

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 9 April 2013

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

1. APOLOGIES

Apologies for absence were received from Councillors Davies, Hallam and Lynch.

2. MINUTES

The minutes of the meeting held on 5 March 2013 were agreed and signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

RESOLVED: That Mr Brice and Councillor Hill be granted leave to address the Committee in respect of application no. N/2012/1281.

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, Transportation and Regeneration 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/2012/1281- SINGLE STOREY FRONT PORCH EXTENSION, FIRST FLOOR BALCONY/TERRACE TO REAR, AND DETACHED DOUBLE GARAGE (AS AMENDED BY REVISED PLANS RECEIVED ON 14 FEBRUARY AND 19 MARCH 2013) AT 5 BELFRY LANE, COLLINGTREE PARK, NORTHAMPTON

The Head of Planning submitted a report, elaborated thereon and referred to the Addendum that set out further representations from local residents and the officer response thereon.

Councillor Hill as Ward Councillor noted that he had addressed the previous meeting of the Committee and that the minutes accurately reflected the issues of concern. He also noted that although at that time there had not been objections to the proposed balcony residents had now objected to that aspect of the application. Councillor Hill commented that despite the alterations to the garage block the applicant had made, its width remained the same and therefore the aspect to numbers 14 and 15 Belfry Lane would remain the same. He believed that the garages would be visually too prominent and thereby be an eyesore and out of keeping with the area.

Mr Brice on behalf of Collingtree Parish Council stated that the Parish Council did not often comment on planning applications, however, in this instance properties along Belfry Lane were spacious and open and there were concerns about both the proposed garages and the balcony. He noted that the design guide said that proposals such as the balcony should only be agreed if there was no detriment to neighbours and observed that children should be able to play in their own gardens without being overlooked. Mr Brice believed that the proposed garages would detrimentally affect the street scene and would be out of keeping with the area. He also believed that the applicant had made little real change and that the revisions did not change the issues; the garages would be close to or over existing flood drainage measures. Mr Brice hoped that the Committee would refuse the application as being contrary to Policy H18 of the Northampton Local Plan and that this would result in a better scheme coming forward. In answer to a question Mr Brice state that in his view a better scheme would have no garages at the front of the property bearing in mind that properties in this vicinity were valued in excess of £1m and where neighbours had garages in front of their properties they were set back so as not to be visually intrusive.

The Head of Planning commented that in respect of the balcony the separation distances with neighbours and the mitigation provided by the screen meant that this part of the proposal was acceptable in planning terms. In terms of the proposed garages the issues were the impact on neighbours and the effect on the character of the area and street scene. The revised proposal was not out of scale and the separation distances were in excess of the standards applied. The remaining issue of the effect on the street scene was more finely balanced. In answer to questions the Head of Planning commented that there were no overriding issues concerning

flooding; confirmed the position of the accuracy of the plans detailed in paragraph 8.10 of the report; confirmed that the effect on light to the neighbour at 7 Belfry Lane would be minimal; and that the proposed garages would be on the convex curve of Belfry Lane and this made them therefore, potentially more visible than some others despite being set further back within the plot. Belfry Lane was not a regimented street hence the issue of street scene being finely balanced.

The Committee discussed the application.

Councillor Lane proposed and Councillor Oldham seconded "That the proposed garage, by reason of its scale, design and siting, would represent an incongruous feature harmful to and out of keeping with the character of the street scene contrary to Policies H18 and E20 of the Northampton Local Plan."

Upon a vote the motion was carried.

RESOLVED: That the application be refused as the proposed garage, by reason of its scale, design and siting, would represent an incongruous feature harmful to and out of keeping with the character of the street scene contrary to Policies H18 and E20 of the Northampton Local Plan.

(B) N/2013/0161- APPLICATION TO EXTEND TIME LIMIT FOR IMPLEMENTATION OF PLANNING PERMISSION N/2008/0502 FOR PROPOSED BOAT RESTAURANT, BAR AND ASSOCIATED ACCESS AT LAND AT MIDSUMMER MEADOW

The Head of Planning submitted a report, elaborated thereon and referred to the Addendum that set out comments from the Environment Agency, Highway Authority and Wildlife Trust and set out a revised proposed condition 12.

The Committee discussed the application.

RESOLVED: That the application be approved subject to the conditions set out in the report and as amended by the Addendum as the proposed boat restaurant would enhance the River Nene valley environment with a proposal that was in keeping with its surroundings and posed little or no threat to the vitality and viability of the town centre. The ecological and flood risk impacts could be suitably mitigated to avoid any harm to users, the local or the wider environment and thus complied with policies within the adopted Central Area Action Plan and the National Planning Policy Framework.

11. ENFORCEMENT MATTERS

None.

12. ITEMS FOR CONSULTATION

None.

The Chair noted that this was the last meeting of the Committee that Frazer McGown, Democratic Services Manager, would be attending and on behalf of the Committee thanked him for his help and support over a number of years and wished him well for his retirement.

The meeting concluded at 18.37hours