

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 15 March 2016

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

OFFICERS: Steven Boyes (Director), Peter Baguley (Head of
Planning), Rita Bovey (Development Manager), David Rowen
(Development Management Team Leader), Ben Clarke (Senior
Planning Officer), Theresa Boyd (Solicitor), Michael Flynn
(Democratic Services Officer)

1. APOLOGIES

Apologies were received from Councillor Jamie Lane

2. MINUTES

The minutes of the meeting held on 16th February 2016 were agreed and signed by the Chair with the amendment that Councillor Birch had given her apologies but was not noted.

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/2015/1009

Kim Hughes
Mike Clarke
Cllr Mike Hallam (Ward Cllr)
Barry Waine 07860541451
Paul Rumens

N/2015/1050

Tim Bunting
Barry Waine

N/2015/1424

Mr Jenkins
Paul Scrugham
Sindy Luthra

N/2015/1498

Alan Earle

Cllr Brendan Glynane

Rodney Giddins

4. DECLARATIONS OF INTEREST/PREDETERMINATION

Councillor Birch declared a personal interest in item 9a as a trustee of the organisation involved in the design and planning of the development.

Councillor Rahman declared a personal interest in item 10g as the Ward Councillor for Spring Park.

Councillor Davenport declared a personal interest in item 10f as the Ward Councillor for Delapre and Briar Hill.

Councillor Larratt declared a personal non pecuniary interest in item 10h as a trustee of the organisation that is the applicant.

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 Management Team Leader submitted a List of Current Appeals and Inquiries and elaborated thereon.

RESOLVED: That the report be noted.

7. OTHER REPORTS

None

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

None

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

(A) N/2015/0987 - NEW COMMUNITY CENTRE INCORPORATING CHANGING ROOM FACILITIES AND NURSERY SCHOOL. NEW ACCESS ROAD WITH PARKING FACILITIES AND RELOCATION OF PLAY AREA. LAND OFF ST CRISPIN DRIVE

Councillor Birch left the committee room at 18.10 having declared a personal interest in the item at the beginning of the meeting.

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

attention to the additional representation received from the Crime Prevention Officer and those contained in the addendum. It was reported that the proposal is for the construction of a single storey new community centre, sports changing rooms and nursery school, an associated access road and area of parking. The existing play area would be relocated to the southern part of the application site.

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 community centre would provide for necessary community facilities whilst not resulting in any adverse impact on the character and appearance of the Conservation Area. Whilst the proposal would impact on the setting of the adjacent Listed Building this would not be significant and would be offset by the wider benefits of the proposal. The proposal would not adversely impact on the amenities of existing neighbouring residents nor highway safety, subject to appropriate mitigation as required by conditions. The proposal is therefore compliant with the requirements of Policies SA, S10, C2 and BN5 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.

10. ITEMS FOR DETERMINATION

(A) N/2015/0785 - CAR PARK EXTENSION, ASSOCIATED GROUNDWORKS AND PIT WITH CHANNEL FOR BALL COLLECTING - PART RETROSPECTIVE. DELAPRE GOLF COMPLEX, EAGLE DRIVE.

The application was withdrawn by the Applicant and item withdrawn.

(B) N/2015/0999 & N/2015/1000 - CHANGE OF USE FROM OFFICE (CLASS B1) TO CHILDRENS DAY NURSERY (CLASS D1) AND ASSOCIATED WORKS. HOME FARM WORKS, ORCHARD HILL

The applications were withdrawn by the Applicant and item withdrawn.

(C) N/2015/1009 - CONVERSION OF EXISTING DWELLING INTO THREE DWELLINGS AND ERECTION OF TWO ADDITIONAL DWELLINGS. HOME FARM HOUSE, HILLCREST AVENUE

Councillor Birch returned to the committee room at 18:30.

The Senior Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was advised that the applicant sought full planning permission to erect two new dwellings within the curtilage of an existing dwelling. It was also proposed that the existing dwelling, which predates the development of much of the surrounding area, would be subdivided into three new dwellings. Vehicular access to four of the units would be via a new driveway that would be constructed in Cumberland Close. Members'

attention was also referred to observations that had been received from the occupiers of 15 Hillcrest Avenue, which had been received after the committee report had been written.

Mrs Kim Hughes addressed the committee and spoke against the application as a local resident

Mr Mike Clarke addressed the committee and spoke against the application as a local resident

Councillor Mike Hallam as Ward councillor addressed the committee and spoke against the application

Mr Barry Waine addressed the committee and spoke in favour of the application as the agent

Mr Paul Rumens addressed the committee and spoke in favour of the application as the applicant

The Committee discussed the report.

RESOLVED

That the application be **APPROVED** subject to the conditions as set out in the report and an additional condition regarding the hours in which construction works can take place and for the following reason:

The proposed development is complimentary towards the surrounding land uses; is of an acceptable design and would have a neutral impact upon the character and appearance of the surrounding area; and would have a neutral impact upon the highway system. The development is therefore compliant with the requirements of the National Planning Policy Framework; Policies S1, S10 and H1 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.

(D) N/2015/1050 - ERECTION OF 3NO. DWELLINGS. 77-79 SEMILONG ROAD

The Senior Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. Members were also referred to the addendum. It was advised that the application sought planning permission to erect three dwellings of two storeys in height, which would be arranged in terrace located adjacent to the northern boundary. The dwellings would be accessed via a service road that runs from Semilong Road. To the front of each dwelling, there would be a block paved area, which would be used for car parking.

Mr Tim Bunting addressed the committee and spoke against the application

Mr Barry Waine addressed the committee and spoke in favour 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 the addendum and for the following reason:

The proposed development would preserve the character and appearance of the surrounding area (including the Barrack Road Conservation Area), neighbour amenity and highway safety. The development is therefore in accordance with the requirements of the National Planning Policy Framework; Policies S1, S3, S10, H1 and BN5 of the West Northamptonshire Joint Core Strategy and Policies E20, E26 and H10 of the Northampton Local Plan.

(E) N/2015/1424 - CHANGE OF USE FROM DWELLING (C3) TO HOUSE IN MULTIPLE OCCUPATION (C4) FOR THREE RESIDENTS. 35 COWPER STREET

Councillor Larratt arrived at 19:15.

The Development Management Team Leader submitted a report on behalf of the Director of Regeneration, Planning and Enterprise. He also reported that 32 survey responses have been received regarding parking situation in the vicinity. It was advised that Permission was sought to change the use from single dwelling to house in multiple occupation (HIMO) for 3 people.

Mr Jenkins addressed the committee and spoke against the application

Mr Paul Scrugham addressed the committee and spoke against the application.

Mrs Sindy Luthra addressed the committee and spoke in favour of the application

The Committee discussed the report

RESOLVED

That the application be **DEFERRED** to allow further consideration regarding parking, anti-social behaviour, noise and number of HIMOs in the area

(F) N/2015/1498 - FORMATION OF CAR PARKING AREA.DELAPRE ABBEY, LONDON ROAD

The Development Manager submitted a report on behalf of the Director of Regeneration, Enterprise and Planning. She also drew Members' attention to the

addendum which contained additional representations received and amended conditions. She also confirmed that paragraph 2.1 of the report should be updated to say the application sought planning permission for additional parking to serve Delapre Abbey, providing 131 general car spaces in total, an increase of 85 above the current provision, as well as 11 disabled parking spaces and 2 coach spaces. The additional parking provision would largely come from the provision of a grasscrete parking area.

Mr Alan Earle addressed the committee and spoke against the application.

Councillor Brendan Glynane addressed the committee and spoke in favour of the application

Mr Rodney Giddins addressed the committee and spoke in favour of the application

The Committee discussed the report.

RESOLVED

That the application be **APPROVED** subject to the conditions as set in the report and addendum and an additional condition regarding tree protection during construction and for the following reason:

The impact on the character, appearance or historical significance of the listed building, the registered Battlefield and Delapre Conservation Area would be outweighed by the public benefit arising from the development, with no unduly adverse impacts on neighbour amenity, road safety or drainage. The impact of the proposal on the registered battlefield has been minimised by appropriate site selection and the proposal would assist with the overall project to restore the Abbey and remove it from the Heritage at Risk Register and thereby accords with Policy BN5 of the West Northamptonshire Joint Core Strategy, Policies E20 and E26 of the Northampton Local Plan and the National Planning Policy Framework

(G) N/2016/0070 - ERECTION OF FENCE ALONGSIDE DRIVE. 9 ROOKERY LANE

The Senior Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning. It was advised that the applicant sought planning permission to replace a hedge that is sited adjacent to the site boundary with a wooden fence. This fence would taper from 1.8m in height to 0.9m in height.

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 development would have a neutral impact upon the character and appearance of the locality 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

(H) N/2016/0087 - INTERNAL ALTERATIONS INCLUDING BLOCKING EXISTING NON STRUCTURAL DOORWAY & REMOVE DOOR, OPEN WALKWAY AT GROUND FLOOR. 39 ST GILES STREET

Councillor Larratt left the committee room having declared a personal interest in the item at the beginning of the meeting

The Senior Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning. It was advised the applicant has applied for Listed Building Consent in order to carry out internal works comprising the removal of a stud partition and door on the ground floor and the installation of additional shelving units on the first floor.

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 works would not harm the character and significance of this Grade II Listed Building and as a consequence, the proposal is compliant with the requirements of the National Planning Policy Framework; Policies S10 and BN5 of the West Northamptonshire Joint Core Strategy and Policy 1 of the Northampton Central Area Action Plan.

11. ENFORCEMENT MATTERS

None.

12. ITEMS FOR CONSULTATION

None.

The meeting concluded at 20:43