



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

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

REPORT TITLE: N/2011/1262 – Application to extend time limit for implementation of 06/0022/OUTWNN for residential development (all matters reserved except access) at former Abington Vale Middle School, Bridgewater Drive.

N/2011/1263 - Application to extend time limit for implementation of 06/0029/OUTWNN for residential development and means of access at Emmanuel Church Middle School, Birds Hill Walk.

N/2011/1264 - Application to extend time limit for implementation of 06/0030/OUTWNN for residential development and means of access at Blackthorn Middle School, Blackthorn Road.

N/2011/1265 - Application to extend time limit for implementation of 06/0074/OUTWNN for residential development all matters reserved except for access at Ecton Brook Primary School, Ecton Brook Road.

N/2011/1266 - Application to extend time limit for implementation of 06/0130/OUTWNN for residential development including means of access (all other matters reserved) at former St Mary's Middle School, Grange Road.

N/2011/1267 - Application to extend time limit for implementation of 06/0131/OUTWNN for residential development including means of access (all other matters reserved) at former Goldings Middle School, Crestwood Road

N/2011/1268 - N/2001/1264 - Application to extend time limit for implementation of 06/0153/OUTWNN for residential development including means of access (all other matters reserved) (80 houses) at Millway Primary School, Millway.

Supplement to the Committee resolutions of 26 June 2012, to allow additional time to conclude the negotiation of planning obligations.

1. RECOMMENDATION

- 1.1 That in addition to the resolutions of 26 June 2012, the Committee agree to delegate authority to the Head of Planning to extend the periods of time for prior completion of planning obligations, for additional periods as may be determined by the Head of Planning, in order to complete negotiations and secure the necessary mitigation measures, to make the proposed developments acceptable.

2. BACKGROUND

- 2.1 On 26 June 2012, the Planning Committee resolved to approve the above applications subject to prior completion of planning obligations within three calendar months of the resolution.
- 2.2 The three month period following the Committee resolution expires on 25 September 2012. Although negotiations on the terms of the agreement are well advanced, due to the volume of agreements, precise details of the planning obligations are still under negotiation. The applicant has indicated that these matters are capable of satisfactory resolution in a reasonable period of time.

3. PROPOSAL

- 3.1 It is considered that the negotiations can be completed in a reasonable period of time and that the periods for the prior completion of the planning obligations should be extended, in order to conclude the negotiations on the planning obligations, in accordance with the Committee resolutions of 26 June 2012.
- 3.2 All other aspects of the decisions remain as previously resolved.

4. CONCLUSION

- 4.1 It is important that the discussions are not unnecessarily protracted and that further periods, as may be determined by the Head of Planning, would be appropriate. Officers request that members agree to the recommendation to facilitate the prompt conclusion of negotiations.

5. LEGAL IMPLICATIONS

5.1 As set out in the report.

6. SUMMARY AND LINKS TO CORPORATE PLAN

6.1 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.