

# **NORTHAMPTON BOROUGH COUNCIL**

## **PLANNING COMMITTEE**

**Tuesday, 16 February 2016**

**PRESENT:** Councillor Oldham (Chair); Councillors Aziz, Davenport, Golby, Haque, Hill, Lane, Larratt, McCutcheon and Meredith

**OFFICERS:** Rita Bovey (Development Manager) David Rowen (Development Management Team Leader) Jonathan Moore (Senior Planning Officer) David Hackforth (Interim Head of Planning) Debbie Carter Hughes (Solicitor) Emma Powley (Democratic Services Officer)

### **1. APOLOGIES**

Apologies for absence were received from Councillor Lynch.

### **2. MINUTES**

The minutes of the meeting held on 19<sup>th</sup> January 2016 were agreed and signed by the Chair.

### **3. DEPUTATIONS / PUBLIC ADDRESSES**

**RESOLVED:** That under the following items, the members of the Public and Councillors listed below were granted leave to address the Committee:

#### **N/2015/1133**

Councillor M Hill  
Mr Colin Davidson  
Mr David Thompson  
Parish Councillor Kay de Vere-Burt

#### **N/2015/1265**

Ms Carol Whiting

### **4. DECLARATIONS OF INTEREST/PREDETERMINATION**

There were none.

### **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. It was noted that that 2 appeals had been dismissed. It was noted that the details of the decisions were available on the Borough Council's website.

**RESOLVED:** That the report be noted.

**7. OTHER REPORTS**

**8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS**

None

**9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS**

None

**10. ITEMS FOR DETERMINATION**

**(A) N/2015/0999 & N/2015/1000 - CHANGE OF USE FROM OFFICE (USE CLASS B1) TO CHILDREN'S DAY NURSERY (USE CLASS D1) AND ASSOCIATED WORKS AND LISTED BUILDING CONSENT APPLICATION FOR INTERNAL ALTERATIONS TO BUILDING AND ERECTION OF PALISADE FENCING. HOME FARM WORKS, ORCHARD HILL**

This item was withdrawn.

**(B) N/2015/1133 - ERECTION OF A DETACHED DWELLING. LAND AT 8 QUINTON ROAD**

The Development Management Team Leader submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. Members' attention was drawn to additional information contained within the addendum. In addition, two further letters of objections were received from 1B and 14 Berry Lane.

Councillor M Hill, as the Ward Councillor, spoke against the application.

Mr Colin Davidson, a local resident within the conservation area, spoke against the application.

Parish Councillor Kay De Vere-Burt, spoke against the application as a Parish Councillor in the area.

In response to questions raised by the Committee, the Development Management Team Leader stated that the Arboricultural Officer had viewed the trees and had not expressed concern over the loss of trees. He further explained that there was a condition which would allow the Council to stipulate the materials used in the proposed house build.

The Committee debated the application.

**RESOLVED:**

That the application be **REFUSED** by reason that the development would have an adverse impact upon the setting of the adjacent listed building, Clare Cottage, and would therefore harm the significance of this heritage asset. This would be contrary

to Policy BN5 of the West Northamptonshire Joint Core Strategy and conflict with the aims and objectives of the National Planning Policy Framework.

**(C) N/2015/1265 - CONVERSION OF EXISTING RETAIL/OFFICE UNITS INTO 5 NO. FLATS INCLUDING ERECTION OF EXTERNAL STAIRCASE AND ALTERATIONS TO BUILDING. OAKLEY CYCLE, 84 - 86 LUTTERWORTH ROAD**

The Senior Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. He referred to additional information contained within the addendum. Additional objection and photos were received from the occupiers at 79 Lutterworth Road. It was noted that the officer recommendation was for approval, subject to conditions set out in the report.

Ms Carol Whiting, as a local resident on Lutterworth Road, spoke against the application.

In response to questions asked, the Senior Planning Officer stated that the property was not in the conservation area and that the storage buildings were not part of the application.

The Committee discussed the report.

**RESOLVED:**

That the application be **APPROVED** subject to the Conditions as set out in the report and for the following reason:

The proposed change of use to residential flats is considered acceptable in principle in an established residential area and would not have an undue detrimental impact on the appearance and character of the area, amenity of neighbours or highway safety to comply with Policy E20 of the Northampton Local Plan, H1 and S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

**(D) N/2015/1337 - VARIATION OF CONDITION 2 OF PLANNING APPLICATION N/2013/1325 (RESIDENTIAL DEVELOPMENT COMPRISING 69 DWELLINGS WITH ASSOCIATED ACCESS VIA HARCOURT WAY) TO RE-PLAN PLOTS 12-19, 36-42 & 44-47 (INCLUDING THE SUBSTITUTION OF MATERIALS OF PLOTS 14, 15, 36, 41 & 47. LAND OFF DANES CAMP WAY**

The Development Management Team Leader submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. He referred to extra information contained in the addendum.

The Committee discussed the report.

**RESOLVED:**

That the application be **APPROVED IN PRINCIPLE** subject to:

1. The completion of the necessary S106 Agreement to secure the same obligations as contained in the S106 Agreement dated 3<sup>rd</sup> November 2014 in relation to the previous planning permission N/2013/1325.

2. The conditions as set out in the report and for the following reason:

The variations to the originally approved scheme would have no adverse impact upon residential amenity, the character and appearance of the area or highway safety and as such would comply with Policies H1 and S10 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan and the aims and objectives of the National Planning Policy Framework.

3. It is also recommended that in the event of the Legal Agreement not being completed within three calendar months of this Committee meeting, the Director of Regeneration, Enterprise and Planning be given delegated authority to either refuse or finally dispose of the application (at his discretion).

**(E) N/2015/1400 - ERECTION OF DECKING (RETROSPECTIVE APPLICATION). 91 FAIRWAY**

The Senior Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon.

The Committee discussed the report.

**RESOLVED:**

That the application be **APPROVED** subject to the conditions set out in the report and for the following reason:

The retention of the decking would have a neutral impact upon the character and appearance of the locality; visual amenity and neighbour amenity. The development is therefore in conformity with the requirements of the National Planning Policy Framework; Policy S10 of the West Northamptonshire Joint Core Strategy; and Policy E20 of the Northampton Local Plan.

**11. ENFORCEMENT MATTERS**

None

**12. ITEMS FOR CONSULTATION**

- (A) N/2015/1480 - ERECTION OF LEISURE BUILDING TO INCLUDE CINEMA, RESTAURANT & RETAILS UNITS AND OTHER LEISURE USES AND ERECTION OF A CYCLE HIRE FACILITY TOGETHER WITH PROPOSALS FOR ACCESS, PARKING AND SERVICING SPACE, HARD AND SOFT**

**LANDSCAPING AND OTHER ASSOCIATED WORKS, RUSHDEN LAKES,  
LAND ADJACENT TO SKEW BRIDGE SKI SLOPE, NORTHAMPTON  
ROAD, RUSHDEN**

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

The Committee discussed the report.

**RESOLVED:**

That Northampton Borough Council raised **NO OBJECTION** to the application as proposed.

- 1.1 Whilst Northampton Borough Council objected to the original application for the development proposals for Rushden Lakes and remain concerned regarding the potential impacts of the development on the viability and vitality of Northampton, it is acknowledged that the principle of development has been established through the grant of planning permission by the Secretary of State in 2014 and the subsequent approval of amendments to the original scheme in 2015.
- 1.2 It is not considered that the overall reduction in retail floorspace and subsequent increase in leisure and restaurant and café floorspace would be likely to represent any significant increased impacts on the vitality and viability of Northampton to the scheme already approved.

**(B) N/2016/0051 - UP TO 110 RESIDENTIAL DWELLINGS (INCLUDING UP TO 35% AFFORDABLE HOUSING), CONVENIENCE STORE WITH 200SQ.M OF RETAIL SPACE (USE CLASS A1) ASSOCIATED USES AND PARKING. DEMOLITION OF EXISTING BUILDINGS, STRUCTURAL PLANTING AND LANDSCAPING, INFORMAL PUBLIC OPEN SPACE AND PLAY AREA, SURFACE WATER MITIGATION AND ATTENUATION AND ASSOCIATED ANCILLARY WORKS (ALL MATTERS RESERVED). LAND OFF HOLLY LODGE DRIVE, BOUGHTON**

The Development Management Team Leader submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was reported that a copy of the letter was received from Boughton Parish Council to Daventry District Council objecting to the application proposal.

The Committee discussed the report.

**RESOLVED:**

That Northampton Borough Council **OBJECTED** to the application for the following reasons:

1. The development would result in the piecemeal incursion of the built area into the countryside in an area designated as Green Wedge which would be

contrary to the relevant policies of the Daventry Local Plan as well as failing to demonstrate that there would be an acceptable impact upon the local road network in accordance with the National Planning Policy Framework. These issues would outweigh the contribution which the development would make to the five year housing land supply within the Northampton Related Development Area.

The Committee also resolved to strongly advise that should Daventry District Council be minded to grant the application a financial contribution should be sought towards the provision of new road infrastructure around the north and west of Northampton.

The meeting concluded at 8.04pm