

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 27 November 2012

PRESENT: Councillor Flavell (Chair); Councillor Golby (Deputy Chair);
Councillors Aziz, Davies, Hallam, Hibbert, Lane, Mason, Meredith and
Oldham

1. APOLOGIES

Apologies for absence were received from Councillors Palethorpe and Lynch.

2. MINUTES

The minutes of the meeting held on 30th October 2012 were agreed and signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

RESOLVED:

1. That Mr Bainbridge and Councillor Larratt be granted leave to address the Committee in respect of application N/2012/0757
2. That Mr Palmer be granted leave to address the Committee in respect of application N/2012/0993

4. DECLARATIONS OF INTEREST/PREDETERMINATION

None

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 made particular reference to the appeal in respect of application N/2012/0232 which had been allowed.

RESOLVED: That the report be noted

7. OTHER REPORTS

(A) 06/0013/OUTWNN - PROPOSED VARIATION TO S106 LEGAL AGREEMENTS 06/0013/OUTWNN ASSOCIATED WITH BRITISH TIMKEN SITE, DUSTON, NORTHAMPTON

The Head of Planning submitted a report and explained that there had been a proposed variation to the Section 106 Legal Agreement dated 19 April 2007. It was noted that the development had been approved in outline form by WNDP on the 19th April 2007 following completion of a section 106 agreement. It was explained that the original intention was the development of four bespoke properties with green roofs; it had become apparent to the developers that the green roofs would be impractical and burdensome for homeowners to maintain. Due to the anticipated difficulties resulting from the obligation it was proposed that the developers make a £70,000 contribution for environmental provision in the West of the Borough in lieu of the requirement to provide the green roofs.

The Committee discussed the proposed variation.

RESOLVED: That the variation of the S106 Agreement be agreed.

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

None.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

None

10. ITEMS FOR DETERMINATION

(A) N/2012/0757 - DEVELOPMENT OF 58 DWELLINGS , VEHICULAR AND PEDESTRIAN ACCESS, CAR PARKING, OPEN SPACE, LANDSCAPING AND DRAINAGE AT FORMER ALLOTMENTS, NEWPORT PAGNELL ROAD, NORTHAMPTON

The Head of Planning submitted a report in respect of application N/2012/0757 and referred to the addendum that set out a representation made by Councillor Larratt. The planning history of the application was referred to as set out in the report and commented that an application made in 2010 had been granted for permission to develop the site for 71 dwellings and associated infrastructure. However, the proposed scheme differed from the previously approved development as there had been a reduction in the number of dwellings to 58 with car parking spaces for 137 vehicles and would include improvements to the existing footpath.

Mr Bainbridge, the Agent for Redrow, addressed the Committee. He commented that his clients were pleased with the officer's report and recommendations and it was explained that the company had continually engaged with Hardingstone Parish Council. It was noted that the proposed housing differed from the original proposal of 2010 and explained that all technical considerations had been resolved. It was noted that the proposed development would be a mixture of dwellings to include social, rental and affordable housing to address housing needs. As part of the Section 106 Agreement, Mr Bainbridge explained that his clients were agreeable to payment of a

£99,000 contribution to fund the provision of off-site open space facilities to be ring fenced for use only in the Parish of Hardington.

In response to questions of the Committee, Mr Bainbridge explained that the 35% provision of affordable housing was local policy required by the Borough Council. He explained that the reason the affordable units are proposed to be developed in a single cluster was to ensure that the delivery, build and management of the dwellings would be considerably easier for the managing agents than if it were more spread out.

Councillor Larratt addressed the Committee and commented that he hoped that the Committee would agree to the proposed ring-fencing of funding to Hardington Parish. He voiced concerns about the clustering of the properties and requested that the provision be distributed throughout the site. It was noted that there had been some communication from strategic housing officers who had expressed concern with regards to the clustering of developments. Councillor Larratt further explained that he had been in communication with the Residents Association in Hardington.

Councillors Davies and Meredith voiced their displeasure at an attempt by a Councillor who was not a member of the Planning Committee, attempting to circulate a note during the meeting and commented that such behaviour could potentially bring the Committee into disrepute.

The Head of Planning commented that officers' preference is for the affordable units not to be in a single group but broken into smaller groups. To this end they had, along with other matters, negotiated with the applicant, however on this particular point the applicant had been unwilling to revise the scheme. Given the number of units concerned is only 20 and this would be a mix of 5 affordable rented, 9 social rented and 6 low-cost home ownership tenures, notwithstanding officers' preference it was not considered that this point would warrant refusal of the application or justify delay in its determination. It was also commented that the new proposal represents an improvement on the original permission of 71 dwellings due to the omission of flats. He also reminded members that they were to make a decision based on the application in front of them.

The Committee discussed the application:

RESOLVED: That the application be approved in principle subject to

(a) prior completion of a Section 106 Agreement to secure:

- i) the provision of 35% of the dwellings for affordable housing
- ii) a payment to fund the provision of off-site open space facilities within Hardington Parish
- iii) a payment to fund the provision of primary school education
- iv) a payment to fund the provision of bus shelters within Newport Pagnell Road and for their maintenance

- v) a payment to fund the reduction of the speed limit within this section of Newport Pagnell Road from 40mph to 30mph
- vi) an obligation for the developer to ensure that the proposed on-site open space be made available for public use in perpetuity and maintained
- vii) the Council's monitoring costs

(b)The conditions set out in the report and the Addendum

In the event that the Section 106 Agreement is not completed within three months from the date of this Committee meeting, the Head of Planning be given delegated authority to refuse or finally dispose of the application at their discretion, on account of the necessary mitigation measures not having been secured in order to make the proposal acceptable in line with the requirements of Northampton Local Plan Policy E19 and the National Planning Policy Framework.

(B) N/2012/0888 (LISTED BUILDING CONSENT) AND N/2012/0926 (PLANNING PERMISSION) - CONVERSION OF THE POWER HOUSE TO 17NO DWELLINGS AT FORMER PEARCE LEATHER WORKS, WELLINGBOROUGH ROAD

The Head of Planning submitted a report in respect of application N/2012/0888 (Listed Building Consent) and N/2012/0926 (Planning Permission). It was reported that Lagan Homes had concluded that the extant permission to convert the Powerhouse building to 6 large residential units was unviable. Therefore, the new proposal was to convert the redundant building into 17 residential units.

RESOLVED:

1. That application (N/2012/0926) be approved in principle subject to:
 - (a) the prior completion of a Section106 Agreement to secure the provision of 35% of the dwellings for affordable housing and
 - (b) the conditions as set out in the report
2. That the listed building application (N/2012/0888) be approved subject to the conditions as set out in the report.

(C) N/2012/0993 - PROPOSED ERECTION OF SINGLE SPAN POLYTHENE COVERED CANOPY TO COVER AN EXISTING SALES AREA AT CRAMDEN NURSERY, HARBOROUGH ROAD NORTH

The Head of Planning submitted a report in respect of application N/2012/0993. He commented that planning permission was being sought for the erection of a single span polythene covered canopy to cover an existing outside sale area.

Mr Palmer, a partner at the nursery, addressed the committee and explained that he was seeking consent for the erection of the canopy in response to the weather conditions experienced over the past 2 years which included torrential rain. It was explained that the canopy would provide shelter from the elements and would allow for a better plant to be grown.

RESOLVED:

That the application be granted subject to the conditions set out in the report.

11. ENFORCEMENT MATTERS

None

12. ITEMS FOR CONSULTATION

None

The meeting concluded at 19.43