

**NORTHAMPTON BOROUGH COUNCIL**

**PLANNING COMMITTEE**

**Tuesday, 19 January 2016**

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

**OFFICERS:** Steven Boyes, Director of Regeneration, Enterprise and Planning,  
David Hackforth (interim Head of Planning), David Rowen  
(Development Management Team Leader), Nicky Toon (Principal  
Planning Officer), Theresa Boyd (Solicitor), Emma Powley  
(Democratic Services Officer)

**1. APOLOGIES**

Apologies for absence were received from Councillors Aziz and Lane.

**2. MINUTES**

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

**3. DEPUTATIONS / PUBLIC ADDRESSES**

**RESOLVED:** That under the following items, the members of the public and  
Councillors listed below were granted leave to address the Committee:

**N/2015/1471**

Alan Pease  
Jan Bolton  
Councillor Nunn  
Kay Ringwood  
Duncan Mills

**N/2015/0999 & N/2015/1000**

Ian Richardson  
Steve Harold  
David Brede  
Councillor Malpas  
Matthew Taylor

**N/2015/1067**

Mr Fruish  
Tracey Dell  
Councillor Ansell  
Councillor Smith  
Ian Abrams  
Joe Wooldridge

**N/2015/1078**

Councillor Stone

**N/2015/1256**

David Croissant

#### **4. DECLARATIONS OF INTEREST/PREDETERMINATION**

Councillor Meredith declared a personal, non- pecuniary interest in Item 8a as a County Councillor and member of the Development Control Committee.

Councillor McCutcheon declared a personal, non- pecuniary interest in Item 8a as a County Councillor and member of the Development Control Committee.

Councillor Golby declared a personal, non- pecuniary interest in Item 8a as a County Councillor and Cabinet Member for Learning, Skills and Education.

Councillor Larratt declared a personal, non- pecuniary interest in Item 8a as Chairman of Northamptonshire County Council.

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

**RESOLVED:** That the determination of the following item, which was considered by the Chair to be a Matter of Urgency because of the undue delay if consideration of it was delayed, be as follows:

Because it concerned a prior notification application on which the Council has only 28 days to make a decision. That would not provide sufficient time for the application to be considered by the next meeting of the Planning Committee on 16<sup>th</sup> February 2016.

The Development Management Team Leader submitted a report that sought approval for a proposed demolition of a redundant care home building using machinery leave to the site in developable condition.

The Committee discussed the report.

**RESOLVED:**

1. That the Authority's Prior Approval was not required for the method of demolition and proposed restoration of the site for the following reason:

The means of demolition and the proposed restoration of the site are considered to be acceptable and would be consistent with the aims and objectives of policies of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

## **6. LIST OF CURRENT APPEALS AND INQUIRIES**

The Development Management Team Leader submitted a List of Current Appeals and Inquiries and elaborated thereon. It was noted that 4 Appeals had been dismissed. He advised that the details of the decision were available on the Borough Council's website

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

## **7. OTHER REPORTS**

### **(A) VARIATION OF S106 AGREEMENT DATED 21ST FEBRUARY 2011 PURSUANT TO PLANNING PERMISSION WN/2010/0039 (DEVELOPMENT OF 80 RESIDENTIAL UNITS) ON LAND OFF SOUTH MEADOW ROAD**

The Principal Planning Officer elaborated on a report submitted by the Director of Regeneration, Enterprise and Planning. It was explained that the application sought to vary the affordable housing provisions in relation to the disposal of Intermediate Housing Units.

In response to questions asked, the Principal Planning Officer explained that the proposed variation would align the S106 Agreement with more recent changes in Government guidance in relation to the sale of shared ownership properties whilst maintaining control over the disposal of shared ownership units.

**RESOLVED:**

1. The Committee **AGREED** to the variation of affordable housing provisions in the Section 106 agreement dated 21<sup>st</sup> February 2011 as set out in the Report.

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

### **(A) N/2015/1471 - TWO STOREY EXTENSION TO EXISTING BUILDING TO PROVIDE AN EIGHT CLASSROOM TEACHING BLOCK, LINK CORRIDOR TO EXISTING BUILDING, EXTENSION TO EXISTING SCHOOL ENTRANCE/RECEPTION AND ASSOCIATED ALTERATIONS. EXTERNAL WORKS INCLUDE 19 ADDITIONAL CAR PARKING SPACES, PEDESTRIAN ACCESS GATE AND ADDITIONAL HARD PLAY AREA. HARDINGSTONE COUNTY PRIMARY SCHOOL, MARTINS LANE**

At this point of the meeting, Councillors Meredith, Golby and McCutcheon left the room having declared an interest in the Item under Item 4 of the agenda.

The Development Management Team Leader submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. Member's attention was drawn to additional information included in the addendum.

Alan Peas, a resident of St Martin's Lane, spoke against the proposed development. In response to questions asked, Mr Pease stated that there was no suitable parking alternatives apart from the water tower which was allocated for staff parking and unsuitable for two-way traffic.

Jan Bolton, as a Hardingstone Parish Councillor, spoke against the proposed development.

Councillor Nunn, as the Ward Councillor, spoke against the proposed development. In response to questions asked, Councillor Nunn confirmed that he had no issue with the proposed extension of the building, but that the possible increased traffic issue was the major concern.

Kaye Ringwood, as the head of Schools Admissions at Northamptonshire County Council, spoke in favour of the proposed development. Responding to questions asked, she stated that they were still in communication with the Highways Authority and that there had been extensive negotiations with residents.

Duncan Mills, a representative of MRC Academy Trust, spoke in favour of the proposed development.

The Committee discussed the report.

#### **RESOLVED:**

That the Planning Committee of the Borough Council supports the principle of the extension of the school however it is seriously concerned over the impact on the surrounding road network and road safety as a result of the increase in pupil numbers and consequently vehicle movements and on-street car parking. The applicant should work with the Local Highway Authority, the Parish Council and local residents to address these concerns.

The Committee also wished for the County Planning Authority to give consideration to its previous decision on a similar application at Kingsthorpe when determining this matter.

At this point of the meeting Councillors Meredith, Golby and McCutcheon re-joined the Committee.

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

#### **(A) N/2016/0014 - ADVERTISEMENT CONSENT APPLICATION FOR CROSS STREET BANNER. 75 ST GILES STREET AND MANNA HOUSE**

The Development Management Team Leader submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon.

The Committee discussed the report.

#### **RESOLVED:**

That the application be **APPROVED IN PRINCIPLE** subject to Standard Advertisement Conditions. As the consultation period was yet to expire, it was **AGREED** that delegated authority be given to the Director of Regeneration, Enterprise and Planning to assess and resolve any outstanding consultation responses.

## **10. ITEMS FOR DETERMINATION**

### **(A) N/2015/0999 AND N/2015/1000 - CHANGE OF USE FROM OFFICE (USE CLASS B1) TO CHILDRENS DAY NURSERY (USE CLASS D1) AND ASSOCIATED WORKS AND LISTED BUILDING CONSENT APPLICATION FOR INTERNAL ALTERATIONS TO BUILDING AND ERECTION OF PALISADE FENCING. HOME FARM WORKS, ORCHARD HILL**

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 there were two applications, one being a planning application, the other a listed building application.

Ian Richardson, spoke as a local resident, and spoke against the application.

Steve Harold, the Managing Director of the business next door, spoke against the application.

David Brede, Billing Parish Councillor, spoke against the application.

Councillor Malpas, as the Ward Councillor, addressed the Committee and spoke against the application.

Matthew Taylor, spoke on behalf of the applicant and spoke in favour of the application. In response to questions asked, Mr Taylor confirmed that there would be a mixture of Full and Part time staff, some of whom lived in close proximity to the application and therefore would not require parking at the proposed site.

The Committee discussed the report.

### **RESOLVED:**

That both applications be deferred for further considerations of highway matters.

### **(B) N/2015/1067 - CONVERSION INTO 2NO 1-BED FLATS, 4NO NEW 1-BED FLATS AND 2NO NEW 2-BED SEMI-DETACHED DWELLINGS. 54 ADAMS AVENUE**

The Development Management Team Leader submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. Members attention was drawn to the addendum and it was noted that a further two letters of representations had been received.

Mr Fruish, a local resident, addressed the Committee and spoke against the application. In response to questions asked, he stated that the parking issues were much greater in the evening.

Tracey Dell, a local resident, addressed the Committee and spoke against the application.

Councillor Ansell, a Ward Councillor for Abington, addressed the Committee and spoke against the application.

Councillor Smith, a Ward Councillor for Abington, addressed the Committee and spoke against the application.

Ian Abrams, the architect, addressed the Committee and spoke in favour of the application.

Joe Wooldridge addressed the Committee and spoke in favour of the application.

**RESOLVED:**

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

There proposed development does not provide any on-site parking facility. Due to the current existing oversubscribed nature of on-street parking in the area, the proposed development would have a detrimental impact upon highway and pedestrian safety and the amenities of existing residents of the area as the development would result in inappropriate parking and exacerbate the existing problem. The proposal is thereby contrary to Policy S10 of the West Northamptonshire Joint Core Strategy and Policy H6 of the Northampton Local Plan.

**(C) N/2015/1078 - CHANGE OF USE FROM DWELLING (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 5NO RESIDENTS. 74 MILITARY ROAD**

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

Councillor Stone, as the Ward Councillor, addressed the Committee and spoke against the application.

In response to questions asked the Principal Planning Officer explained that they could enforce conditions by contacting the enforcement team and would examine the landlord's records and contact the private sector housing team

The Committee discussed the application

**RESOLVED:**

That the application be **REFUSED** 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 and Policy H5 of the West Northamptonshire Joint Core Strategy.

**(D) N/2015/1256 - CHANGE OF USE FROM DWELLING (USE CLASS C3) INTO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 3NO RESIDENTS. 13 UPPINGHAM STREET**

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

David Croissant, as the owner/landlord spoke in favour of the application.

The Committee discussed the application.

**RESOLVED:**

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

**(E) N/2015/1314 - CHANGE OF USE FROM PUBLIC HOUSE (USE CLASS A4) INTO CONVENIENCE STORE (USE CLASS A1) INCLUDING ALTERATION AND EXTENSIONS, REAR STORAGE AND INSTALLATION OF 2NO SATELLITE DISHES ON ROOF. THE BARN OWL, OLDEN ROAD**

The Chair noted that the item was to be deferred until the next meeting on 16<sup>th</sup> February. The Head of Planning advised that the Council had received a further nomination for listing the property as an asset of community value. This was an important planning consideration, which would affect permitted development rights and the “fallback” position referred to in the officer’s report, relating to the principle of the change of use.

The application was therefore deferred in order to provide an updated report for consideration by Committee, which would assess the change of use in the light of the current situation both with or without permitted development rights.

**(F) N/2015/1344 - SINGLE STOREY FRONT EXTENSION. 31 CONEYGREE COURT**

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

The Committee discussed the application.

**RESOLVED:**

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

**11. ENFORCEMENT MATTERS**

None

**12. ITEMS FOR CONSULTATION**

None

The meeting concluded at 9.16pm