

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 17 May 2016

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

OFFICERS: Peter Baguley (Head of Planning), Rita Bovey (Development Manager) Theresa Boyd (Solicitor) Emma Powley (Democratic Services)

1. APOLOGIES

Apologies for absence were received from Councillor J Hill.

2. DEPUTATIONS / PUBLIC ADDRESSES

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

N/2015/0479

Mr Amarjit Atwal

3. DECLARATIONS OF INTEREST/PREDETERMINATION

There were none.

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

There were none.

5. N/2015/0479 - CHANGE OF USE FROM OFFICES (USE CLASS B1) INTO GURDWARA AND COMMUNITY CENTRE (USE CLASS D1) INCLUDING EXTENSIONS AND ALTERATIONS. COMMUNITY CENTRE, 35 - 37 ST JAMES MILL ROAD.

The Head of Planning submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was explained that the applicant was seeking permission to change the use of the property from offices to a place of worship and a community centre. It was noted that the National Planning Policy Framework requires that Local Planning Authorities consult the appropriate bodies when they are determining applications for developments around major hazards, namely a fuel storage depot. It was explained that the Health and Safety Executive (HSE) had advised against granting planning permission. However, on balance it was considered that the benefits of the scheme could outweigh the concerns of the HSE.

and it was noted that the Officer recommendation was that the planning committee be minded to grant planning permission, subject to an independent assessment of the health and safety impacts of the proposed development be carried out, and the findings be reported back to the Committee and the conditions contained within the report.

Mr Atwal addressed the Committee and spoke in favour of the application. He spoke of the community value of the proposed development and in response to questions asked, reported that the risks and hazards had been discussed with members of the local community and a full evacuation plan had been put in place.

The Committee discussed the application.

RESOLVED:

That the Planning Committee was minded to grant planning permission subject to:

- a) An independent assessment of the health and safety impacts of the proposed development to be carried out, and the subsequent findings will be reported back to the Committee;
- b) The conditions as set out in the report and for the following reason:

The proposed development would be of benefit to the community and, subject to conditions, would have a neutral impact on flood risk, safety, the highway system, neighbour and visual amenity. The development is therefore in conformity with the requirements of the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy and Policies B14 and E20 of the Northampton Local Plan.

The meeting concluded at 6.22pm