

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Wednesday, 18 August 2004

PRESENT: Councillor J Robinson (Chair); Councillor P Flavell (Deputy Chair);
Councillors D Edwards, B Hoare, C Malpas, B Markham, L Marriott,
L Mason and A McCutcheon

1. APOLOGIES

Apologies for absence were received from Councillors Crake and Yates.

2. MINUTES

The Minutes of the meeting held on 21 July 2004 were agreed and signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

- RESOLVED:**
- (1) That Steven Ibbotson be permitted to address the Committee regarding application N/2004/0265 – Nunn Mills and Avon Cosmetics site.
 - (2) That Chief Superintendent K Willis, Councillor Tony Woods, Councillor Wire, Richard Hickman and Peter Springett be permitted to address the Committee regarding applications N/2004/0495, 0496, 0510 and 0930 – Harvey Reeves Road, land north of River Nene & Storton's Pits, Land off Ransome Road and land west of Harvey Reeves Road, south of Ross Road & east of Storton's Pits.
 - (3) That Suzie Bridges, Donna Munday and Councillor Hadland be permitted to address the Committee regarding applications N/2004/0815, 0816 and 0817 – 19/21 Guildhall Road.
 - (4) That Mr J Nelson, Mr Godfrey, Councillor Hadland, Rod Goldswain and Clive Fowler be permitted to address the Committee regarding application N/2004/0923 – Northampton School for Boys.
 - (5) That Louise Spencer, Rod Kilsby, Councillors Church and Beardsworth, and Mr T Dobrasczyk be permitted to address the Committee regarding application N/2004/0942 – land north of 63-67 Mill Lane and south of 1-5 Fremeaux Terrace.
 - (6) That Mrs Dyson, Mr R A Somogyi, Councillor Tavener and Mr Connolly be permitted to address the Committee regarding application N/2004/0948 – 66 and 68 Main Road, Duston.
 - (7) That Rod Kilsby be permitted to address the Committee regarding application N/2004/0672 – 37-38 East Park Parade.

- (8) That Stephen Brooker be permitted to address the Committee regarding application N/2004/0688 – Yeoman of England Public House, High Street, Wootton.
- (9) That Mrs Vicki Fowkes, Mrs Hopkinson, Angelique McCormick, Mr McCormick and Councillor Hadland be permitted to address the Committee regarding application N/2004/0836 – open space to the rear of 26 Honeysuckle Way.
- (10) That Louise McDonald be permitted to address the Committee regarding application N/2004/0972 – land to the rear of 110-114 King Edward Road.

4. MATTERS OF URGENCY WHICH BY REASON OF SPECIAL CIRCUMSTANCES THE CHAIR IS OF THE OPINION SHOULD BE CONSIDERED

RESOLVED: That the determination of the following items, which were considered by the Chair to be Matters of Urgency because of the undue delay if consideration of them was delayed, be as follows:

(A) STOCKPORT DECISION

The Head of Planning, Transportation and Regeneration reported that the Secretary of State had dismissed the proposed Ikea store in Stockport. The reasons given included the effect on retail centres and the impact on the nearby motorway junction. These were similar reasons to the objections Northampton Borough Council had lodged with South Northants District Council regarding the Ikea proposal at Grange Park.

RESOLVED: That the report be noted.

(B) KINGSTHORPE HALL / SAFEWAY DAY NURSERY / DELAPRE GOLF COURSE

The Head of Planning, Transportation and Regeneration reported that there were updates regarding Kingsthorpe Hall, Safeway Day Nursery and Delapre Golf Course and requested that the reports be discussed under item 14.

RESOLVED: That the reports regarding Kingsthorpe Hall, Safeway Day Nursery and Delapre Golf Course be discussed under item 14.

5. LIST OF CURRENT APPEALS AND INQUIRIES

The Head of Planning, Transportation and Regeneration submitted a list of Current Appeals and Inquiries, reporting to Members that the appeals regarding application N/2003/0999 – former Tempo site, Tollgate Way, and application N/2004/0151 and Enforcement Notice 02/2004 – Unit 1, Horsley Road had been dismissed by Inspectors appointed by the Secretary of State.

He also reported that the appeals regarding applications N/2003/1254 and

N/2004/0547 – 173 Bridge Street would be dealt with by Public Inquiry on 11 January 2005, the appeal regarding application N/2003/1660 – former Ventolite site, Kettering Road North would be dealt with by Public Inquiry on 19 October 2004, and the appeals regarding application N/2004/0203 and Enforcement Notice 06/2004 – Unit B, Nene Valley Retail Park would be dealt with by Public Inquiry on 21 September 2004.

RESOLVED: That the report and positions be noted.

6. FRINGE AREA APPLICATIONS

There were none.

7. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

There were none.

8. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

There were none.

9. PRINCIPAL ITEMS

(A) N/2004/0265 - OUTLINE APPLICATION AT NUNN MILLS AND AVON COSMETICS SITES

The Head of Planning, Transportation and Regeneration submitted a report outlining the outline application for a mixed use development, incorporating residential, community facilities, local leisure and retail centre, plus access arrangements at Bedford Road and Southbridge Road, and elaborated thereon.

Steven Ibbotson, from Avon Cosmetics addressed the Committee, expressing his concern that employees were currently in a state of uncertainty, and requesting approval for their sake.

RESOLVED: That the application be Approved in Principle, subject to:

- (1) The demonstration of the satisfactory integration of business uses into the development.
- (2) Further negotiations regarding Heads of Terms of Planning Obligations; and
- (3) Conditions, to be submitted for approval to a future meeting of the Committee

(B) N/2004/0354 - ST JOHN'S CHURCH, BRIDGE STREET

The Head of Planning, Transportation and Regeneration submitted a report outlining the Listed Building application for repairs and alterations at St John's Church, Bridge Street, and elaborated thereon.

RESOLVED: That the application be Approved in Principle, subject to:

- (1) The referral of the application to the Secretary of State under the provisions of Section 13 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and
- (2) The conditions as shown in the Decision List attached.

(C) N/2004/0495, 0496, 0510 & 0930 - HARVEY REEVES ROAD, LAND NORTH OF RIVER NENE & STORTON'S PITS, LAND OFF RANSOME ROAD AND LAND WEST OF HARVEY REEVES ROAD, SOUTH OF ROSS ROAD, AND EAST OF STORTON'S PITS

The Head of Planning, Transportation and Regeneration submitted a report outlining the applications for a mixed use development; the Southern Development Link Road and Ross Road Spur Link; residential, community facilities and associated development; and provision of car, coach and disabled parking, construction of a new service road and associated facilities at land west of Harvey Reeves Road, land north of River Nene and Storton's Pits, land off Ransome Road, and land west of Harvey Reeves Road, south of Ross Road and east of Storton's Pits, and elaborated thereon. He also referred to the Addendum, which included comments from the applicants.

Chief Superintendent Willis, from Northamptonshire Police, addressed the Committee, outlining concerns about the Southern Development Link Road and the implications for days on which football matches will be held at Sixfields Community Stadium. He also showed CCTV footage, which showed the difficulties sometimes experienced in keeping rival football fans apart.

Councillor Tony Woods addressed the Committee, commenting that the proposed Southern Development Link Road constituted a danger to cyclists. He said that the road was inadequate and had been designed primarily to address the needs of football fans. The proposals would provide limited relief to Weedon Road and would soon become congested once the new developments were complete. Mr Woods commented that there was a need for a comprehensive safety audit, which should include input from the Cyclists Touring Club. He requested deferral pending a Members' site visit, and more accurate information from Halcrow.

Councillor Wire addressed the Committee as Ward Councillor, reporting the concerns of the local area, who were concerned about the proposed spur road off Ross Road. He commented that there would need to be massive improvement of the junction, and that there needed to be a proper traffic management scheme. He commented that he was grateful that the report had addressed the issue of flooding and requested a continued dialogue with residents.

Richard Hickman, from Halcrow, addressed Members, speaking for the application. He reported that Halcrow had held pre-application discussions with the Police on two or three occasions and had taken the comments made into account. He pointed out that no other football club in Northampton Town's League has segregated parking. He added that efforts were being made to protect the nearby wetland and wildlife area. Regarding cycling, he commented that the Highways Authority had been consulted at various stages and had confirmed in writing that it had no objections. In response to Councillor Wire's concerns regarding Ross Road, he commented that conditions could be put in place.

Peter Springett, from English Partnerships, addressed the Committee, commenting that 18 months worth of extremely hard work had been carried out by a large partnership to get to this point. The scheme would achieve the regeneration of approximately 100 acres of brown field land and was supported by the Office of the

Deputy Prime Minister through the levering of additional funds into Northampton. The money, however had a time constraint on it – if a commitment was not made by the end of the year, the money would be taken back.

- RESOLVED:**
1. That applications N/2004/0495, 0496, 0510 and 0930 be Approved in Principle, subject to
 - (1) Notifying the Secretary of State under the procedures set out in the Town and Country Planning (Development Plans and Consultation) (Departures) Directions 1999; and
 - (2) The prior finalisation of legal agreement(s) securing the matters set out in the report; and
 - (3) The conditions as shown in the Decision List attached.
 2. That an Order be made, pursuant Section 257 of the Town and Country Planning Act 1990 in respect of the proposed diversion of public footpath HW5

(D) N/2004/0695 - FORMER COBBLERS PUBLIC HOUSE & LAND OFF WOOLMONGER STREET

The Head of Planning, Transportation and Regeneration submitted a report outlining the application to demolish the existing public house and construct 20 apartments, and alter the layout of 24 apartments approved under planning application N/2003/0662, and provision of additional parking spaces at the former Cobblers Public House and land off Woolmonger Street, and elaborated thereon.

- RESOLVED:** That the application be Approved as shown in the Decision List attached.

(E) N/2004/0717, 0718 & 1067 - FORMER YWCA, CASTILIAN STREET

The Head of Planning, Transportation and Regeneration submitted a report outlining the proposals for the sub-division of an existing approved duplex on basement and ground floor into 2 separate flats, the development of a new roof garden and the removal of condition 12 of planning application N/2003/0622 to not provide a lift at the former YWCA, 17 Castilian Street, and elaborated thereon.

- RESOLVED:**
1. That application N/2004/0717 be Approved in Principle, subject to:
 - (1) The prior completion of a Section 106 legal agreement to secure a financial contribution towards public car park maintenance in the Town Centre; and
 - (2) The conditions as shown in the Decision List attached.
 2. That application N/2004/0718 be Approved as shown in the Decision List attached
 3. That application N/2004/1067 be Approved as shown in the Decision List attached.

(F) N/2004/0738 - 155 HARBOROUGH ROAD

The Head of Planning, Transportation and Regeneration submitted a report outlining the retrospective application for Listed Building Consent for new windows to the front elevation at 155 Harborough Road, Kingsthorpe, and elaborated thereon.

- RESOLVED:**
1. That the application be Refused as shown in the Decision List attached.
 2. That the Borough Solicitor be authorised to issue a Listed Building Enforcement Notice to restore the sash windows in the ground floor front bays and casement windows in the first floor front window openings, with a compliance period of three months.
 3. That the matter be referred back to the Committee if a prosecution for unauthorised works to the listed building is thought to be expedient in the future.

(G) N/2004/0815, 0816 (CONSERVATION AREA) & 0817 (LISTED BUILDING) - 19/21 GUILDHALL ROAD

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the extension and alterations to the theatres, including the extension on the Swan Street frontage; refurbished façade to the Royal Theatre and warehouse, Royal auditorium refurbishment, ventilation, new roof plant, modification to the Royal Stage Door and demolition of walls and structures in courtyard fronting Swan Street at the Royal Theatre and Derngate, 19/21 Guildhall Road, and elaborated thereon.

Suzie Bridges, Architect, addressed the Committee, speaking for the application. She reported that people would still be able to access the Royal Theatre on Guildhall Road. She also commented that, having decided that it was not possible to remove the 'revolve stage', a number of other ways of improving the sight-line issue were currently being investigated.

Donna Munday, Chief Executive of the Royal and Derngate Theatres, also addressed the Committee, speaking for the application. She reported that plans had been developed in partnership with the Borough Council, and that it was hoped that moving the entrance would play a part in improving facilities in the Town. The improvements were about enhancing access, both to bring facilities up to Disability Discrimination Act requirements and to raise comfort standards generally for the people currently using the theatres. Approximately 70% of patrons currently used the Swan Street entrance and no noise issues had been raised by the Borough Council. She reiterated that it would be detrimental to both the operation of the theatre and to the DDA requirements to attempt to remove the 'stage revolve'

Councillor Hadland addressed the Committee, commenting on the need for the stage to be made accessible. He added that he would hate to see the timetable compromised by any delays.

- RESOLVED:** That the applications be Approved as shown in the Decision List attached.

Councillors Flavell and Marriott both declared an interest, as NBC-appointed members of the Board. Both considered their interest to be non-prejudicial and so remained and participated in the debate.

(H) N/2004/0923 - NORTHAMPTON SCHOOL FOR BOYS, BILLING ROAD

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the demolition of the 1964 hall and adjacent buildings, the erection of a three-storey teaching accommodation block, refectory, kitchens, concourse and quadrangle, plus extensions to the existing sports hall, new swimming pool with new security fencing to all boundaries with new rebound wall and fencing to existing redgra area at Northampton School for Boys, and elaborated thereon.

Jim Nelson addressed the Committee, accepting that expansion of the School would proceed, but expressing concern at the increase in traffic that would come with the increase in the number of children attending the School. He commented that nearby roads were already used as 'rat-runs' by parents dropping children off and picking them up. He maintained that younger children attending the School would be at risk. He requested an additional condition to require the School to contribute to a traffic management scheme. He also requested a condition to limit construction traffic on Chipsey Avenue, Rushmere Avenue and Cranmere Avenue. He expressed concern at the height of the proposed wall, and added that he would object to an additional access on Chipsey Avenue.

Mr Godfrey also addressed Members, expressing similar concerns. He commented that it was good to see the School developing, but felt that the height of the proposed wall was excessive at 2.4 metres. He also expressed concern at the prospect of an increase in noise levels and a continuation of noise after school hours in the redgra area.

Councillor Hadland addressed the Committee, as Ward Councillor, commenting that no one wanted to inhibit the development of the School, but residents of the area were concerned at the disturbance the increase in activity would bring. He asked the Committee to consider additional traffic management in this already congested area. A comprehensive solution was needed if this and future development was not going to make life in the area progressively worse.

Rod Goldswain, Deputy Head Teacher of Northampton School for Boys, addressed the Committee, speaking for the application, commenting that, whilst he would welcome traffic management in the area, the School would not be able to pay for it. The School had a countywide catchment, so it was inevitable that pupils would sometimes have to get there by car. He undertook to continue to develop a Travel Plan to improve things for local residents. He added that residents had, in the main, been happy with arrangements during the construction of Cripps Hall, with only five complaints on file.

Clive Fowler also addressed the Committee, speaking for the application. He commented that the County Council's Review had given the School the opportunity to improve facilities for staff and pupils. The new concourse design would be fully accessible to people with disabilities, and the new wings were three storeys high to minimise the amount of land used. He gave further details of the design and gave an explanation for the height of the fence. He added that the play area would not be floodlit and would be used during school hours only.

RESOLVED: That the application be Approved as shown in the Decision List attached.

(I) N/2004/0942 - LAND NORTH OF 63-67 MILL LANE AND SOUTH OF 1-5 FREMEAUX TERRACE, KINGSTHORPE

The Head of Planning, Transportation and Regeneration submitted a report outlining the proposals for the erection of 3 houses with garages and a new garage for 67 Mill Lane at land north of 63 to 67 Mill Lane and south of 1 to 5 Fremeaux Terrace, and elaborated thereon.

Louise Spencer addressed Members, commenting that there was nothing of substance to commend this application. The proposed houses would tower over the existing houses in the area, and demolition of the existing garage would compromise the street scene. She also expressed concern at the extra traffic that would be generated in the area, and the condition of the sycamore tree that may be damaged. The proposed development was unsuitable for the surroundings – it would not enhance the Kingsthorpe Conservation Area.

Rod Kilsby also addressed the Committee, commenting on the extensive variation in the ground levels of the existing properties and the proposed site. He also expressed concern at possible future pressure to fell existing, well-established trees. He added that this development would have a major impact on the integrity of the Conservation Area.

Councillor Church addressed the Committee, as Ward Councillor, commenting on the close proximity of the proposed site to existing properties. He added that the access roads would be very narrow.

Councillor Beardsworth also addressed the Committee, as Ward Councillor, commenting that the Summerhouse was a very beautiful and historic building, which could be restored to its former glory. She added that 'run-off' water from the proposed car park would cause problems.

Mr Dobrasczyk addressed Members, speaking for the application, commenting that the distances between the proposed houses and existing properties were well in excess of the required distances. He maintained that the proposals would improve the view into the village.

Members voted on Councillor Markham's proposal to refuse the application (seconded by Councillor Flavell) – 6 Members voted for refusal and 2 voted against.

RESOLVED: That the application be Refused as shown in the Decision List attached.

(J) N/2004/0948 - 66 AND 68 MAIN ROAD, DUSTON

The Head of Planning, Transportation and Regeneration submitted a report outlining the proposals for the demolition of existing dwellings and the erection of 9 new dwellings (6 houses and 3 apartments) at 66 and 68 Main Road, Duston, and

elaborated thereon.

Mrs Dyson addressed the Committee, commenting that there was a lot of local support to retain the existing houses. She maintained that the proposals constituted over-development and were not in keeping with the existing buildings in the area. The loss of mature trees and hedges, and the effect this would have on local birds and wildlife, was not acceptable. She also expressed concern at the increase in traffic and the additional pressure on existing parking space. One point of Sycamore Road was very narrow, with little room for emergency and refuse collection vehicles. She added that she had also been approached by the developer regarding purchasing her house to demolish it too.

Mr Somgyi also addressed the Committee. He commented that the houses earmarked for demolition were built in 1870 and were built of sandstone. Many local people felt that these houses should be included in the Conservation area. It was important to maintain the character of Old Duston Village. He added that no amenities had been proposed for the families of the proposed houses – children would have to play in the service road.

Councillor Tavener addressed the Committee, as Ward Councillor, praising officers for a very clear and concise report. She reported that there was very strong feeling in Duston regarding this proposal to destroy two very fine houses.

Mr Connolly addressed Members, speaking for the application. He commented that he had hoped to be adding a quality development to the area. He was maintaining as many boundary walls and planting as was possible. He added that he had listened to local views and withdrawn the original application, hoping that the current proposals would be acceptable. He commented that tight roads do not stop development in other areas, and that a variety of styles was a good thing.

RESOLVED: That the application be Refused as shown in the Decision List attached.

(K) N/2004/0970 & 0971 (LISTED BUILDING) - 43-44 BILLING ROAD

The Head of Planning, Transportation and Regeneration submitted a report outlining the applications for the conversion of offices to form 14 self-contained flats, demolition of the rear extension and erection of a new rear extension at 43-44 Billing Road, and elaborated thereon.

RESOLVED: That the application be Approved as shown in the Decision List attached.

10. SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION

Rod Kilsby addressed the Committee regarding application N/2004/0672 – 37-38 East Park Parade. He commented that the proposals would improve the local environment and halt the current unacceptable use.

Stephen Brooker addressed the Committee regarding application N/2004/0688 – Yeoman of England Public House, High Street, Wootton. He commented that the

Parish Council supported the application, as do the Police. He requested that the application be approved.

Vicki Fowkes addressed the Committee regarding application N/2004/0836 – open space to rear of 26 Honeysuckle Way. She commented that three houses backed onto this land, which is currently leased to the applicants by the Wildlife Trust for the grazing of sheep – there was no need for a shelter. Regarding the bridge, she commented that it had been built two years ago, so she could speak about how intrusive it is from experience. She maintained that the horse could be accommodated on land owned by the applicants without inconvenience to either the applicants or their neighbours.

Mrs Hopkinson also addressed the Committee regarding application N/2004/0836, commenting that she and her husband had no option but to object, as this development had profoundly affected their enjoyment of their home. The shelter was an eyesore in its current position – it could easily be accommodated on the paddock land next to the applicants' house. The gardens had been secluded, but can now be overlooked by people using the bridge. The bridge gives unauthorised access to the back of the properties neighbouring 26 Honeysuckle Way, and prevents access to the water by boat. She added that the Wildlife Trust land should be left unspoilt.

Councillor Hadland addressed the Committee, regarding application N/2004/0836, as Ward Councillor, commenting that this was an unusual location, and an important part of the valley. He asked Members to consider a site visit so that they might fully appreciate the situation.

Angelique McCormick addressed the Committee, regarding application N/2004/0836, speaking for the application. She informed Members that she and her husband had been members of the Wildlife Trust for a number of years, and had negotiated a long-term lease of the land. They have one sheep and one pony and felt that they needed quick access to the land. She stated that she and her husband had been unaware of the need for planning permission. Regarding the shelter, she stated that it had been built on the recommendation of the vet who had been treating their pony for laminitis. She added that there had, until now, been no objection to the bridge.

Mr McCormick also addressed Members, speaking for application N/2004/0836, stating that the neighbours to the left had a 1.6m wall which shielded their property from the bridge. He added that the shelter was currently unfinished because they had been advised not to continue work until the application had been heard.

Louise McDonald addressed the Committee regarding application N/2004/0972 – land to the rear of 110-114 King Edward Road. She commented that this was currently a lovely area, not overlooked at the front or the back. The proposals would mean that the whole of the garden and back windows of the houses opposite the site would be overlooked. The proposals would greatly reduce the amount of sunlight in her garden. They would also result in the demolition of three off-road parking areas and increase pressure on available on-street parking areas.

RESOLVED: 1. That applications N/2004/0672, N/2004/0719, N/2004/0838, N/2004/0932, N/2004/0958, N/2004/0983, N/2004/1038, and N/2004/1045 be Approved as shown in the Decision List attached.

2. That, contrary to officers' recommendations, application N/2004/0688 be Approved as shown in the Decision List attached, as Members could see no harm in granting the proposal, as it was unlikely to lead to increased car use and seemed to be supported locally.
3. That application N/2004/0836 be deferred pending a Members' site visit.
4. That application N/2004/0972 be Refused as shown in the Decision List attached.

11. ENFORCEMENT MATTERS

There were none.

12. OTHER REPORTS

(A) STREET NAMING - FOOTPATH FROM SOUTHBRIDGE TO NUNN MILLS BRIDGE

The Head of Planning, Transportation and Regeneration submitted a report giving the proposed names of:

- "Poitiers Promenade" for the footpath that runs from Cotton End, Southbridge to Nunn Mills Bridge,
- "Cour Alienor D'Aquitaine" for the courtyard at the Guildhall and
- "Edgar Mobbs Way" for the Southern District Link Road.

RESOLVED: That the proposed names of "Poitiers Promenade", "Cour Alienor D'Aquitaine" and "Edgar Mobbs Way" be Approved, as recommended.

13. LISTS OF DELEGATED APPLICATIONS

(A) LIST OF DELEGATED APPLICATIONS APPROVED

The Head of Planning, Transportation and Regeneration submitted a list of delegated applications approved during the period 27 May to 23 June 2004 for Members' information.

RESOLVED: That the report be noted.

(B) LIST OF DELEGATED APPLICATIONS REFUSED

The Head of Planning, Transportation and Regeneration submitted a list of delegated applications refused during the period 27 May to 23 June 2004 for Members' information.

RESOLVED: That the report be noted.

14. LIST OF DEFERRED APPLICATIONS

The Head of Planning, Transportation and Regeneration submitted a list of deferred applications for Members' information.

Regarding applications N/2002/1476 and 1477 – Thornton Hall, Mill Lane, Kingsthorpe, Members were informed that the Listed Building and Planning Applications, previously approved in principle by the Committee, had been submitted to the Secretary of State who had decided not to call them in. The Head of Planning, Transportation and Regeneration requested that some of the conditions be amended and the consents issued.

Regarding application N/2003/1308 – Delapre Golf Course, Members were shown the proposed earthworks and landscaping to Delapre Park in connection with the proposed planning obligation.

Regarding application N/2003/1220 – Site adjacent to Safeway Store, Kettering Road, Members were informed that the applicants had requested that the proposed hours be 0730 to 1830 hours Monday to Friday and 0730 to 1300 hours on Saturday.

- RESOLVED:**
1. That, regarding applications N/2002/1476 and 1477, the applications be Approved as shown on the Decision List attached.
 2. That the proposed works at Delapre Park be noted.
 3. That the revised opening hours for application N/2003/1220 be Approved.
 4. That the List be noted.

15. EXCLUSION OF PUBLIC AND PRESS

The Chair moved that the Public and Press be excluded from the remainder of the meeting on the grounds that there was likely to be disclosure to them of such categories of exempt information as defined by Section 100(1) of the Local Government Act 1972 as are listed against such items of business by reference to the appropriate paragraph of Schedule 12A to such Act.

The Motion was Carried.

16. 25/25A EARL STREET

The Head of Planning, Transportation and Regeneration submitted a report outlining the non-compliance with Breach of Condition Notice 2/2004 at 25/25A Earl Street, and elaborated thereon.

- RESOLVED:** That the Borough Solicitor be authorised to instigate prosecution proceedings in respect of the non-compliance with Breach of Condition Notice 2/2004.

<TRAILER_SECTION>

The meeting concluded at 10:50 pm