



**NORTHAMPTON**  
**BOROUGH COUNCIL**  
Planning Committee

**PLANNING COMMITTEE:** 4 September 2012  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**HEAD OF PLANNING:** Susan Bridge

**N/2011/1160:** Demolition of garden centre concession buildings and erection of new supermarket; erection of new retail building and storage building to serve garden centre; re-configuration of service area and new service vehicle road and alterations to access from Newport Pagnell Road. Additional works to parking, landscaping and lighting Northampton Garden Centre, Newport Pagnell Road, Northampton

**WARD:** Nene Valley

**APPLICANT:** Waitrose Ltd and Northampton Garden Centre

**AGENT:** Mr. A. Nicholls; Alyn Nicholls and Associates

**REFERRED BY:** Head of Planning  
**REASON:** Application previously considered by committee

**DEPARTURE:** No

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**ITEM FOR CONSIDERATION:**

**1. RECOMMENDATION**

1.1 That notwithstanding the decision of the Planning Committee at its meeting on 24 July 2012 in respect of this planning application, delegated authority be given to the Head of Planning to finalise the wording of appropriate planning conditions.

**2. BACKGROUND AND APPRAISAL**

2.1 At the last meeting of the Planning Committee meeting held on 24 July, members considered a planning application (N/2011/1160) to erect a supermarket, in addition to other ancillary works to the existing garden

centre facilities. The Addendum report outlined a number of conditions that were considered necessary and reasonable to render the scheme acceptable. These covered; amongst other matters, highways considerations, building materials, opening hours, delivery times and landscaping.

- 2.2 Following the approval in principle of the planning application by the Planning Committee, the applicant has made representations with regards the phrasing of the conditions approved by the Committee and therefore seeks to vary their wording in order to better reflect the nature of the development. These include seeking clarifications to delivery times, landscaping and protection of trees.
- 2.3 Provided that the amendments are worded in such a way that the aims and objectives of the original conditions are not compromised, it is considered that further discussions with the applicant would be beneficial in order to ensure that appropriate controls and mitigation are secured. It is likely that following such discussions with the developer, a certain amount of redrafting would be required. Therefore, it is requested that authority be delegated to the Head of Planning to agree any appropriate revisions to the conditions prior to the formal approval notice being issued. It is anticipated that this process would take place in tandem with dialogue regarding the S106 Agreement and would not therefore delay the issuing of the decision notice / commencement of the development.

### **3. BACKGROUND PAPERS**

- 3.1 N/2011/1160.

### **4. LEGAL IMPLICATIONS**

- 4.1 None.

### **5. SUMMARY AND LINKS TO CORPORATE PLAN**

- 5.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.

