT LINK ROAD

The Development Manager, elaborated on a report submitted by the Director of Regeneration, Enterprise and Planning. It was explained that approval was being sought for authority to be delegated to the Director of Regeneration, Enterprise and Planning to vary the S106 agreements as set out in the report.

The Committee discussed the report.

RESOLVED: That authority be delegated to the Director of Regeneration, Enterprise and Planning to vary the Section 106 agreements to amend and expand the location of the off-site habitat mitigation area and allow the remaining CCTV funds to be utilised on either the implementation and/or subsequent maintenance of the off-site habitat mitigation.

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

There were none.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

(A) POND EXCAVATION AND TWO SHALLOW SCRAPES, LINKED IN SEQUENCE BY SHORT DITCHES WITHIN THE FIELD. WETLAND HABITAT SITE, DUSTON MILL LANE

The Senior Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. She referred the Members to the additional information contained within the addendum. She confirmed that as the outstanding comments from the remaining consultee River and Canal Trust had been received, the recommendation was amended to APPROVAL subject to conditions.

The Committee discussed the report.

RESOLVED:

That **APPROVAL** be given subject to the conditions as set out in the report and for the following reason:

- 1.1 The proposed development would lead to a net increase in biodiversity, would off-set ecological impacts associated with the historic construction of the Southern Development Link Road from Upton Way to St James Mill Road and would not increase flood risk in the area. The proposal is in accordance with policies BN1, BN2 BN7, BN8 and S10 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan and the requirements of the NPPF.

10. ITEMS FOR DETERMINATION

(A) N/2014/1272 - CHANGE OF USE FROM DWELLING (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPANCY FOR FOUR PEOPLE (USE CLASS C4) 84 TURNER STREET

The Senior Planning Officer submitted a report of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was noted that the application was for planning permission to change the use to a House in Multiple Occupation (HIMO) for four people.

Mrs Flynn, as the next door neighbour, addressed the Committee and stated she objected strongly to the proposed application and stated that it would have a detrimental effect on the local amenities. She commented that the houses in the street were modest in size and as such attracted first time buyers and families to the

area. She also expressed concerns that there would be more vehicles associated with the HMO and that on street parking was already a problem in the area.

In response to questions asked by the Committee, Mrs Flynn confirmed that on street parking was already a concern and a problem in the street and also stated that whilst there were a number of bus stops in close proximity to the property, the bus service itself was very limited, the last service being mid-afternoon.

In response to questions asked by the Committee, the Senior Planning Officer commented that it would not be reasonable to put conditions on the application relating to noise issues as this would be dealt with under Building Regulations and Environmental Health legislation.

Members of the Committee discussed the report.

RESOLVED:

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

- 1) By reason of the nature of the surrounding land uses, Turner Street and the surrounding road network are already heavily trafficked. As a consequence of the use of the property and without any on-site car parking provision, the proposal would exacerbate the existing parking provision in the area to the detriment of highway safety. The proposal therefore fails to comply with the requirements of the National Planning Policy Framework and Policy H30 of the Northampton Local Plan.
- 2) By reason of the loss of a dwelling that could be occupied as a single small scale family home, the development would fail to ensure the provision of an adequate mixture of house types within the area which fails to comply with the requirements of the National Planning Policy Framework; Policies H5 and S10 of the West Northamptonshire Joint Core Strategy; and Policy H30 of the Northampton Local Plan.

Councillor Larratt requested that should an application require a parking survey to be conducted, that in future, this be done before it is brought before the Committee.

(B) N/2014/1291- ERECTION OF 34 NEW DWELLINGS COMPRISING 10NO. 1 BED FLATS, 14NO. 2 BED HOUSES AND 10NO. 3 BED HOUSES AND ASSOCIATED ACCESS ROADS. DEVELOPMENT LAND BETWEEN TALAVERA WAY AND BOOTH RISE.

This item was withdrawn from the agenda.

(C) N/2015/0282 - CHANGE OF USE TO 3NO ONE-BED APARTMENTS TOGETHER WITH TWO STOREY REAR EXTENSION. 15 BEACONSFIELD TERRACE

The Senior Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. Attention was drawn to further information contained within the addendum.

Mr Patrick Conrad, a local resident and member of 'Friends of the Racecourse' spoke against the application, citing the size of the property as being unsuitable for conversion, there was ongoing problem of refuse on the street, a lack of parking spaces, and could potentially increase parking demand if converted and concerns regarding access of emergency vehicles accessing the whole road.

In response to questions asked by the Committee, Mr Conrad explained that the proposed flats would be very small and raised concerns about the current permitted use of the property.

Ms Sally Hadden, resident of Watkins Terrace, spoke against the application and expressed concerns and noted that the creation of flats could potentially increase the number of vehicles associated with the property and stated that it would likely to increase the amount of rubbish. She also noted that if converted into flats it would be highly unlikely that in the future it would revert back to a family home.

Mr Kieran Bodkin, owner of the property, spoke in favour of the application. He explained that he had purchased the property 8 years ago and it was an HMO when bought. He stated that the property was in need of a complete refurbishment and converting it into 3 flats was a preferable option.

In response to questions asked, Mr Bodkin confirmed that 3 flats could home up to 6 people and that he would be responsible for maintaining the properties. He confirmed that he did not have a license with the Borough Council for the HMO.

The Committee discussed the report.

RESOLVED:

That **APPROVAL** be granted subject to the conditions as set out in the report and for the following reason:

The proposed development would have no adverse impact on the character of the street or conservation area, would not result in significant additional demand for parking and would not affect the amenities of adjoining occupiers. The proposal thereby conforms with Policies S1 and H1 of the West Northamptonshire Joint Core Strategy, Policies E20, H6, H21, H23 and H24 of the Northampton Local Plan and the National Planning Policy Framework.

Councillor Larratt asked that the Council investigate the current licensing status of the HMO.

(D) N/2015/0431 -LAYING OF HARD SURFACE AND CREATION OF SEATING AREAS WITH ASSOCIATED LANDSCAPING TO FORM MEMORIAL GARDEN. TOWCESTER ROAD CEMETERY, TOWCESTER ROAD

The Senior Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions as set out in the report and for the following reason:

The proposal would be in keeping with the character and appearance of the site and the surrounding area; it would not have a detrimental impact on the setting of the grade II listed building. The proposed development is considered to be in accordance with Policy E20 of the Northampton Local Plan and Policies S10 and BN5 of the West Northamptonshire Joint Core Strategy and the aims of the National Planning Policy Framework.

(E) N/2015/0555 - PROPOSED SINGLE STOREY EXTENSION TO REAR, TWO-STOREY FRONT EXTENSION, A NEW FIRST FLOOR WINDOW IN SIDE ELEVATION, ALTERATIONS TO FIRST FLOOR REAR WINDOWS AND FRONT PORCH (PART-RETROSPECTIVE). 14 WOODLAND AVENUE

The Development Manager submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. Attention was drawn to further information contained within the addendum. She confirmed that an additional objection letter had been received from 27 Lime Avenue and the objections submitted by the occupiers of 13 and 16 Woodland Avenue had been circulated to all Members of the Planning Committee.

Mr Andrew Jagoe, next door neighbour, spoke against the application and explained that the applicant had breached the original planning permission and a similar proposal had previously been declined by the Planning Committee.

Mr Dave Collins, spoke on behalf of the applicant and spoke in favour of the application. He commented that he was responsible for not getting the appeal submitted on time and it was not intentional. He further commented that materially, the impact on the nearby properties was very limited.

The Committee discussed the report.

RESOLVED:

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

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.

The Chair confirmed that as planning permission had been refused, the single storey extension at the back was unauthorised development. The applicant has a right of appeal against the refusal of permission within 12 weeks of the Council's decision. If after the 12 week period no appeal has been submitted, the Council shall carry out enforcement action to ensure that the height of the rear extension is reduced to a level allowed under planning permission N/2014/0311 granted in May 2014.

11. ENFORCEMENT MATTERS

There were none.

12. ITEMS FOR CONSULTATION

There were none.

The meeting concluded at 8.25pm.