

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 14 January 2014

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

1. APOLOGIES

Apologies for absence were received from Councillors Flavell, Palethorpe and N.Choudary.

2. MINUTES

The minutes of the meeting held on 17th December 2013 were agreed and signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

RESOLVED: That under the following items the members of the public listed be granted leave to address the committee.

- **N/2013/1082** Land adjacent to 1 Adams Avenue:
John Socha (Applicant)
- **N/2013/1243** Land to the rear of 7A Millway:
Alan Earle (Duston PC); Dr Julia Railson; David Austin.

4. DECLARATIONS OF INTEREST/PREDETERMINATION

Councillors Caswell declared a potential for predetermination, regarding item 10c, N/2013/1243. Accordingly he would not take part in the debate or vote and would leave the meeting during its consideration.

Councillors Golby declared a potential for predetermination, regarding item 10c, N/2013/1243. Accordingly he would not take part in the debate or vote and would leave the meeting during its consideration.

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.

The Development Manager Team Leader explained the issues around the two items that had been dismissed by the Planning Inspectorate. It was noted that in regard to N/2013/0297 the view of the Planning Committee had been supported and the appeal dismissed and no award of costs against the Council.

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

(C) N/2013/1243 - LAND TO THE REAR OF 7A MILLWAY: OUTLINE APPLICATION FOR THE DEVELOPMENT OF 3 NEW HOUSES

It was agreed to consider the applications in the order: Item 10c; 10b; 10a.

Councillors Golby and Caswell left the meeting during Item 10c.

Councillor Lane nominated and Councillor Choudary seconded, Councillor Mason to the Chair for the consideration of Item 10c. It was agreed Councillor Mason take the Chair.

The Planning Officer outlined the report of the Head of Planning, as set out in the agenda. The Committee's attention was also drawn to the circulated addendum. The recommendation was for approval, with the conditions set out in the report.

Mr Earle, Chair of Duston Parish Council, addressed the Committee and spoke against the application.

Dr Railson, local resident, addressed the Committee and spoke against the application.

Mr Austin, local resident, addressed the Committee and spoke against the application.

In response to questions from the Committee Mr Austin advised that the paddock in question had been used for ponies for over 20 years. Mr Austin also believed there was a covenant between the owner and Northamptonshire County Council regarding future development.

In response to the points raised by the speakers the Planning Officer advised the Committee that:

- Consultation had taken place with the Conservation Officer with regard to the views from the Churchyard and the part retention of the paddock
- Changes from the previous application included notable separation of the properties and carefully considered the height of the properties
- The Highways Authority had no objections, other than the comments on improved visibility
- The site was in a low risk flood area. Condition 6 would address surface water flooding concerns.
- Any covenant on the land was not a material planning concern

In response to questions from the Committee the Planning Officer advised:

- The Highways Authority had raised no specific objections to the access road length. Appropriate emergency access would be dealt with under Building Regulations
- There were no concerns over the root area of the trees on site being compromised
- The proposals on property height are indicative, but would not exceed 2.5 storeys. This again would be dealt with in the detailed planning application

The Committee discussed the report.

Upon a proposal from Councillor Oldham, seconded by Councillor I.Choudary it was **RESOLVED** by 4 votes to 3:

That the application be **REFUSED** on the grounds of overdevelopment and that the application does not enhance the Conservation Area, contrary to Planning Policy E26 and H6 of the Northampton Local Plan.

(B) N/2013/1082 - LAND ADJACENT TO 1 ADAMS AVENUE: ERECTION OF 2 RESIDENTIAL APARTMENTS

Councillor Golby resumed the Chair.

The Principal Planning Officer outlined the report of the Head of Planning, as set out in the agenda. The recommendation was for approval, with the conditions set out in the report.

Mr Socha, the applicant, spoke in favour of the application.

The Committee discussed the report.

RESOLVED:

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

**(A) N/2013/0889 - FORMER MILLWAY PRIMARY SCHOOL LAND:
AMENDMENTS TO SITE LAYOUT & PLOT SUBSTITUTIONS (N/2011/0241)**

The Development Manager Team Leader outlined the report of the Head of Planning, as set out in the agenda. The Committee's attention was also drawn to the circulated addendum. The recommendation was for approval in principle, subject to the conditions set out in the report and the finalisation of a S106 agreement

The Committee discussed the report.

RESOLVED:

That the application be **APPROVED IN PRINCIPLE** subject to the conditions set out in the report and S106 agreement to secure the planning obligations as stated in the report.

11. ENFORCEMENT MATTERS

None

12. ITEMS FOR CONSULTATION

None

The meeting concluded at 6:56 pm