

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 24 November 2015

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

OFFICERS: David Hackforth (Interim Head of Planning), Rita Bovey (Development Manager), David Rown (Development Management Team Leader), Ben Clarke (Senior Planning Officer), Louremi Aremu (Solicitor), Michael Flynn (Democratic Services Officer)

1. APOLOGIES

Apologies were received from Councillors Lane, Haque and Davenport.

2. DEPUTATIONS / PUBLIC ADDRESSES

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

N/2015/0603

Navin Patel
KAPG representative
Cllr Beardsworth (Ward Cllr)
Gary Witts

N/2015/0756

Tristan Hay

N/2015/0757

Tristan Hay

N/2015/1040

Catherine Mason

3. DECLARATIONS OF INTEREST/PREDETERMINATION

None.

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

The Development Team Leader elaborated on a report set out in the addendum submitted by the Director of Regeneration, Enterprise and Planning. The matter was related to cross boundary developments at Pineham business park. The Committee were asked to consider whether to devolve development control power to South Northamptonshire Council (SNC) under Section 101(1) of the Local Government Act 1972 on a S73 application to amend details of the outline planning permission and likely future reserved matters applications as well as consideration of application N/2015/1173 which is a consultation by SNC.

Councillor Larratt raised the issue regarding traffic noise deflected by the industrial buildings in Pineham and requested that his opposition to devolution of development control powers to SNC be minuted.

RESOLVED:

Members agreed under Section 101(1) of the Local Government Act 1972 to devolve development control powers to South Northamptonshire Council in respect of separate reserved matters applications for Plots 2 and 3 pursuant to outline planning permission S/2014/1603/EIA for the expansion of the Pineham Business Park.

Members agreed under Section 101(1) of the Local Government Act 1972 to devolve development control powers to South Northamptonshire Council in respect of a single reserved matters application for Plots 1 and 2 or a single reserved matters application covering all three plots pursuant to outline planning permission S/2014/1603/EIA for the expansion of the Pineham Business Park.

Members did not agree to devolve development control powers to South Northamptonshire Council in respect of a reserved matters application for Plot 1 only.

Members agreed under Section 101(1) of the Local Government Act 1972 to devolve development control powers to South Northamptonshire Council for a Section 73 application to vary condition 3 of outline planning permission S/2014/1603/EIA in respect of Plot 1.

That Members resolved to raise no objections to the consultation received on the Section 73 application (N/2015/1173) described at Paragraph 3.9 of the report.

5. LIST OF CURRENT APPEALS AND INQUIRIES

The Development Manager submitted a List of Current Appeals and Inquiries and elaborated thereon.

RESOLVED: That the report be noted.

6. OTHER REPORTS

None.

7. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

None.

8. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

None.

9. ITEMS FOR DETERMINATION

(A) N/2015/0603 - ERECTION OF A 2-BED BUNGALOW AND DETACHED DOUBLE GARAGE LAND TO FRONT OF 37 MILL LANE, KINGSTHORPE

The Development Management Team Leader elaborated on a report submitted by the Director of Regeneration, Enterprise and Planning. It was advised that planning permission was sought for the erection of a single storey detached dwelling and garage on the front garden of 37 mill lane.

Mr Navin Patel spoke against the application and considered the proposed bungalow to be out of character and would cause highway safety problems

The Group secretary of KAPG spoke against the application and considered that the report made reference to the extant planning permission for three dwellings on the adjacent site was unsound. Requirement for additional accommodation could be achieved through extension to dwelling. Concerns regarding visual amenity, highway safety, noise and pollution.

Councillor Sally Beardsworth as Ward Councillor spoke against the application and considered that the proposal bungalow is too close to the road. Concerned about highway safety and air quality.

Mr Gary Witts spoke in favour of the application and confirmed that the bungalow was needed for his elderly mother. The existing dwelling is within the conservation area but not the proposed dwelling.

The Committee 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 proposed development was considered acceptable in principle within an established residential area and due to its siting, scale and design would not have an undue detrimental impact on the appearance and character of the conservation area, visual and residential amenity of the area, highway safety and complies with Policies E20 and E26 of the Northampton Local Plan, H1, S10, BN5 and BN9 of the West

Northamptonshire Joint Core Strategy and aims of the National Planning Policy Framework (NPPF).

Members also **AGREED** that the details of the boundary stone wall be submitted to Historic England for them to consider whether it should be placed on the Statutory List of buildings of Special Architectural or Historical Interest and that the boundaries of the Kingsthorpe Conservation Area be reviewed as a matter of urgency.

(B) N/2015/0756 - CHANGE OF USE FROM SINGLE DWELLING (USE CLASS C3) TO A FIVE PERSON HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) 45 ALLEN ROAD, ABINGTON

The Development Manager elaborated on a report submitted by the Director of Regeneration, Enterprise and Planning. It was reported that permission was sought for a change of use from a single dwelling to a house in multiple occupation (HIMO) for 5 people. No external alteration to the property was proposed or no on-site parking facility. It was advised that the application was deferred at the last Committee meeting, pending further information on HIMOs in the area to be submitted by Cllr Stone.

She reported an additional objection letter from the resident of 13 Allen Road.

She confirmed that the information submitted by Cllr Stone was forwarded to Private Sector Housing to be investigated on whether there are more existing HIMOs in the area. Even if some of the properties were found to be in HIMO use, the application proposal would still be policy compliance as there would be less than 15% of properties in HIMO use within a 50m radius.

Mr Tristan Hay spoke in favour of the application.

The Interim Head of Planning confirmed that a meeting took place with the Private Sector Housing Team and agreed to arrange further training session for Members on HIMO early in the new year.

The Committee discussed the report.

RESOLVED

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

The development would not lead to an unacceptable concentration of HIMOs within the locality that would adversely impact upon the character of the street scene, nor would the development have significant adverse impacts on neighbouring amenity or parking provision. The property is of sufficient size to accommodate

the level of accommodation as proposed and is in accordance with the requirements of Policies H1, H5, and S10 of the West Northamptonshire Joint Core Strategy, Policies E20 and H30 of the Northampton Local Plan, the Houses in Multiple Occupation Interim Planning Policy Statement and the aims and objectives of the National Planning Policy Framework.

(C) N/2015/0757 - CHANGE OF USE FROM RESIDENTIAL (USE CLASS C3) INTO HOUSE OF MULTIPLE OCCUPATION FOR UP TO 4NO OCCUPANTS 35 ALLEN ROAD, ABINGTON

The Development Manager elaborated on a report submitted by the Director of Regeneration, Enterprise and Planning. It was reported that permission was sought for a change of use from a single dwelling to a house in multiple occupation (HIMO) for 4 people. It was advised that the application was deferred at the last Committee meeting, pending further information on HIMOs in the area to be submitted by Cllr Stone.

She reported an additional objection letter from the resident of 13 Allen Road.

She confirmed that the information submitted by Cllr Stone was forwarded to Private Sector Housing to be investigated on whether there are more existing HIMOs in the area. Even if some of the properties were found to be in HIMO use, the application proposal would still be policy compliance as there would be less than 15% of properties in HIMO use within a 50m radius.

Mr Tristan Hay spoke in favour of the application.

The Committee discussed the report

RESOLVED

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

The development would not lead to an unacceptable concentration of HIMOs within the locality that would adversely impact upon the character of the street scene, nor would the development have significant adverse impacts on neighbouring amenity or parking provision. The property is of sufficient size to accommodate the level of accommodation as proposed and is in accordance with the requirements of Policies H1, H5, and S10 of the West Northamptonshire Joint Core Strategy, Policies E20 and H30 of the Northampton Local Plan, the Houses in Multiple Occupation Interim Planning Policy Statement and the aims and objectives of the National Planning Policy Framework.

(D) N/2015/1040 - RESERVED MATTERS APPLICATION FOR 1198 BED STUDENT ACCOMMODATION AND ANCILLARY FACILITIES, 32 BED HOTEL SCHOOL. UNIVERSITY SITE, NUNN MILLS ROAD, DELAPRE & BRIAR HILL

The Senior Planning Officer presented the report on behalf of the Director of Regeneration, Enterprise and Planning and referred to the addendum. It was advised that this application related to a specific phase of the redevelopment of the former Avon/Nunn Mills site as a new campus for the University of Northampton and that some reserved matters had already been approved.

It was reported that these works would be located in the western section of the site, with the convenience store and bank being located to the north of the area covered by the application. To the south of this would be a number of buildings that would be constructed as 'cluster flats'. These would comprise a series of bedrooms/living areas with en-suite accommodation that would be occupied by individual students. These buildings would have a varied height and would be of five storeys in height.

Further south it was reported would be a 32 bedroom hotel that would be operated as part of the University's courses in this area in addition to further ancillary features including a multi-faith chaplaincy and health centre. To the south and west of this building would be a number of student houses of four storeys in height. These would be arranged in terraces and each would contain 12 bedrooms with shared bathrooms, kitchen and living spaces.

Catherine Mason on behalf of the applicant spoke in favour of the application.

The Committee discussed the report.

RESOLVED

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

The layout, appearance, scale and landscaping that has been proposed as part of this phase of the development is of an acceptable standard that has a neutral impact upon the amenities of surrounding properties and the setting of the Grade II Listed Building whilst providing new buildings and landscaping of a good design that would positively contribute to the regeneration of this prominent site. The development is therefore in accordance with the requirements of the National Planning Policy Framework; Policies E6, N1 and S10 of the West Northamptonshire Joint Core Strategy and Policies 1, 3 and 28 of the Northampton Central Area Action Plan.

(E) N/2015/1067 - CONVERSION INTO 2NO 1-BED FLATS, 4NO NEW 1-BED FLATS AND 2NO NEW 2-BED SEMI-DETACHED DWELLINGS (RETROSPECTIVE APPLICATION). 54 ADAMS AVENUE, ABINGTON

The Chair advised the Committee that this item had been withdrawn from the agenda and would be referred back to Committee for a decision in the near future

(F) N/2015/1094 - CHANGE OF USE TO 3 PERSON HMO, 58 LOWER ADELAIDE STREET, SEMILONG

The Development Management Team Leader elaborated on a report submitted by the Director of Regeneration, Enterprise and Planning. It was reported permission was sought for a change of use from a single dwelling to a house in multiple occupation (HMO) for 3 people. No external alteration to the property was proposed. No on-site parking facility was also proposed. It was advised that the site lies within the Article 4 Direction area which removes permitted development rights for change of use to a HMO.

The Committee discussed the report

RESOLVED

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

The proposed development would not lead to an unacceptable concentration of HMOs within the locality that would adversely impact upon the character of the area, nor would the development have significant adverse impacts on neighbouring amenity or parking provision. The property is of sufficient size to accommodate the scale of development proposed and is in accordance with the requirements of Policies H1, H5, and S10 of the West Northamptonshire Joint Core Strategy, Policies E20 and H30 of the Northampton Local Plan, the Houses in Multiple Occupation Interim Planning Policy Statement and the aims and objectives of the National Planning Policy Framework

10. ENFORCEMENT MATTERS

None.

11. ITEMS FOR CONSULTATION

(A) N/2015/1232 - CONSTRUCTION OF 42 DWELLINGS.WEST OF NORTHAMPTON LANE SOUTH

The Development Management Team Leader presented the report on behalf of the Director of Regeneration, Enterprise and Planning. It was reported that the application, a consultation by Daventry District Council, sought planning permission to erect 42 dwellings which would be accessed via a cul-de-sac formed from Cottingham Drive. A pedestrian link was proposed to Northampton Lane South. A mix of two, three, four and five bedroomed properties were proposed, generally of a two-storey height with a limited number of 2.5 storey properties.

The Committee discussed the report.

RESOLVED

Members **AGREED** the recommendation contained in the report subject to the amendment of the wording in the final point of paragraph 1.1 that Daventry District Council is informed that NBC's Officers 'must' be involved in the negotiation of the Section 106 Agreement.

12. EXCLUSION OF PUBLIC AND PRESS

The Chair moved that the Public and Press be excluded from the remainder of the meeting on the grounds that there was likely to be disclosure to them of such categories of exempt information as defined by Section 100(1) of the Local Government Act 1972 as listed against such items of business by reference to the appropriate paragraph of Schedule 12A to such Act.

The Motion was Carried.

The meeting concluded at 20:00

