

**NORTHAMPTON BOROUGH COUNCIL**

**PLANNING COMMITTEE**

**Tuesday, 18 December 2012**

**PRESENT:** Councillor Flavell (Chair); Councillor Golby (Deputy Chair);  
Councillors Hibbert, Lane, Lynch, Oldham and Palethorpe

**1. APOLOGIES**

Apologies for absence were received from Councillors Aziz, Davies, Hallam, Mason and Meredith.

**2. MINUTES**

The minutes of the meeting held on 27 November 2012 were agreed and signed by the Chair.

**3. DEPUTATIONS / PUBLIC ADDRESSES**

None.

**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 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/2011/0867- CHANGE OF USE OF CELLAR TO EXTEND RESTAURANT AND CAFE AND BAR USE ON UPPER FLOORS AT 199 KETTERING ROAD**

This application was withdrawn from the agenda.

### **(B) N/2012/0540- CREATION OF ADDITIONAL 2,200 SQ M RETAIL FLOORSPACE AT MEZZANINE LEVEL AT UNITS 3A & 3B NENE VALLEY RETAIL PARK, 121 ST JAMES MILL ROAD EAST**

The Head of Planning submitted a report in respect of application no. N/2012/0540, elaborated thereon and noted that the recommendation set out in paragraph 1.1 of the report should be amended to read "Approval subject to satisfactory completion of a unilateral undertaking by the applicants..." and also noted that the applicant had confirmed that a furniture retailer would be taking a lease of the mezzanine floorspace.

The Committee discussed the application.

**RESOLVED:** That the application be approved subject to the satisfactory completion of a unilateral undertaking by the applicants (S106) to secure a financial contribution towards the improvement of the Gas Street round-a-bout and the conditions set out in the report as the mezzanine floor space proposed was located within an existing retail unit within an out of centre location. However, it was considered that there were no sequentially preferable sites that were available, viable and suitable for the proposed development and the restriction of sales to 'bulky goods' (as set out in the conditions) would ensure that the scheme would not result in any significant adverse impact upon the town centre or district / local centres within the area. Furthermore, the identified highway impact resulting from increased vehicular trips could be adequately mitigated through off-site highway improvements secured through a unilateral undertaking. Consequently, it was considered that the proposal was compliant with the aims and objectives of the National Planning Policy Framework and Policy 11 of the submission version of the Central Area Action Plan.

### **(C) N/2012/1115- ROOF ENLARGEMENT AND FORMATION OF HABITABLE ROOM IN ROOF SPACE AT 19 SAREK PARK**

The Head of Planning submitted a report in respect of application no. N/2012/1115 and elaborated thereon.

The Committee discussed the application.

**RESOLVED:** That the application be approved subject to the conditions set out in the report as the proposed development due to its siting, scale and design would not have an undue detrimental impact on the appearance and character of the host building, or street scene and would have an acceptable impact on the amenity of adjoining properties to comply with Policies E20 and H18 of the Northampton Local Plan and advice in the Council's Supplementary Planning Document on Residential Extensions.

#### **11. ENFORCEMENT MATTERS**

None.

#### **12. ITEMS FOR CONSULTATION**

None.

The meeting concluded at 18.06 hours