

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 24 August 2010

PRESENT: Councillor Collins (Chair); Councillor Meredith (Deputy Chair);
Councillors J. Conroy, Davies, Golby, Hill, Matthews and Woods

1. APOLOGIES

Apologies for absence were received from Councillors Church, Hawkins, Lane and Malpas.

2. MINUTES

The minutes of the meeting held on 29 June 2010 were agreed and signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

RESOLVED: (1) That Mrs C Tweedale, R. Kilsby and Cllr B. Markham be granted leave to address the Committee in respect of item 10A, application number N/2010/0472.

(2) That Mr Whitlock be granted leave to address the Committee in respect of item 10B, application number N/2010/0611.

4. DECLARATIONS OF INTEREST

Councillor Woods stated that the Applicant for item 10A, application number N/2010/0472 had approached him. He had given the Applicant some factual advice and referred him to his Ward Councillors.

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

None.

6. LIST OF CURRENT APPEALS AND INQUIRIES

The Head of Planning submitted a List of Current Appeals and Inquiries and elaborated thereon.

RESOLVED: That the report be noted.

7. OTHER REPORTS

None.

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

None.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

None.

10. ITEMS FOR DETERMINATION

(A) N/2010/0472 - CHANGE OF USE FROM RETAIL (USE CLASS A1) TO HOT FOOD TAKEAWAY (USE CLASS A5) INCLUDING INSTALLATION OF EXTRACTION FLUE SYSTEM AT 16 BUSHLAND ROAD. (AS AMENDED BY REVISED PLANS RECEIVED 15/07/2010).

The Head of Planning submitted a report in respect of application number N/2010/0472, elaborated thereon and referred to the Addendum that corrected two typographical errors and set out further details from the Highways Authority.

Mrs Tweedale referred to photographs that she had previously submitted showing the parking problems from her house. People parked over driveways. She had disabled parking markings outside her house that were ignored by other drivers. She and her husband had been abused and the Police called to allow them access to and from their property. Mrs Tweedale commented that the bollards on both sides of the road were frequently knocked over. She stated that parking at the junction of Bushland Road and Bush Hill was a problem. She noted that parking problems in the area were already exacerbated by the primary school further down the road. Mrs Tweedale also referred to issues of damage to vehicles, late night noise from the Co-op, deliveries to the Co-op and a recent robbery at that store. She was concerned that sooner or later a pedestrian would be knocked down. In answer to a question Mrs Tweedale stated that she had lived in her present home for ten years, before the Co-op's current hours of operation had been extended.

Cllr B. Markham concurred that parking was a constant issue. He expressed concern at the proposed extraction units and their effect upon the residents of the adjoining flats. He accepted the comments made by Environmental Health set out in the report but believed that in reality cooking smells and noise would be an issue for residents. He also noted the comments from the Highways Authority but did not accept their supposition set out in the Addendum. Councillor Markham queried whether the premises had already been divided into two flats.

Mr Kilsby, the Agent for the Applicant, commented that the proposal submitted was in accordance with the Local Plan and other guidance. He noted that Environmental Health and the Highways Authority had not raised any objections. There had been no problems with parking at the time of the site visit; and he suggested that these were intermittent and were more properly issues of enforcement. He commented that Local Centres were, by definition, for local use; his client had agreed to restricted opening hours. He requested that the Committee approve the application.

The Head of Planning, in response to Cllr B. Markham's query commented that the premises had received planning permission in 2003 for conversion into two flats but this had not been implemented and that the permission was no longer extant.

The Committee discussed the application.

RESOLVED: That the application be approved subject to the conditions set out in

the report and as corrected by the Addendum (Condition 2), as the principle of a takeaway use in a local centre is acceptable and in accordance with Policy R9 of the Northampton Local Plan. By reason of the site's relationship with neighbouring residential properties and the adequacy of the local highway network and subject to controls limiting the hours of the use and collection, treatment and dispersal of cooking smells, the proposed use would not have a detrimental impact on the amenity of nearby and adjoining residents or highway safety in accordance with Policy R9 of the Northampton Local Plan and the aims and objectives of PPG13 and PPG24.

(B) N/2010/0611 - SINGLE STOREY REAR EXTENSION AND FIRST FLOOR EXTENSION ABOVE EXISTING GARAGE TO CREATE 2 SEMI-DETACHED DWELLINGS AT 48 GREENFIELD AVENUE, NORTHAMPTON

The Head of Planning submitted a report in respect of Application No N/2010/0611, elaborated thereon and referred to the Addendum which set out further objections from residents in Greenfield Avenue. He referred to an application refused in 2009 for conversion of the property into four flats and noted that this proposal was better balanced. In answer to questions he commented that the proposed rear single storey extension would be for a kitchen diner and that the Highways Authority had raised no objection to the extension of the vehicle crossover.

Mr Whitlock, a neighbour, commented that he had submitted an objection. He had understood that the application was to be for affordable housing but that this proposal seemed to be for the general housing market. He expressed concern at parking problems that were already an issue and described a situation of reversing out of his drive. He observed that nearby semi detached properties had shared and well defined characteristics that this application did not appear to share. Mr Whitlock expressed concern at possible future expansion into the loft space, which would not require planning permission, and his view would represent an over intensification of development of the site. He asked that if the Committee were to approve the application that stringent conditions be placed on the approval.

The Head of Planning noted that affordable housing did not form part of the application. In respect of the possible conversion of the loft space at a later date allowed under permitted development rights, he noted that given the internal configuration of the first floor layouts shown on the plans and the lack of substantial space gain, that this scenario seemed unlikely.

The Committee discussed the application.

RESOLVED: That the application be approved subject to the conditions set out in the report as the siting, size and design of the proposed development will not adversely affect the character of the area nor adversely affect the amenity of neighbouring properties or highway safety in accordance with Policies E20 and H6 of the Northampton Local Plan and Planning Policy Statement 3 (Housing) and Planning Policy Guidance Note 13 (Transport).

11. ENFORCEMENT MATTERS

Breach of Planning Control at Groove Night Club, 8-10 Gold Street

The Head of Planning reported that the unauthorised enclosure and advertisement banner outside the Groove night club (E/2010/207) had been removed without the necessity for the Enforcement Notices to be served. However, the Committee's resolution made on 1 June 2010 would remain in place should there be a future reoccurrence of the issue.

RESOLVED: That the position be noted.

12. APPLICATIONS FOR CONSULTATION

None.

The meeting concluded at 18.59 hours