

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 5 July 2016

PRESENT: Councillor Oldham (Chair); Councillor Golby (Deputy Chair);
Councillors Birch, Haque, Hill, Lane, McCutcheon, Meredith, Patel
and Shaw

OFFICERS: Peter Baguley (Head of Planning), Rita Bovey (Development
Manager), Nicky Toon (Principal Planning Officer), Andrew Holden
(Principal Planning Officer), Rory Mckenna (Planning Solicitor),
Michael Flynn (Democratic Services Officer).

1. APOLOGIES

Apologies were received from Councillor Kilbride and Councillor Davenport.

2. DEPUTATIONS / PUBLIC ADDRESSES

N/2015/0479

Amarjit Atwal

N/2015/1228

Brian Burnett
Richard Lyons
Cllr Birch
Duncan Chadwick
Simon Stringer

3. DECLARATIONS OF INTEREST/PREDETERMINATION

Councillor Birch declared a personal interest in item 8a as a Trustee of Mount Leisure Centre.

Councillor Birch declared a personal interest in item 9b as Ward Councillor for Trinity Ward.

Councillor Golby declared a personal interest in item 8a as a Trustee of Mount Leisure Centre.

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

None.

5. LIST OF CURRENT APPEALS AND INQUIRIES

The Development Manager submitted a List of Current Appeals and Inquiries on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon.

RESOLVED

That the report be noted.

6. OTHER REPORTS

None.

7. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

None

8. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

(A) N/2016/0482 - LISTED BUILDING CONSENT FOR INTERNAL ALTERATIONS TO BUILDING. MOUNTS BATHS, UPPER MOUNTS

The Principal Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was advised that the applicant has applied for Listed Building Consent in order to carry out internal alterations to provide improved changing facilities.

The Committee discussed the report.

RESOLVED

The Committee **APPROVED** the application 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.

(B) N/2016/0507 - NORTHAMPTON WATERSIDE ENTERPRISE ZONE PROMOTIONAL SIGN. WESTBRIDGE DEPOT , 9 - 13 ST JAMES MILL ROAD

The Principal Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was advised that

the proposal is for the erection of an advertisement hoarding 9.6m wide by 2m high. This would promote the Northampton Waterside Enterprise Zone.

The Committee discussed the report.

RESOLVED

The Committee **APPROVED** the application subject to the conditions as set out in the report and for the following reason:

The proposed advertisement would have no detrimental effect on amenity or public safety in accordance with the National Planning Policy Framework

9. ITEMS FOR DETERMINATION

(A) N/2015/0479 - CHANGE OF USE FROM OFFICES (USE CLASS B1) INTO GURDWARA AND COMMUNITY CENTRE (USE CLASS D1) INCLUDING EXTENSIONS AND ALTERATIONS. COMMUNITY CENTRE, 35 - 37 ST JAMES MILL ROAD

The Principal Planning Officer submitted the report on behalf of the Director of Regeneration Enterprise and Planning and elaborated thereon. He also referred to the additional information contained in the addendum. It was advised that the applicant seeks planning permission to change the use of the property from offices to a place of worship and community centre. As part of the development, the applicant is proposing extensions to the northern and eastern elevations. A number of alterations to the various elevations of the building are also proposed.

Mr Amarjit Atwal addressed the Committee as the Sheikh Community Leader and spoke in favour of the application.

In response to questions from the Committee it was advised that applicant understand safety of people attending the community centre and that the building is designed to provide quick easy exit.

The Chair referred to paragraph 6.8 of the report which refers to National Planning Practice Guidance and agreed with Members that most careful consideration of the proposal were given.

The Development Manager advised that it would not be appropriate to put in a condition regarding signage as it would be covered by other legislations.

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 be of benefit to the community and, subject to conditions, would have a neutral impact on flood risk, safety, the highway system, neighbour and visual 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 Policies B14 and E20 of the Northampton Local Plan.

The Council is required to give the Health and Safety Executive advance notice of its intention to grant planning permission against the Health and Safety Executive's advice and to allow 21 days from that notice before issuing a decision notice. This is to enable the Health and Safety Executive to consider whether to request the Secretary of State for Communities and Local Government to call-in the application.

(B) N/2015/1228 - DEMOLISH FORMER CAR SHOWROOM AND ERECT BUILDING WITH RETAIL (USE CLASS A1) ON GROUND FLOOR AND 14NO FLATS INCLUDING NEW ACCESS AND ANCILLARY DEVELOPMENT, AND CREATION OF RESIDENTIAL CAR PARKING AREA. 194-200 KINGSTHORPE GROVE

The Principal Planning Officer submitted a report on behalf of the Director or Regeneration, Enterprise and Planning and elaborated thereon. The addendum was referred to which detailed representations received from Councillor Russell and Queen's Park Residents' Association. He also referred to the Officer response in regards to the shadow analysis which was carried out. The Principal Planning Officer outlined the scheme and stated there would be a separate site for parking.

Councillor Birch addressed the Committee as the Ward Councillor for Trinity and spoke against the application. She was concerned that the development not adequately reflect the character of the area and that the impact in terms of loss of light, noise, size of development would impact on residential amenity.

Once Councillor Birch had addressed the Committee she left the room having declared an interest in the item earlier at the meeting.

Mr Brian Burnett addressed the Committee as the Chair of Queens Park Residents Association and spoke against the application. He confirmed that he was not opposing to housing but the design and appearance of the development was an incongruous feature. The development did not reflect the character of the area and the retail unit would be a distraction to drivers. He also referred to examples of Grafton Street and Upton development.

Mr Richard Lyons addressed the Committee as a resident of Kingsthorpe Grove and spoke against the application. He stated that the development would overbear and overshadow neighbours. The shadow analysis was incomplete and not in accordance with BRE Standards. He questioned the reliability of the sequential test and why 13 parking spaces were required for a local shop. No crossing was proposed for the separate parking area.

Mr Duncan Chadwick addressed the Committee as a partner of David Locke associates planning consultancy and spoke in favour of the application. He said the officer report is fair and NPPF said Council should provide 5 year housing land supply. The development will regenerate the site with an attractive building. The retail unit would create jobs and activities.

Mr Simon Stringer addressed the Committee on behalf of the applicant and owner and spoke in favour of the application. He confirmed that the development would be of high standard and that pre-app was started with officers back in 2014.

In response to questions from the Committee the Principal Planning Officer advised that the application was not refused at the previous Committee but recommended for refusal. With regards to overshadowing the Principal Planning Officer stated that the previous scheme had a different design and the area has been assessed regarding overshadowing.

The Development Manager advised the Committee that design is a subjective matter and that the urban designer advised that the design is acceptable in this location. Although the building is high it is more of a landmark feature and the overshadowing issue is detailed in the report.

The Chair referred to 8.2 in the conclusion of the report which details design of the building.

The Committee discussed the report.

RESOLVED

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

- 1) Prior finalisation of a S106 legal agreement to secure permanent retention of the parking area on the satellite site at Trinity Avenue to serve the proposed apartments;
- (2) Financial contribution towards construction training; and
- (3) Planning conditions in the report and for the following reason:

The proposed development would have no significant detrimental impact on the amenities of neighbouring occupiers, would be an appropriate development in the context of the site, producing a landmark feature which would not be out of keeping with the character and appearance of the area, and would represent an appropriate use for the site in respect of both the retail and residential elements of the proposal. The proposed development would therefore comply with Policies S2, S3, S9, S10, H1 and H2 of the West Northamptonshire Joint Core Strategy, Policies H6, H17, H32, E20, E40 of the Northampton Local Plan and the National Planning Policy Framework.

- 1.2 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.

(C) N/2016/0016 - DEMOLITION OF GARAGES AND ERECTION OF DETACHED DWELLING WITH ACCESS AND PARKING. 82 EASTERN AVENUE SOUTH

The Principal Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was advised that Outline permission is sought for a new dwelling, together with new parking arrangements, with only access and layout to be considered at this stage. Alterations to no.82 will also be required, to remove the existing side bay window which would encroach upon the side walkway of the plot for the new dwelling.

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 proposal would, subject to details to be submitted at reserved matters stage, have no undue impacts upon the street scene, the amenity of adjoining occupiers, or highway and pedestrian safety. The proposal thereby complies with Policy H1 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan and the National Planning Policy Framework.

(D) N/2016/0455 & N/2016/0456 - LISTED BUILDING CONSENT APPLICATION TO STRIP PAINT OFF FOUR INTERNAL DOORS AND APPLY FIRE RETARDANT PAINT AND FIRE DOOR SEAL KITS; AND CHANGE OF USE FROM RESIDENTIAL (USE CLASS C3) TO EDUCATIONAL DAY SERVICE (USE CLASS D1). COTTAGE 2 ABINGTON PARK , WELLINGBOROUGH ROAD

The Principal Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was advised that there were two applications to consider.

The application for Listed Building Consent (N/2016/0455) seeks authorisation for the removal of paint from four internal doors, with the application of fire retardant paint and fire door seal kits.

The planning application (N/2016/0456) seeks permission for the change of use of the building from residential to Educational Day Service use.

The Committee discussed the report.

RESOLVED

- 1.1 The Committee **APPROVED** application **N/2016/0455** subject to the conditions as set out in the report and for the following reason:

The proposed works will not unduly affect the character, appearance or special interest of the Listed Building and are in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

- 1.2 The Committee **APPROVED** application **N/2016/0456** subject to the conditions as set out in the report and for the following reason:

The proposed change of use from residential (use class C3) to Educational Day Service (use class D1) would be an appropriate use of the building, and would not unduly affect the character of the park or the Conservation Area. The proposal is therefore in accordance with Policies E9 and E26 of the Northampton Local Plan, Policies S10 and BN5 of the West Northamptonshire Joint Core Strategy, and the National Planning Policy Framework.

10. ENFORCEMENT MATTERS

None.

11. ITEMS FOR CONSULTATION

(A) N/2016/0788 - RESERVED MATTERS APPLICATION FOR LANDSCAPING ONLY FOR PHASES 1A AND 1B (200NO DWELLINGS) AT OVERSTONE LEYS DEVELOPMENT. OVERSTONE LEYS, OVERSTONE ROAD, OVERSTONE

The Development Manager submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was advised that Planning Committee were recommended to raise no objection subject to 1.1 of the report. The Development Manager also highlighted the ward boundary.

RESOLVED

Northampton Borough Council **RAISED NO OBJECTION** subject to the following issues being addressed by Daventry District Council:

Northampton Borough Council wish to encourage future discussions in respect of the enhancement of Billing Brook which runs through the south of the site and within the Growing Together Neighbourhood Plan area and is part of the Local Green Infrastructure Network, to ensure that the importance of this urban brook corridor are recognised and managed within the wider scheme of this development.

The meeting concluded at 7:32pm