

**NORTHAMPTON BOROUGH COUNCIL**

**PLANNING COMMITTEE**

**Tuesday, 16 January 2018**

**PRESENT:** Councillor Oldham (Chair); Councillors Birch, Choudary, Davenport, Golby, J Hill, Kilbride, Kilby-Shaw, B Markham, M Markham, McCutcheon and Smith

**OFFICERS:** Peter Baguley (Head of Planning), Rita Bovey (Development Manager), Adam Smith (Principal Planning Officer), Theresa Boyd (Planning Solicitor), Ed Bostock (Democratic Services Officer)

**1. APOLOGIES**

Apologies for absence were received from Councillor Lane.

**2. MINUTES**

The minutes of the meeting held on 19th December 2017 were agreed and signed by the Chair.

**3. DEPUTATIONS / PUBLIC ADDRESSES**

**RESOLVED:**

That under the following items, the members of the public and Ward Councillors listed below were granted leave to address the Committee.

**N/2017/1428**

Chris Parr

**N/2017/1429**

Mrs Grover  
Councillor Stone  
James O’Riordan

**N/2017/1430**

Chris Parr

**N/2017/1467**

Jacqueline Abbott  
Toby Wallace

**N/2017/1544**

Councillor Stone  
Liang Zong

**4. DECLARATIONS OF INTEREST/PREDETERMINATION**

Councillor Kilbride declared a personal and disclosable pecuniary interest in items 10a and 10c as a board member of Northampton Partnership Homes.

Councillor Davenport declared a non-prejudicial interest in item 10d as the Ward Councillor.

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

There were none.

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

The Development Manager submitted a List of Current Appeals and Inquiries and elaborated thereon. It was explained that 2 applications for 2 Willow Lane had been dismissed; the Inspector had agreed with Officers that the proposed development would cause undue harm to the character of the conservation area and the listed building. A further appeal in relation to 98-102 Abington Street was dismissed with the Inspector determining that due to the site being located very near to a conservation area, the scale and massing of the proposed development would harm the street scene and the setting of the conservation area and the listed buildings in nearby St Giles Terrace.

**RESOLVED:**

That the report be noted.

**7. OTHER REPORTS**

There were none.

**8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS**

There were none.

**9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS**

**(A) N/2017/1420 - LISTED BUILDING CONSENT APPLICATION FOR REMOVAL OF DISPLAY CABINETS WITHIN EAST AND WEST WINGS. ABINGTON MUSEUM MANOR HOUSE ABINGTON PARK, WELLINGBOROUGH ROAD**

The Development Manager submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee heard that this application was part of a series of upgrades taking place at Abington Museum. It was noted that a further application for listed building consent to replace the cabinets would need to be considered by the Committee at a later date.

Members discussed the report.

**RESOLVED:**

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

## 10. ITEMS FOR DETERMINATION

### (B) N/2017/1429 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 5 OCCUPANTS. 35 HUNTER STREET

Councillor M Markham joined the meeting at this point. She declared a personal and disclosable pecuniary interest in items 10a and 10c as a board member of Northampton Partnership Homes.

The Principal Planning Officer submitted a report on behalf of the Head of Planning and elaborated thereon. Members heard that an additional objection had been received, citing parking, noise, waste and character of the area concerns. The Committee were informed that the bedroom sizes complied with Interim Planning Policy Framework (IPPS) standards and that all of the bedrooms had en suite facilities. Should the application be approved, the concentration of HIMO properties in a 50m radius of the site would be 12%.

Janice Grover, the chair of a local residents association, spoke against the application regarding works to the property without planning permission, the nature of HIMOs producing waste and noise and difficulties parking in the area.

Responding to a question, Mrs Grover explained that waste collections took place on a Monday, but it was common for the area to be inundated with waste very soon afterwards.

Councillor Stone, as the Ward Councillor, spoke against the application on the grounds that there were other HIMOs in the area, and the role of local residents.

In response to questions, Councillor Stone agreed with comments regarding waste.

James O’Riordan, the architectural agent for the owners, spoke in favour of the application in relation to the 15% concentration guidelines and that waste and cycle storage would be provided at the rear of the property.

Members discussed the report.

### **RESOLVED:**

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

Due to there being no residual parking capacity for vehicles in the area, and the fact that the proposed change of use would generate a greater parking demand than existing, the proposed development would have a detrimental impact upon parking provision, highway safety and surrounding amenity contrary to Policy H5 of the West Northamptonshire Joint Core Strategy, saved Policy H30 of the Northampton Local Plan and the aims and objectives of the National Planning Policy Framework.

**(D) N/2017/1467 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 4 OCCUPANTS. 132 SOUTHAMPTON ROAD**

The Principal Planning Officer submitted a report on behalf of the Head of Planning and elaborated thereon. Members' attention was drawn to the addendum which corrected a typographical error in the report, and were advised that should the application be approved, the concentration of HMOs in a 50m radius of the site would be 11.7%. It was explained that the bedrooms all met Private Sector Housing (PSH) standards and that although there was no requirement to provide a dining room, the kitchen and dining room combined exceeded minimum PSH requirements for a kitchen-diner room.

Jacqueline Abbott, the owner and applicant, spoke in favour of the application, its management and providing a mixture of housing types.

Toby Wallace, a managing agent for Your Move, spoke in favour of the application.

Members discussed the report.

**RESOLVED:**

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

**(E) N/2017/1544 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 3 OCCUPANTS. 36 COWPER STREET**

The Principal Planning Officer submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee were informed that no internal alterations were proposed and a condition had been added to ensure the basement would not be used as a bedroom at any time. Should the application be approved, the concentration of HMOs in a 50m radius of the site would be 8%.

Councillor Stone, as the Ward Councillor, spoke against the application regarding the concentration of uses in the area.

Liang Zong, the applicant, spoke in favour of the application regarding its management and providing a mixture of housing types in the area.

Members discussed the report.

**RESOLVED:**

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

**11. ENFORCEMENT MATTERS**

There were none.

**12. ITEMS FOR CONSULTATION**

**(A) N/2017/1448 - EXTRACTION OF SAND AND GRAVEL, CONSTRUCTION OF CONCRETE BATCHING PLANT, PROCESSING PLANT, INCLUDING ANCILLARY WEIGHBRIDGE, OFFICE, WORKSHOP, RECYCLING ACTIVITIES AND ACCESS, PLUS IMPORTATION OF INERT MATERIAL AND RESTORATION TO AGRICULTURE AND NATURE CONSERVATION. J THOMAS HAULAGE LAKESIDE WORKS, 37 CROW LANE**

At this juncture, Councillor Hill left the meeting.

The Development Management Team Leader submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee heard that Northamptonshire County Council (NCC) as the mineral and waste authority, had consulted NBC on a planning application for the extraction of sand and gravel and the construction of a concrete batching plant, processing plant, ancillary works and the importation of inert materials to restore the land for agricultural use. It was explained that 3m high bunding would be erected around the site's boundary. Works on the site would last between 12 and 13 years and subsequently the land would be restored; holes filled with inert materials would expand wetland areas, increasing biodiversity. Improvements to the junction were also proposed in anticipation of increased use by HGV vehicles.

At this point, the solicitor explained to Councillors McCutcheon, Kilbride and Davenport that as members of NCC Development Control Panel, should they vote on this consultation, they would be excluded from any related votes at the County Council. Following this advice, Councillors Kilbride and Davenport left the room. Councillor McCutcheon remained but did not take part in any discussion and abstained from the vote.

In response to a question regarding air quality, specifically dust, it was explained that a comprehensive management plan was submitted with the application which would provide necessary mitigations for such impact and Environmental Health had been consulted directly by the County on the application.

In response to questions regarding highways, it was explained that the Committee could suggest changes to the operational times of the site to the applicant, noting that a Lorry Management Plan would be submitted as part of the application.

Members discussed the report.

**RESOLVED:**

That Northampton Borough Council **RAISE NO OBJECTIONS** to the application, subject to matters set out in the report being taken into account and controlled by planning conditions, with amended wording at bullet point 4 to say "That NCC **should seek** a financial contribution towards the Northampton Growth Management Scheme towards the Great Billing Interchange in addition to the highway works already proposed at the site access/Crow Lane junction."

**(A) N/2017/1428 - CONVERSION OF AN EXISTING FLAT, CURRENTLY HOUSING A COMMUNITY HUB, TO A SOLELY RESIDENTIAL DWELLING WITH ENTRANCE CANOPY, EXTENSION OF FRONT DWARF WALL AND**

**RENDERING TO FRONT. SPRING BOROUGH COMMUNITY CENTRE  
BLACKFRIARS HOUSE, UPPER CROSS STREET**

At this juncture, Councillor M Markham left the meeting. Councillor Davenport re-joined the meeting.

The Development Manager submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee heard that the site, previously used as a community hub, would be turned into disabled access housing. No objections had been received and the property would contribute to the Council's 5 year housing supply.

In response to questions, Chris Parr, project manager for Northampton Partnership Homes (NPH) explained that the community hub was underused, this was deemed a better use for the building. It was noted that there was a new community centre close by.

Members discussed the report.

**RESOLVED:**

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

**(C) N/2017/1430 - CONVERSION OF EXISTING BUNGALOW, CURRENTLY HOUSING A COMMUNITY ROOM, INTO A SOLELY RESIDENTIAL 2 BEDROOM DWELLING FOR IN-HOUSE CARE, INCLUDING THE ADDITION OF 1NO NEW WINDOW. COMMUNITY ROOM, 28 HARDY DRIVE**

The Development Manager submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee heard that the underused community centre would be turned into a 2 bedroom dwelling for in-house care. External alterations would comprise of 1 new window. It was explained that whilst parking would be on-street, the development would not have a significant impact on parking in the area. It was noted that the community hub had been replaced in the nearby facility at Bouverie House. This development would contribute to the Council's 5 year housing supply.

Members discussed the report.

**RESOLVED:**

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

The meeting concluded at 7:57 pm