

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 1 October 2013

PRESENT: Councillor Flavell (Chair); Councillor Golby (Deputy Chair);
Councillors Aziz, Caswell, I. Choudary, N Choudary, Lane, Lynch,
Mason, Meredith, Oldham and Palethorpe

1. APOLOGIES

None

2. MINUTES

Councillor Oldham pointed out that his comment at Item 7 had been for Ward Councillors to be informed of appeals, but he would be happy if they were informed of all planning decisions taken regarding their wards.

The minutes of the meeting held on Tuesday 3rd September 2013 were **AGREED** and signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

RESOLVED: That Mr Seamark be granted leave to address the Committee on item 7b; Update on matters pertaining to Planning Application N/2012/0909 - proposed residential development at land off Lancaster Way, Towcester Road, Northampton.

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.

The Development Management Team Leader explained that, subsequent to the appeal lists distribution, application N/2013/0181, (46 Berry Lane, Northampton,) had been allowed. The Planning Inspector had however not awarded costs against the planning authority.

RESOLVED: That the report be noted.

7. OTHER REPORTS

(A) NORTHAMPTON NORTH SUE, LAND OFF A43 KETTERING ROAD

The Head of Planning submitted a report in respect of the proposed Northampton North Sustainable Urban Extension (SUE). The development was to the north of the Northampton Borough boundary, east of the A43. While a small part of the site lay within Northampton Borough, the vast majority of the site was within Daventry District Council's (DDC) administrative area. As such the Committee was advised that the matter was to be referred to Full Council for their decision, with a recommendation to devolve the matter as a whole to DDC. The report before the Committee was for information only and a further report regarding the matter would be required for Full Council.

Councillor Lane questioned the local member's ability to make effective comment on any proposal and any future votes on the matter if it was dealt with solely by DDC.

Councillor Meredith believed this was a very contentious application, impacting on several wards. He could foresee various issues being raised, including traffic management and school places in the local area.

Several members of the Committee expressed disappointment at the quality of the site plan contained within the report and reproduced at the meeting, expressing a desire for a better quality plan to be produced for Full Council.

The Head of Planning highlighted that this proposal was to meet Northampton's future housing need as part of the Joint Core Strategy. If the matter was devolved to DDC then Northampton Borough would be treated as a statutory consultee. DDC would receive the fees for the application and therefore be responsible for consulting all residents, including those within Northampton's boundary. Consultation on all issues included in the S106 Agreement would take place. The report today was for information and Full Council would receive a further report from the Chief Executive regarding the matter of devolving the whole planning application to DDC.

The Legal Advisor to the Committee confirmed that members would have the opportunity to vote on this matter at Full Council.

RESOLVED: That the report be noted.

(B) UPDATE ON MATTERS PERTAINING TO PLANNING APPLICATION N/2012/0909 - PROPOSED RESIDENTIAL DEVELOPMENT AT LAND OFF LANCASTER WAY, TOWCESTER ROAD

The Head of Planning presented a report updating application N/2012/0909. The Committee had previously resolved to approve the application in principle, subject to a S106 Agreement and subject to re-screening to ascertain whether an Environmental Impact Assessment is required at the meeting held on 2 July 2013.

At that meeting and in correspondence the applicant had stated that all affected landowners had been notified as required by law. However it had emerged

subsequently that this was not the case. To rectify this the applicant had placed an advert in the local press advising all unknown owners of the application and asking them to comment. This consultation period had now closed with no further comments received and the Committee was asked to note the report of the actions taken.

Mr Seamark, addressing the Committee, suggested that by their previous actions the developer had invalidated their own application. He suggested that the Planning Authority should insist that the process be started afresh and that the issue of whether the applicant had acted illegally should be considered. He believed this would best serve the requirements for an open and transparent process.

RESOLVED: That the report be noted.

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

None

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

None

10. ITEMS FOR DETERMINATION

(A) N/2013/0832 - REPLACEMENT OF ROOF COVERINGS ON A LIKE-FOR-LIKE BASIS, MASONRY/BRICK REPAIRS, NEW ROOF ACCESS HATCHES, ENHANCED ROOF ACCESS ARRANGEMENTS AND OVERHAUL/REPLACEMENT OF RAINWATER GOODS AND DEMOLITION OF SECOND FLOOR BATHROOM, DELAPRE ABBEY, LONDON ROAD

The Head of Planning submitted a report in respect of Item No. N/2013/0832 and elaborated thereon.

Councillors Caswell and I.Choudary both welcomed the work as important and long overdue.

RESOLVED: That the application be **APPROVED IN PRINCIPAL**, subject to prior referral to the Secretary of State and the conditions outlined in the report.

(B) N/2012/0835 - APPLICATION FOR A CHANGE OF USE TO INCREASE THE RESIDENTIAL MOORINGS AT MARINA BY 12 PLUS ERECTION OF GARAGE UNIT, NORTHAMPTON MARINA, VICTORIA PROMENADE

The Head of Planning submitted a report in respect of Item No. N/2012/0835 and elaborated thereon.

The Committee received and considered the addendum with additional comments from; Graham Freeman, National Alliance of Boat Surveyors and Examiners; the Environment Agency and Northampton Fire and Rescue Service.

RESOLVED: That the application be **APPROVED**, subject to the conditions outlined in the report.

11. ENFORCEMENT MATTERS

None

12. ITEMS FOR CONSULTATION

None

The meeting concluded at 6:45 pm