

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Thursday, 7 June 2018

PRESENT: Councillor Oldham (Chair); Councillor Lane (Deputy Chair);
Councillors Birch, Bottwood, Choudary, Kilbride, Kilby-Shaw, B
Markham, M Markham, McCutcheon and Russell

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

1. APOLOGIES

Apologies for absence were received from Councillor Golby.

2. MINUTES

The minutes of the meeting held on 8th May 2018 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/2018/0364

Chris Parr

M/2018/0435

Chris Parr

N/2018/0448

Chris Parr

N/2018/0514

Ian Greenhill
Lucy Warner

N/2018/0603

Councillor G Eales
Chris Parr

N/2018/0658

Chris Parr

4. DECLARATIONS OF INTEREST/PREDETERMINATION

Councillor M Markham declared a disclosable and pecuniary interest in items 10b, 10c, 10d, 10h and 10j as a board member of Northampton Partnership Homes (NPH).

Councillor Bottwood declared a disclosable and pecuniary interest in items 10b, 10c, 10d, 10h and 10j as a board member of NPH.

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 on behalf of the Head of Planning and elaborated thereon. Members were informed that no updates were available; the Inspectors were currently inundated with more than 1000 appeals on phone boxes in other parts of the country.

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

There were none.

10. ITEMS FOR DETERMINATION

- (B) N/2018/0364 - REPAIRS AND LANDSCAPING OF OPEN GREEN SPACE INCLUDING RESTORATION OF EXISTING RAILING, STEPS AND HERITAGE BOARDS. INSTALLATION OF FENCING ALONG THE TOP OF THE EXISTING BRICK WALL RUNNING ALONG ST ANDREWS ROAD. LANDSCAPING WILL INCLUDE REMOVAL OF SMALL TREES AND CLEARANCE OF GROUND VEGETATION. INCLUSION OF A NEW PLAY-MAZE AND FOOTPATH ALONG LENGTH OF THE SITE ALSO TO BE INCLUDED. CASTLE MOUND SITE, ST ANDREWS ROAD**

Councillors M Markham and Bottwood left the meeting at this juncture.

The Development Manager submitted a report and elaborated thereon. It was explained that the development would include improvements to existing amenity and landscaping works. Members noted that the application was supported by Historic England and the Council's conservation officers and that a letter of support had been received from a local resident.

In response to a question, the Committee heard that no additional lighting would be included as part of the development.

Members discussed the report.

REOSOLVED:

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

(C) N/2018/0435 - INSTALLATION OF AUTOMATED ENTRY GATE SYSTEM TO EXISTING CAR PARK. WOODSTOCK, BILLING ROAD

The Principal Planning Officer submitted a report and elaborated thereon. The Committee heard that the proposed entry gate system would improve security and have a neutral impact on visual amenity and the highway system.

Members discussed the report.

RESOLVED:

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

(D) N/2018/0448 - DEMOLITION OF EXISTING COMMUNITY CENTRE AND CONSTRUCTION OF 3NO NEW BUNGALOWS. KINGS HEATH COMMUNITY CENTRE, NENE DRIVE

The Principal Planning Officer submitted a report and elaborated thereon. The Committee heard that the existing Community Centre had been vacant for some time and that another was located nearby. The proposed development was similar in character to the surrounding area and would not have a significant adverse impact, and Members noted that parking demand would reduce following the change of use.

In response to questions, it was reported that 3 parking spaces for use by those with disabilities would be provided as part of the development.

Members discussed the report.

RESOLVED:

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

(H) N/2018/0603 - CREATION OF 11NO PARKING SPACES INCLUDING 1NO DISABLED PARKING SPACE, WITH NEW FOOTPATHS AND RETENTION OF EXISTING STREET LIGHT. PARKING AREA, PEMBROKE GARDENS

The Development Manager submitted a report and elaborated thereon. The Committee heard that due to a lack of parking in the area, residents used the grass verges to park their vehicles. The proposed development would create formal parking with 1 disabled space and the trees would be retained.

Councillor G Eales, in his capacity as Ward and County Councillor, spoke in favour of the application and stated that additional parking was something that the area desperately needed.

Chris Parr, Major Projects Manager for NPH, explained that the development was part of a wider refurbishment project and that all parking and garage sites were being looked at across the town, estate by estate.

Members discussed the report.

RESOLVED:

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

(J) N/2018/0658 - ERECT NEW MUGA (MULTI USE GAMES AREA) IN PLACE OF PART OF EXISTING CAR PARK WITH ASSOCIATED LANDSCAPING TO RESURFACE MUGA SURROUNDS, INSTALL BENCHES, BOLLARDS, REDEFINE RESULTANT CAR PARK LAYOUT AND UPGRADED PLANTING. CAR PARK PAY AND DISPLAY, UPPER BATH STREET

At this juncture Councillor McCutcheon joined the meeting.

The Principal Planning Officer submitted a report and elaborated thereon. He also referred to the additional comments from the Highway Authority in the addendum. It was explained that the north of the site would comprise of a multi-use games area and parking to the south. The development would result in a reduction of parking provision, however Members noted the close proximity of the Mayorhold car park.

In response to questions, the Committee heard that air quality mitigation could only be secured when the development was directly linked to an increase in traffic. In this case, the MUGA was likely to be used most by residents in close proximity to the facility and as such, would not be expected to lead to a deterioration in air quality.

Members discussed the report.

RESOLVED:

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

(A) N/2018/0051 - ERECTION OF A PORTACABIN TO BE USED IN CONJUNCTION WITH CAR WASH FACILITY (RETROSPECTIVE). FAR COTTON SERVICE STATION, 11 LONDON ROAD

At this juncture Councillors M Markham and Bottwood re-joined the meeting.

The Principal Planning Officer submitted a report and elaborated thereon. The Committee heard that the portacabin shared a boundary with residential properties, although amenity was unlikely to be affected, and that its location would not affect vehicle parking or manoeuvring. It was noted that a Condition was included to ensure that the structure was removed within 3 years.

Members discussed the report.

RESOLVED:

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

(E) N/2018/0454 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 4 OCCUPANTS. 94 ST LEONARDS ROAD

This item was withdrawn from the agenda.

(F) N/2018/0514 - CHANGE OF USE FROM CHILDREN'S NURSERY (USE CLASS D1) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 6 OCCUPANTS. 47 HOLLY ROAD

The Development Manager submitted a report and elaborated thereon. She also referred to the additional comments in relation to Local Plan Policy H31 in the addendum. It was explained that the garage, previously used as an office, would be converted back to a garage. Whilst the Highway Authority objected to the application on parking grounds, Members were advised that it complied with the Interim Planning Policy Statement with regard to sustainability.

Ian Greenhill, a local resident, spoke against the application and voiced concerns around parking and waste. He further commented on anti-social behaviour that, in his view, accompanied HIMO's.

Lucy Warner, a local resident, spoke against the application and commented on parking problems in the area and possible unlicensed HIMO properties in the area.

In response to questions, Members were advised that they were obligated to make a decision within a timeframe and that the applicant could appeal against non-determination

Members discussed the report.

RESOLVED:

That the application be **REFUSED** against the officer recommendation on parking and highway safety grounds. Formal wording of the decision notice to be agreed with the Chair before it was issued.

(G) N/2018/0529 - VARIATION OF CONDITION 2 OF PLANNING PERMISSION N/2017/0736 (ERECTION OF 3 SELF-CONTAINED FLATS) TO AMEND DEVELOPMENT TO MATCH ADJOINING PROPERTY IN TERMS OF RIDGE HEIGHT AND FRONT BUILDING LINE. LAND ADJOINING 54 THORN HILL

The Development Manager submitted a report and elaborated thereon. It was noted that a previous application for a non-material amendment was refused by the

Committee. This application would bring the property in line with the adjoining properties with a slight increase in ridge height.

Members discussed the report.

RESOLVED:

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

(I) N/2018/0644 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 3 OCCUPANTS. 37 HENRY BIRD WAY

The Development Manager submitted a report and elaborated thereon. The Committee were informed that the previous application for a 5-bed HIMO had been withdrawn following objections from County Highways. It was noted that there were no objections from Private Sector Housing or the Highway Authority.

Members discussed the report.

RESOLVED:

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

The Members revisited the reason for refusal for Item 10F as they were concerned that the kitchen facility would not be adequate to serve the number of residents proposed. It was resolved that the views from Private Sector Housing were to be sought on the matter and that Members would be informed of the outcome after the meeting.

Notes after meeting: Private Sector Housing confirmed that the kitchen facility as proposed would comply with existing standards and no additional reason for refusal on this ground would be necessary and reasonable. All members of the Committee were informed of the findings.

11. ENFORCEMENT MATTERS

There were none.

12. ITEMS FOR CONSULTATION

There were none.

The meeting concluded at 6:41 pm