

## NORTHAMPTON BOROUGH COUNCIL

### PLANNING COMMITTEE

Wednesday, 28 April 2004

**PRESENT:** Councillor J Robinson (Chair); Councillor S Stewart (Deputy Chair);  
Councillors Boss, Crake, Edwards, Flavell, B. Hoare, B. Markham, McCutcheon  
and Yates

#### 2. MINUTES

The Minutes of the Meeting held on 31 March 2004 were signed by the Chair

#### 1. APOLOGIES

There were none.

#### 3. DEPUTATIONS / PUBLIC ADDRESSES

- RESOLVED:**
- (1) That Mr Gonzales be permitted to address the Committee regarding Application N/2003/1659 – Residential development comprising 93 houses and apartments and associated works at Turners Merry – Go- Round Site, Newport Pagnell Road
  - (2) That Ms Slaymaker, Councillor Larratt and Mr Hamp be permitted to address the Committee regarding Application No.N/2003/1294- new block of five number apartments at land east of Lowood House The Avenue Cliftonville
  - (3) That Mr Edmunds, Councillor Larratt and Mr Bucknall be permitted to address the Committee regarding Application No.s N/2004/171 and N/2004/173 – New training building, generator building, store building, car parking, boundary security fence and landscaping and demolition of existing stores building linked to Wootton Hall House at Police Headquarters Wootton Hall Mereway
  - (4) That Councillor Lane be permitted to address the Committee in respect of Application No.N/2004/404- New Community Centre with parking and access area at Ecton Brook Middle School Ecton Brook Road
  - (5) That Mr Adams be permitted to address the Committee in respect of Application No.s N/2003/1608 and N/2004/263 – 3 Adelaide Terrace Barrack Road
  - (6) That Ms Appleby, Mr Poole, Councillor Woods and Mr Kilsby be permitted to address the Committee in respect of Application No. N/2004/99 – 144 Boughton Green Road.
  - (7) That Mr Noble be permitted to address the Committee in respect of Application No. N/2004/208 – 102 Hood Street (rear of 195 and 197 Kettering Road)

- (8) That Mr Seymour, Mr Singh and Councillor Malpas be permitted to address the Committee in respect of Application No. N/2004/232 – 26 Penfold Drive Great Billing
- (9) That Mrs Tomalin and Mr O'Brien be permitted to address the Committee in respect of Application No. N/2004/267 – 5 Neal Close
- (10) That Mr Middleton, Mr Holdaway and Councillor Hadland be permitted to address the Committee in respect of Application No. N/2004/305 – 63 Rushmere Road
- (11) That Mr Walman and Mr Abdi be permitted to address the Committee in respect of Application No. N/2004/333 – Ground and First Floor 2 Clare Street

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

##### **(A) JOINT INITIATIVE PLANNING APPLICATIONS**

The Head of Planning Transportation and Regeneration advised that the 5 Joint Initiative Planning Applications had now been submitted for development of brown field sites which included Sixfields, Harvey Reeves Road, Ransome Road etc. Presentations on these Applications would probably be made to full Council in due course.

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

##### **(B) COMMITTEE REPORTS.**

The Head of Planning Transportation and Regeneration referred to proposals to insert an additional category "Social Impact Implications" into Committee Reports. He outlined a number of reasons why this should not be included in the short Planning Committee reports and sought dispensation to exclude this section as appropriate.

**RESOLVED:** That the position be noted and that dispensation be given to the Head of Planning Transportation and Regeneration to not include Social Impact Implications in every report as he deems appropriate

##### **(C) N/2002/1476 AND N/2002/1477 - THORNTON HALL.**

**RESOLVED:** That the Borough Solicitor give an update on this issue under item 14 on the Agenda.

##### **(D) STREET NAMING**

The Head of Planning Transportation and Regeneration sought the views of the Committee as to whether it would wish to receive Street Naming Proposals as a matter of interest at future meetings.

**RESOLVED:** That the Committee would wish to have a preview of Street Name Proposals at future meetings and that the Head of Planning Transportation and Regeneration action this accordingly.

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

The Head of Planning Transportation and Regeneration submitted a list of current appeals and enquiries and elaborated thereon.

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

#### **6. FRINGE AREA APPLICATIONS**

There were none.

#### **7. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS**

There were none

#### **8. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS**

There were none

#### **9. PRINCIPAL ITEMS**

##### **(A) N/2003/1659 - RESIDENTIAL DEVELOPMENT COMPRISING 93 NO. HOUSES AND APARTMENTS AND ASSOCIATED WORKS, (AS AMENDED) AT TURNERS MERRY GO ROUND SITE, NEWPORT PAGNELL ROAD, NORTHAMPTON**

The Head of Planning Transportation and Regeneration submitted a Report outlining the Application for a proposed residential development on the former Turners Merry-Go-Round Site Newport Pagnell Road. Mr Gonzales then addressed the Committee on behalf of Wootton Parish Council commenting that he considered there were sufficient reservations about the development to justify a site visit prior to any decision being taken. He referred to various traffic issues which he considered were a problem as well as the width of the access road serving the development. Furthermore, the town houses proposed were not in keeping with the rest of the village.

**RESOLVED:** That the Application be deferred pending a site visit

##### **(B) N/2003/1294 - NEW BLOCK OF 5NO. APARTMENTS AT LAND EAST OF LOWOOD HOUSE, THE AVENUE, CLIFTONVILLE**

The Head of Planning Transportation and Regeneration submitted a Report outlining the Application for a proposed development of a block of 5 new apartments on land east of Lowood House The Avenue Cliftonville. It was noted that two further representations had been received since the compilation of the report together with an amended drawing showing slight amendments to the garages.

Ms Slaymaker then addressed the Committee speaking on behalf of the residents of The Avenue. She stated that the area was made up of residences with green space in between. The proposal for five apartments was considered to be an overdevelopment of the area and also the proposed development was contrary to the Local Plan. The apartments proposed were 3 storey which was considered too high in relation to surrounding properties. Also there was the question of parking facilities which were considered inadequate in an already congested area and the proposals would involve the felling of a healthy established sycamore tree. The residents felt that the development would generally intrude on the well-being and amenity value of the local community. Ms Slaymaker pointed out that the site already had permission for the erection of one 2 storey detached residence and there was no objection whatsoever to this.

Councillor Larratt then spoke against the application commenting that this had been a long running issue that had caused stress and concern to the residents of the area. The residents, as mentioned, were not adverse to the site being developed but wanted a development that was appropriate to the site and in keeping with the area. It was considered that the 3 storey block of 5 apartments was an overdevelopment of the site and out of keeping with the character of the area. Also the garage development was inappropriate and would cause parking problems. He urged the Committee to refuse the Application due to it being an overdevelopment of the site, out of character with the area and lack of parking. He also asked that the sycamore tree be made the subject of a Tree Preservation Order.

Mr Hamp representing Hobden Associates then spoke in support of the Application. He commented that when Hobden Associates acquired the site they wanted to restore it to a high standard and had worked closely with Planning Officers to achieve this and produce a scheme that reflected the area. Particular attention had been paid to the retention of trees and as such all were being retained with the exception of the sycamore. He read out a statement from Hobden Associates in support of their application for the development. He added that on-site parking had been provided to meet the Council's requirements.

**RESOLVED:** That the Application be refused contrary to the Officer's recommendation having regard to the form of the development as shown in the Decision List attached.

**(C) N/2004/171 & N/2004/173 - NEW TRAINING BUILDING, GENERATOR BUILDING, STORE BUILDING, CAR PARKING, BOUNDARY SECURITY FENCE AND LANDSCAPING (FULL APPLICATION); AND DEMOLITION OF EXISTING STORES BUILDING AND ERECTION OF NEW STORES BUILDING WITH LINK TO WOOTTON HALL HOUSE - (OUTLINE APPLICATION). AT POLICE HEADQUARTERS, WOOTTON HALL, MEREWAY**

The Head of Planning Transportation and Regeneration submitted a report outlining two applications with regard to proposals at the Police Headquarters Wootton Hall Mereway.

Mr Edmunds then addressed the Committee on behalf of residents of Hidcote Close who were objecting to the proposals. He stated that the main concern of the residents was the positioning of the car park which they felt would cause constant noise and pollution as it was in use all hours of the day. Also there was the question of sustainability of the development bearing in mind the proposed expansion of the west of the County.

Councillor Larratt as Ward Councillor then addressed the Committee. He stated that he was not speaking against the Application this evening but at this stage was asking for it to be deferred. A meeting had been arranged for the 18 May with interested parties including the Borough Council, the County Council and the Police to discuss access arrangements and he was of the view that this meeting would resolve many of the outstanding issues. As such it would be prudent to defer the Application so that it could be looked at comprehensively following the meeting on 18 May.

Mr Bucknall, Property Services Manager, responsible for the maintenance and development of the Police Estate in Northamptonshire then addressed the Committee speaking in support of the Application. He read from a written statement commenting that the aim was to rationalise and improve facilities. The proposals would not generate any increase in traffic movement at the Mereway junction or increase the number of personnel at Wootton Hall. It was noted that a number of amendments to the original Application had been made in consultation with the Council including significant changes to the proposed parking area in order to accommodate the views of neighbouring properties.

**RESOLVED:** That both Applications be deferred pending the meeting on 18 May so that the comprehensive plans for the site can be fully assessed.

**(D) N/2004/404 - NEW COMMUNITY CENTRE WITH PARKING AND ACCESS AREA AT ECTON BROOK MIDDLE SCHOOL, ECTON BROOK ROAD**

The Head of Planning Transportation and Regeneration submitted a Report outlining proposals for a new community centre with parking and access area at Ecton Brook Middle School Ecton Brook Road. It was explained that this item should have been considered at (7) as it was a Northamptonshire County Council Application. It was noted that a revised plan had been received showing the adopted footpath. In addition three further representations had been received since the compilation of the Report.

Councillor Lane as Ward Councillor addressed the Committee speaking against the Application stating that residents of Riverwell and Ecton Brook Road had expressed their concerns about the proposals which mainly centred around access and parking. It was considered that 17 parking spaces in the car park was not sufficient. Also some residents were concerned that they had not been consulted over the proposals. Further concern was with regard to noise as properties in Riverwell had bedrooms backing onto the car park. Also the site had been subject to an illegal travellers encampment quite recently. It was suggested that moving the position of the access might resolve some of the problems.

**RESOLVED:** That the Application be approved as shown in the Decision List attached.

**10. SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION**

Mr Adams addressed the Committee regarding Application N/2003/1608 and N/2004/263. He stated that he was speaking for the families residing at No's 1,2,4,5 and 6 Adelaide Terrace and was urging the Committee to agree the recommendation of the Planning Officers to refuse the Application. All the residents wished to see the properties remain as family dwellings and not turned into houses in multiple occupation.

M/s Appleby addressed the Committee objecting to Application No. N/2004/99. She was speaking on behalf of 25 households that had signed the petition objecting to the Application and reiterated her comments made at the last meeting as to why the Application should be refused.

Mr Poole addressed the Committee regarding Application N/2004/99 and he too reiterated his objections to the proposals as made at the last meeting. He urged that

the Application be rejected.

Councillor Woods then addressed the Committee regarding Application N/2004/99 and again reiterated the concerns expressed by the residents and supported the objections to the proposal.

Mr Kilsby acting for the Applicant regarding Application N/2004/99 addressed the Committee. He commented that this was a single storey extension which complied with all the Planning Policies. He added that there was no record of any previous complaints. He referred to the Members' site visit and asked that favourable consideration be given to the Application.

Mr Noble addressed the Committee regarding Application N/2004/208 explaining that he was a partner in a family company, DGS and outlined the reasons why the Application should be approved. He referred to the photographs that had been circulated showing the current state of the site and expressed the view that the proposal would only serve to improve and enhance the site and street scene.

Mr Seymour addressed the Committee regarding Application N/2004/232 stating that he was a resident of Penfold Drive and that he, together with many other residents, was objecting to the proposals due to the extent of the development. Concerns were that by replacing the original dwelling with three properties this would cause problems to existing properties eg in terms of drainage, sewerage etc. Furthermore if approved it would set a precedent for other developments. He also commented that the roads were in need of repair and any further increase in traffic would only serve to worsen their condition.

Mr Singh then addressed the Committee regarding Application N/2004/232 objecting to the proposals and commenting that he was currently in dispute with the developer over boundary issues.

Councillor Malpas as Ward Councillor addressed the Committee regarding Application N/2004/232 advising that he was speaking on behalf of several residents and the Parish Council and was objecting to the proposals. He raised a number of issues that were giving rise for concern including boundary disputes, the adequacy of the site to accommodate three houses with a service road, the question of parking provision and concerns that had been raised over whether the sewers and drainage could accommodate the additional houses. He stated that residents were not objecting to the site being developed but would prefer a single dwelling that was in keeping with the area.

Mrs Tomalin addressed the Committee regarding Application N/2004/267 objecting to the proposal. She stated that the 45° pitch of the roof would overshadow neighbouring properties and be out of keeping with the rest of the Close.

Mr O'Brien addressed the Committee regarding Application N/2004/267 objecting to the proposal. He advised that he was speaking on behalf of the residents at The Grange, a listed building to the rear of the site and that he supported the Officers recommendation for refusal. He stated that he had to take issue with the Council's Conservation Officer who considered that the proposal would not be detrimental to the setting of The Grange and would have a neutral affect on the character and

appearance of Weston Favell Conservation Area.

Mr Middleton addressed the Committee regarding Application N/2004/305 objecting to the Application due to the problems being experienced with parked vehicles, noise, increased levels of danger due to increased vehicle movements at a recognised traffic accident black spot and urged that the recommendation to refuse the Application be supported.

Mr Holdaway addressed the Committee regarding Application N/2004/305 stating that there had been written objections from a number of other residents and that the main areas of concern were over traffic, road safety and a business use in what was exclusively a residential area. The premises had parking at the most for five cars with no turning space which meant additional vehicles would be parked on street. Those parked within the curtilage of the property would have no choice but to reverse out onto a busy road. He asked that the recommendation to refuse the Application be supported on the grounds of noise and disturbance and increased traffic movement in a residential area.

Councillor Hadland addressed the Committee as Ward Councillor regarding Application N/2004/305 supporting residents' objections and urging that the Application be refused.

Mr Walman addressed the Committee regarding Application N/2004/333. He advised that he represented an organisation who also occupied part of the premises. He stated that they were objecting to the proposals on the basis of security and because of the disruption that the proposal would cause. He elaborated upon problems currently experienced at the premises stressing that this was exacerbated due to the shared usage of the lobby area. He suggested that a separate entrance would perhaps help with the situation.

Mr Abdi addressed the Committee regarding Application N/2004/333 speaking in support of the Application and stressing the benefits the proposal would have for his community.

- RESOLVED:**
- (1) That applications N/2003/1624, N/2004/99, N/2004/205, N/2004/274, N/2004/283, N/2004/299 and N/2004/372 be Approved as shown in the Decision List attached.
  - (2) That applications N/2003/1608, N/2004/232, N/2004/238 and N/2004/267 be Refused as shown in the Decision List attached.
  - (3) That applications N/2004/263, N/2004/231 and N/2004/305 be Refused as shown in the Decision List attached and that the Borough Solicitor be authorised to issue Enforcement Notices in each case.
  - (4) That application N/2004/333 be Deferred pending a Members site visit.
  - (5) That application N/2004/79 be Refused contrary to the Officer's recommendation having regard to the noise and disturbance which could arise as shown in the Decision List attached.
  - (6) That application N/2004/208 be Approved contrary to the Officer's recommendation as the Development was

considered acceptable as shown in the Decision List attached.

- (7) That the withdrawal of application N/2004/294 be noted.

NB Councillors Stewart and Edwards declared an interest in respect of application N/2004/79. Councillor Stewart withdrew from the room during the discussion of the item and Councillor Edwards did not speak or vote thereon.

## **11. ENFORCEMENT MATTERS**

There were none.

## **12. OTHER REPORTS**

### **SINGLE STOREY WOODEN STRUCTURE TO THE REAR OF 108 WELLINGBOROUGH ROAD.**

The Head of Planning, Transportation and Regeneration submitted a report regarding the unauthorised erection of a single storey rear extension at 108 Wellingborough Road.

**RESOLVED:** That the Borough Solicitor be authorised to issue an Enforcement Notice requiring the removal of the unauthorised extension and restoration of the land to its former condition within 2 months of the Notice taking effect.

## **13. LISTS OF DELEGATED APPLICATIONS**

### **(A) LIST OF DELEGATED APPLICATIONS APPROVED**

The Head of Planning, Transportation and Regeneration submitted a list of delegated applications approved during the period 4 March to the 31 March 2004 for members information.

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

### **(B) LIST OF DELEGATED APPLICATIONS REFUSED**

The Head of Planning, Transportation and Regeneration submitted a list of delegated applications refused during the period 4 March to the 31 March 2004 for members information.

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

## **14. LIST OF DEFERRED APPLICATIONS**

The Head of Planning, Transportation and Regeneration submitted a list of deferred applications and elaborated thereon. Regarding application 2001/566 it was noted that the planning agreement had been concluded and a consent issued. The Borough Solicitor referred to application Numbers N/2002/1476 and N/2002/1477 raised under Matters of Urgency; the approval in principle of which had been delegated to the Head of Planning, Transportation and Regeneration following resolution of the detailed matters of the Listed Building application. Those matters had been resolved and the application referred to the Secretary of State under the Regulations. The Secretary of State had now indicated that he did not intend to call in the application and the Council



could determine the same. He further reported that the proposed developer would not have sufficient interest in the land to enter into the proposed planning obligations but the building of the Community Centre and replacement public footpath would be carried out under a licence granted by the Council and works on Thornton Hall would not be permitted until this had been done. He therefore recommended that authority be given to release the consents.

- RESOLVED:**
- (1) That the report and list be noted.
  - (2) That the approval of both applications N/2002/1476 and N/2002/1477 be delegated to the Head of Planning, Transportation and Regeneration.

## **15. EXCLUSION OF PUBLIC AND PRESS**

The Chair moved that the Public and Press be excluded from the remainder of the meeting on the grounds that there was likely to be disclosure to them of such categories of exempt information as defined by Section 100(1) of the Local Government Act 1972 as listed against such items of business by reference to the appropriate paragraph of Schedule 12A to such Act.

The Motion was Carried.

## **16. N/2003/1429 - AFFORDABLE HOUSING PROVISION AT LALGATES, 119 HARLESTONE ROAD (7 AND 12)**

Consideration was given to a joint report of the Borough Solicitor and Head of Planning Transportation and Regeneration regarding the development of sheltered housing provision and the acceptance of a commuted sum towards provision of Affordable Housing in lieu of on site provision. Additional papers regarding an appeal decision and an extract from Circular 6/98 were circulated for information.

- RESOLVED:** That the report be received and the recommendation contained therein be adopted.

The meeting concluded at 2120 hours.