

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 9 June 2015

PRESENT: Councillor Oldham (Chair); Councillor Lynch (Deputy Chair);
Councillors Aziz, Birch, Davenport, Golby, Haque, Hill, Larratt and
Meredith

Steven Boyes (Director of Regeneration, Enterprise and Planning),
David Hackforth (Interim Head of Planning), Rita Bovey (Development
Manager), David Rowen (Development Management Team Leader),
Andrew Holden (Principal Planning Officer), Theresa Boyd (Solicitor)
and Peter Storey (Democratic Services Officer).

1. APOLOGIES

Apologies for absence were received from Councillors Lane and McCutcheon.

2. MINUTES

The minutes of the meeting held on 24 March 2015 were agreed and signed by the Chair, with the addition of the application details at minute 5, the reason for approval at 10b and the additional condition at 10c.

The Development Manager updated the Committee on application N/2014/1160 for the erection of 51 dwellings at Studland Road, as agreed at the previous meeting. The viability assessment had indicated that the site was more viable than previously thought and the applicant had agreed to make a financial contribution of £85K towards education and health facilities. The officers will continue to process the S106 agreement.

3. DEPUTATIONS / PUBLIC ADDRESSES

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

N/2015/0415

Mr Richards
County Councillor Hallam

N/2015/0275

Mrs Tapp
Mrs Jones
Mr Dobraszczyk

N/2015/0329 & N/2015/0330

Councillor Stone

Mr Hadland, who had registered to speak on application N/2015/0275, was not present. Mrs Wishart, who had registered to speak on applications N/2015/0329 and N/2015/0330, indicated that she did not wish to speak.

4. DECLARATIONS OF INTEREST/PREDETERMINATION

Councillor Larratt declared a personal, non-pecuniary interest in item 8a (N/2015/0415) as a member of Northamptonshire County Council.

Councillor Meredith declared a personal, non-pecuniary interest in item 8a (N/2015/0415) as the Ward Member.

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

There were none.

6. LIST OF CURRENT APPEALS AND INQUIRIES

The Development Manager submitted a List of Current Appeals and Inquiries and elaborated thereon. She drew attention to the dismissed appeal for N/2014//0987, Co-op Store, Main Road, Duston where the Inspector had stated that the applicant had not demonstrated that any extension to the opening times would not adversely affect neighbouring properties. She stated that the applicant could make a further submission with a noise assessment included. The public inquiry for the Northampton South Sustainable Urban Extension (SUE), applications N/2013/1035 and N/2013/1063, was expected to be held in December 2015 and members would be informed when a date was received.

RESOLVED: That the report be noted.

7. OTHER REPORTS

(A) THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987 (AS AMENDED)

The Development Manager presented a report on recent changes to the Town and Country Planning (Use Classes) Order 1987 (as amended) and elaborated thereon. She drew attention to the change whereby betting offices and pay day loan shops would now be required to apply for planning permission for change of use.

RESOLVED: That the report be noted.

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

(A) N/2015/0415 - CONSTRUCTION OF A 2.5 KILOMETRE DUAL CARRIAGEWAY (A43 BYPASS) AND ASSOCIATED LANDSCAPING, DRAINAGE AND INFRASTRUCTURE WORKS - CONSULTATION BY

NORTHAMPTONSHIRE COUNTY COUNCIL. LAND TO THE EAST OF MOULTON VILLAGE

The Development Management Team Leader submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was noted that the Council was a consultee and that the decision would be made by the County Council. Attention was drawn to the comments on the application contained in the Addendum.

Mr Paul Richards, a local resident and committee member of the Thorpeville Residents Association, spoke against the application. He was not against dualling the A43 per se but expressed concern that Thorpeville would be used as a “rat run”, with noise, dust, dirt and vibration from vehicles, and at the small amount of consultation with local residents. He stated that many local residents objected to the proposals because of the impact they would have on Thorpeville. In answer to a member’s question, Mr Richards stated that there had been a large exhibition on the proposals but no personal consultation with residents by Northamptonshire County Council.

County Councillor Hallam, representing Boothville and Parklands Division, spoke in favour of the application. He stated that he was in favour of dualling the A43 and was expressing residents’ concerns that Thorpeville would become a “rat run.” Discussions had taken place with the County Council regarding possible traffic calming measures at the Round Spinney roundabout to deter traffic from travelling through Thorpeville. He asked the Committee to express strong concerns to the County Council about the likely effect of the proposals on Thorpeville.

The Committee discussed the report.

In response to the points raised by the speakers and by members of the Committee the Development Management Team Leader stated that the following points could be made to the County Council as concerns of the Committee when responding to the application:

- Concerns that Thorpeville would be used as a “rat run” as a result of the proposals;
- Billing Lane becoming a “rat run” and any future development there;
- The future care and maintenance of roads closed to vehicular traffic under the proposals;
- That the County Council notify the Committee when the application is to be reported to its Planning Committee.

In answer to a question the Development Management Team Leader stated that neighbouring local authorities consulted the Council on applications in their areas which bordered the Borough, and the recent application for 2,000 dwellings for Northampton North SUE at Moulton was considered by the Committee as a fringe area consultation.

RESOLVED:

1. That no objections be raised to the principle of the application, subject to the matters set out in the report and the addendum.
2. That, although outside the scope of the application, the Committee's concerns detailed in the preamble above be expressed to the County Council:
3. That the final comments be agreed with the Director of Regeneration, Enterprise and Planning in consultation with the Chair before sending to the County Council.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

(A) N/2015/0586 - PRIOR NOTIFICATION APPLICATION FOR DEMOLITION OF BUILDING, LINNELLS MOTORS, FETTER STREET

The Development Management Team Leader submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon.

The Committee discussed the report.

RESOLVED: That Prior Approval was not required for the method of demolition and proposed restoration of the site for the reason stated in the report.

10. ITEMS FOR DETERMINATION

(A) N/2015/0275 - ERECTION OF DETACHED 3-BED DWELLING AT THE REAR TOGETHER WITH PARKING SPACES AND WIDENING OF EXISTING VEHICULAR ACCESS- 279 MAIN ROAD, DUSTON

The Development Management Team Leader submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. The Team Leader advised the Committee that references in the report to Larch Close should read Larch Lane. In addition the objections of the occupier of 5 Larch Lane were reported.

Mrs Tapp, adjoining resident, spoke against the application. She stated that the property was out of scale and would be out of keeping with surrounding properties. There would be over looking, loss of privacy, loss of enjoyment of her garden, and noise and disturbance from the access. She referred to another property which had previously been built on the site.

Mrs Jones, adjoining resident, spoke against the application. She stated that the property would have two floors and would not blend in with existing properties. There would be air and noise pollution and she would be unable to enjoy the amenity of her garden. She considered that no consideration had been given to neighbours or wildlife.

Mr Dobraszcyk, the architect, spoke in favour of the application, stating that only ten new properties had been built on Main Road, Duston in recent years and of these seven were of a similar type to the application. He believed the gardens of adjoining properties were public space and the owners would not be prevented from enjoying the gardens by the construction of the property. In answer to members' questions Mr Dobraszcyk stated that there would be overlooking of the gardens but this would

provide security for them as public open spaces. He had not consulted residents on the application as this would not be usual practice on such an application.

A comment regarding land ownership was not considered to be a material planning consideration.

The Committee discussed the report.

RESOLVED: That the application be **REFUSED** for the reasons set out in the report.

(B) N/2015/0329 & N/2015/0330 - HYBRID APPLICATION INCLUDING OUTLINE PLANNING APPLICATION FOR THE DEMOLITION OF THE FORMER INFIRMARY, FORMER SCHOOL AND FORMER NURSES' ACCOMMODATION BUILDING AND THE ERECTION OF RETIREMENT VILLAGE AND SPECIALIST CARE FACILITIES, ALL MATTERS RESERVED EXCEPT ACCESS AND SCALE. FULL PLANNING APPLICATION FOR THE CONVERSION AND EXTENSION OF THE FORMER WORKHOUSE BUILDING TO COMPRISE CARE APARTMENTS AND CAR PARKING. FORMER ST EDMUNDS HOSPITAL, WELLINGBOROUGH ROAD AND LISTED BUILDING APPLICATION FOR DEMOLITION OF FORMER SCHOOLHOUSE, FORMER NURSE'S ACCOMMODATION BUILDING AND INFIRMARY BUILDING ALTERATIONS AND EXTENSIONS TO MAIN WORKHOUSE BUILDING. FORMER ST EDMUNDS HOSPITAL, WELLINGBOROUGH ROAD

The Principal Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. In addition the comments from 66 Ethel Street were reported. He stated that the Committee were being asked for agreement in principle and that a viability assessment would be required to provide justification for the development, together with a revised flood risk assessment. He asked that an additional recommendation be considered, to delegate authority to the Director of Regeneration, Enterprise and Planning regarding the timescale for the listed building to be restored.

Councillor Stone, Ward Member, spoke in favour of the application. She stated that the site had been an eyesore for many years and local residents wanted to see the site developed. They could accept the loss of buildings on the site if the workhouse was retained. Local residents wanted to see the surrounding area enhanced as part of the development. She also expressed a wish for support to be given to the local community to develop community facilities through S106 monies.

The Committee discussed the report.

In answer to a member's question the Interim Head of Planning stated that using S106 agreements to link enabling development to the restoration of a listed building were quite frequent. The agreement would not lapse over time once works had commenced.

RESOLVED: That the applications be **APPROVED IN PRINCIPLE**, subject to the criteria set out in the report, and with the following extra criterion for application N/2015/0329:

- c) That delegated authority be granted to the Director of Regeneration, Enterprise and Planning to secure a planning obligation by way of a S106 agreement to ensure that the development works for the workhouse building are carried out in accordance with a timescale to be agreed with the Local Planning Authority.

11. ENFORCEMENT MATTERS

There were no items.

12. ITEMS FOR CONSULTATION

There were no items.

The meeting concluded at 7:56 pm.