

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 29 September 2015

PRESENT: Councillor Oldham (Chair) Councillors Aziz, Birch, Davenport, Golby, Haque, Hill, Lane, Larratt, McCutcheon and Meredith

1. APOLOGIES

Apologies for absence were received from Councillor Lynch

2. MINUTES

The minutes of the meeting held on 2nd September were agreed and signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

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

N/2015/0334

David Alderson
Anna McTaggart
Cllr Golby

N/2015/0705 & N/2015/0706

Councillor Zoe Smith
Jane Hancock
John Fergusson
Angus Lawson

N/2015/0706

Dave Weston

4. DECLARATIONS OF INTEREST/PREDETERMINATION

Councillor Golby declared a personal non pecuniary interest in item 10a – N/2015/0334, as a County Council Cabinet member for Learning, Skills and Education.

Councillor Meredith declared a personal non pecuniary interest in item 10h – N/2015/0952 as the Ward Councillor. He also declared a personal non pecuniary interest in item 10a – N/2015/ 0334 as two of his grandchildren attend Malcolm Arnold School. He further declared a personal non pecuniary interest in item 10h – N/2015/0952 however declared at the beginning of the meeting that the report addressed his concerns and was satisfied with the recommendations.

Councillor Birch declared a personal non pecuniary interest in item 10a – N/2015/0334 as the Ward Councillor.

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 Development Manager submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was noted that the Planning Inspectorate had agreed with the Council's decision with regards to application N/2014/1123 and the appeal had been dismissed.

RESOLVED: That the report be noted.

7. OTHER REPORTS

None.

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

None.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

(A) N/2015/0782 - INSTALLATION OF SECONDARY GLAZING. HOME FARM, EAGLE DRIVE

The Development Management Team Leader submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was explained that the application was for listed building consent for the installation of secondary glazing to the existing timber windows of the Grade II listed farmhouse to improve the overall efficiency of the building and improve living conditions. The proposal included the repair and refurbishment of the existing windows and doors which are currently in poor condition.

RESOLVED:

That the application be **APPROVED IN PRINCIPLE** subject to prior referral to the Secretary of State and conditions as set out in Paragraph 9 of the report and for the following reason:

The proposed works would not result in the loss of the historic fabric or harm to the significance of the heritage asset and is in accordance with Policy BN5 of the West Northamptonshire Joint Care Strategy and the aims and objectives of the National Planning Policy Framework.

10. ITEMS FOR DETERMINATION

(A) N/2015/0334 - ERECTION OF A TWO STOREY NEW PRIMARY SCHOOL WITH EXTERNAL PLAY AREAS AND CAR PARK. MALCOLM ARNOLD ACADEMY, TRINITY AVENUE

At this point in the meeting, Councillor Golby moved to public seating.

The Development Manager submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. The application sought planning permission for the erection of a new primary school within the grounds of the Malcolm Arnold Academy (MAA) a secondary school located on Trinity Avenue. The proposed school would be a 2 form entry primary school for 420 pupils aged 4-11 years. The proposal was for the erection of a two storey building with hard and soft play areas, car parking for 32 cars with a further 8 spaces within the car park of MAA and an area of landscaping. The Members were also asked to refer to further information contained within the Addendum.

Councillor Golby addressed the Committee as County Council Cabinet member for Learning, Skills and Education and spoke in favour of the application. He advised that the Department of Education encourage expansion of schools and on brownfield sites. He commented that the school recognised the objections and encouraged staff using car shared scheme, deploying marshalls and walking buses to school. In response to a question Councillor Golby stated that the main aim is to provide a local school for the immediate population however could not guarantee that parents from outside the catchment area would not apply.

At this point of the meeting, Councillor Golby exited the room, while the Committee discussed the report.

The meeting was adjourned at 18:54 while legal advice was sought. Meeting reconvened at 19:05.

Mr David Alderson addressed the Committee as a resident of Trinity Avenue and spoke against the application. He noted his concern with revised condition 11 of the Addendum. He stated that the build would have a negative impact on traffic intensifying the congestion even further. He stated that he would have like to have seen a traffic management scheme in place in consultation with the residents before a decision is made on the application. He noted that the proposed pedestrian entrance from Trinity Avenue was still in-situ and a 4 metres length of hedgerow would need to be removed and in his view unsightly. In response to a question Mr Alderson advised that the pedestrian gate already in place would provide a better pedestrian crossing and that the restricted footway as a result of the existing tree avenue forces children out to the road.

Ms Anna McTaggart addressed the Committee as the Architect for the project and spoke in favour of the application. She stated that the School would be run by a nationally respected education trust and that funding would enable 420 pupils to attend. She noted that the applicant had spent several months in consultation with the Highway Authority who have no objection to the scheme. In response to a question Ms McTaggart advised that the proposed footpath link to Trinity Avenue in the southern part of the site was a recommendation by the Highway Authority.

In response to questions asked the Development Manager confirmed the location of the listed building and explained that there were some intervening buildings between the site and the listed building, known as the Newton Building. In response to questions asked the NCC Highways Officer explained that Trinity Avenue is set within a 20mph zone. The NCC Highways Officer also advised that the footpath link was introduced as a recommendation from the Highway Authority for safety reasons. The Development Manager stated that the footpath link to Trinity Avenue could be omitted from this scheme subject to further consultation with local residents and the Highway Authority. It could be that the existing alignment of the footpath could be the only option but this would be further investigated following consultation with local residents and the Highway Authority. The Development Manager recommended that Condition 13 to be amended to reflect the Committee Members' suggestion to further investigate the best position of the footpath link.

The Committee discussed the report.

RESOLVED:

That the application be **APPROVED** with planning conditions and in accordance with the Addendum set out in the report for the following reason:

The proposed development would result in the satisfactory reuse of this previously developed site on account of the proposal representing a sustainable development that would address the established need for primary schools within Northampton. The proposed development would be of a satisfactory scale and design and would not unduly impact on the character and appearance of the area. With the proposed mitigation measures, the proposal would not adversely impact on highway safety. The proposal is therefore in compliance with the National Planning Policy Framework, Policies C2, E6, H2, S10, B7, INF1 and INF2 of the West Northamptonshire Joint Core Strategy and Policies E20, L2 and T22 of the Northampton Local Plan.

Delegated authority was granted to the Director of Regeneration, Enterprise and Planning in consultation with the Chair to amend condition 13 to seek further details to be submitted to the Local Planning Authority on the proposed footpath link to Trinity Avenue.

At this point of the meeting, Councillor Golby returned to the room.

**(B) N/2015/0421 - SINGLE STOREY EXTENSION TO CAFÉ. PARK CAFE
ABINGTON PARK, WELLINGBOROUGH ROAD**

The item was withdrawn.

**(C) N/2015/0705 - DEMOLITION OF CHURCH ROOMS AND ERECTION OF 5
NO. TOWN HOUSES. ABINGTON CHRISTIAN CENTRE, LEA ROAD**

The Senior Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It explained that planning permission was sought for the demolition of church rooms and erection of 5 no. town houses at the Abington Christian Centre, Lea Road. The dwellings would

have low level brick wall enclosures to the front. The scheme has been amended to reduce the ridge height of the proposed dwellings. It was recommended the application is approved subject to conditions set out in the report.

Councillor Zoe Smith addressed the Committee as Ward Councillor and spoke against the application. She stated that while she was happy to see the height has been reduced her concern was with parking, suggesting the parking issue would intensify causing problems in the area.

Ms Jane Hancock addressed the Committee as a resident of the area and spoke against the application. She stated that her concern was not with the demolition of the church but with parking. She advised that a multi storey car parking facility would be needed in the area as the area cannot sustain more cars. In response to questions from the Committee Ms Hancock stated that permit parking would not help the situation.

Mr John Fergusson addressed the Committee as a resident of the area and spoke against the application. He explained that parking was already at a premium and suggested that additional houses would bring additional issues with parking.

Mr Angus Lawson addressed the Committee as the applicant and spoke in favour of the application. He explained that the height of the buildings had been reduced as a result of the objections; the design of the new houses was based on a previous approved application along Lea Road.

In response to questions asked the Development Manager confirmed that an informative could be attached to any planning permission to require the careful removal and re-siting of the commemorative stones

RESOLVED:

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

The proposed development, subject to conditions, would represent an acceptable re-use of the site and would contribute to the established housing need in Northampton. The development is of a satisfactory design and layout and would have no significant detrimental impacts on the residential amenity of neighbouring properties or future occupiers of the dwellings. The development would be acceptable in terms of highway safety. The proposal is considered to be in accordance with Policies S3, S10, BN9 and H1 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan and the aims and objectives of the National Planning Policy Framework.

An informative would be attached to the planning permission in relation to the re-siting of the commemorative stones.

(D) N/2015/0706 - DEMOLITION OF CHURCH AND ERECTION OF 5 NO. TOWN HOUSES. GOSPEL HALL, ADNITT ROAD

The Senior Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was explained that planning permission is sought for the demolition of a church and erection of 5 town houses at Gospel Hall in Adnitt road. The scheme was amended to reduce the ridge height of the proposed dwellings.

Councillor Zoe Smith addressed the Committee as Ward Councillor and spoke against the application. She explained that her concern was the loss of such an aesthetically pleasing building.

The Chair noted that the Church was not a listed building and that the Committee should consider the proposal as submitted and that the Church have proposed the redevelopment of the site.

Ms Jane Hancock and Mr John Fergusson once again addressed the Committee and spoke against the application citing parking issues as their main objection.

Mr Dave Weston addressed the Committee as a representative of the Church and spoke in favour of the application. He stated that the church will be relocated to the former Pearce factory site on Wellingborough Road and that the existing buildings are broken and the foundations are shallow and not in good state of repair

In response to questions from the Committee the Senior Planning Officer advised that the locked gate would be managed by residents at the dwellings.

The Committee discussed the report.

RESOLVED:

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

The proposed development, subject to conditions, would represent an acceptable re-use of the site and would contribute to the established housing need in Northampton. The development is of a satisfactory design and layout and would have no significant detrimental impacts on the residential amenity of neighbouring properties or future occupiers of the dwellings. The development would be acceptable in terms of highway safety. The proposal is considered to be in accordance with Policies S3, S10, BN9 and H1 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan and the aims and objectives of the National Planning Policy Framework.

(E) N/2015/0845 - VARIATION OF CONDITION 2 OF PLANNING PERMISSION N/2014/0629 (ERECTION OF 54 DWELLINGS AND NEW FOODSTORE) TO ALLOW PROPOSED CHANGES TO ELEVATIONS AND CONFIGURATION OF RETAIL STORE AND CAR PARK/SERVICE AREAS.FORMER W GROSE GARAGE SITE, KINGSTHORPE ROAD

The Development Management Team Leader submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was explained that building works have commenced on site and the permission was subject to a number of conditions covering wide range of matters. One of these conditions specified the approved drawings that the development should be in accordance with. It was reported that the developer sought to change the approved plans in order to allow for small extensions to the store entrance and back of house facilities. In addition, alterations to the store loading bay, the introduction of roof mounted photovoltaic cells and car park reconfiguration were proposed.

RESOLVED:

That the report be **APPROVED IN PRINCIPLE** subject to the completion of a Section 106 legal agreement and the conditions set out in the report and for the following reason:

The proposed development would result in the delivery of residential accommodation whilst the proposed retail unit would have a neutral impact upon the viability and vitality of the hierarchy of centres within Northampton. In addition all elements of the proposal would have a neutral impact upon visual and neighbour amenity and highway safety. The proposal therefore complies with the requirements of the National Planning Policy Framework and Local Plan Policies E19, E20, E40, H7 and T12.

(F) N/2015/0865 - VARIATION OF CONDITION 6 OF PLANNING PERMISSION N/2013/0620 (CHANGE OF USE TO YOUNG PERSONS' DROP IN CENTRE) TO ALLOW ADDITIONAL OPENING HOURS BETWEEN 9:30AM TO 9:30PM ON SATURDAYS, ANCILLARY BUILDING IN ABINGTON PARK, WELLINGBOROUGH ROAD

The Senior Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was explained that the proposal related to the previously approved change of use of what was a disused former storage building as a young person's drop-in centre. The hours of use were restricted to 11:00am to 09:30pm Mondays to Fridays, with no opening hours permitted on Saturdays and Sundays. The Senior Planning Officer stated that it is now proposed to extend the existing opening hours to include 09:30am to 09:30 pm on Saturdays.

RESOLVED:

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

The proposed increase in the hours of use of the existing building would have no significant additional impacts on the amenities of nearby residents or park users. The proposal would thereby comply with Policies S10 and C2 of the West

Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.

(G) N/2015/0933 - TWO-STOREY REAR EXTENSION AND CHANGE OF USE TO TWO SELF-CONTAINED FLATS. RETROSPECTIVE APPLICATION. 58 GRAY STREET

The Committee agreed that this item be deferred to the next Planning Committee meeting to be held on the 27th October 2015.

(H) N/2015/0952 - FORMATION OF HARD STANDING AND ERECTION OF SIDE/FRONT BOUNDARY WALL (PART RETROSPECTIVE). 24 LITTLE GULL CLOSE

Councillor Meredith, having requested that the application be determined by the Planning Committee, declared at the beginning of the meeting that the report addressed his concerns.

RESOLVED:

That the Director of Regeneration, Enterprise and Planning in conjunction with the Chair of Planning be granted delegated authority to determine the application.

11. ENFORCEMENT MATTERS

None.

12. ITEMS FOR CONSULTATION

There were no items.

The meeting concluded at 9.23pm