

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 27 September 2016

PRESENT: Councillor Oldham (Chair); Councillor Golby (Deputy Chair);
Councillors Davenport, Haque, J Hill, Kilbride, Lane, McCutcheon and
Shaw

OFFICERS: Peter Baguley (Head of Planning) Rita Bovey (Development
Manager), Nikky Toon (Development Manager Team Leader)
Rowena Simpson (Planning Officer) Theresa Boyd (Planning
Solicitor), Emma Powley (Democratic Services Officer).

1. APOLOGIES

Apologies for absence were received from Councillor Birch

2. DEPUTATIONS / PUBLIC ADDRESSES

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

N/2016/0383

Mr Clive Ireson
Ms Ann Timson

3. DECLARATIONS OF INTEREST/PREDETERMINATION

Councillor Oldham declared a personal and pecuniary interest in Items 9a, 9b and 9c as a Director on the Northamptonshire Partnerships Homes Board.

Councillor Kilbride declared a personal and pecuniary interest in Items 9a, 9b and 9c as a Director on the Northamptonshire Partnerships Homes Board.

Councillor Haque declared a personal and pecuniary interest in Item 9b as he was the owner of the property opposite the application.

Councillor Walker declared a personal interest in Item 6, as an employee of Wickes, part of the Travis Perkins Group.

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

There were none.

5. LIST OF CURRENT APPEALS AND INQUIRIES

The Development Manager submitted a List of Current Appeals and Inquiries and elaborated thereon.

RESOLVED: That the report be noted.

6. OTHER REPORTS

(A) CONFIRMATION OF REFUSAL REASON OF PLANNING APPLICATION N/2015/0335 REDEVELOPMENT COMPRISING A NEW DISTRIBUTION CENTRE (USE CLASS B8) INCLUDING RELATED SERVICE ROADS, ACCESS AND SERVICING ARRANGEMENTS, CAR PARKING, LANDSCAPING BUND AND ASSOCIATED WORKS. LAND AT MILTON HAM, TOWCESTER ROAD

The Development Manager submitted a report on behalf of the Director of Regeneration, Enterprise and Planning, elaborated thereon and explained that Queen's Counsel, acting on behalf of the Council, had advised that revised refusal reasons be confirmed by the Planning Committee.

The Committee discussed the report.

RESOLVED:

That the following **reason for refusal** be ratified by Members:

By reason of the design, siting, scale and massing of the proposed development, the proposal would represent an overly dominant and strident feature that would be detrimental to the character, appearance and function of the existing network of green space. Furthermore, the development would adversely impact upon the visual amenity of the area, including the surrounding residential properties. For these reasons, the development is contrary to the policies of the National Planning Policy Framework; Policies BN1, BN5 and S10 of the West Northamptonshire Joint Core Strategy; and Policy E20 of the Northampton Local Plan

7. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

There were none

8. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

(A) N/2016/0383 -CHANGE OF USE FROM FORMER SOCIAL CLUB TO AN EMERGENCY NIGHT SHELTER. BRITISH RAIL SPORTS & SOCIAL CLUB, ST ANDREWS ROAD

The Development Manager 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. It was advised that planning permission was for the change of use from a social club to an emergency night shelter.

Mr Clive Ireson, spoke on behalf of the Spring Boroughs Neighbourhood Forum, addressed the Committee and spoke against the application, citing the location and lack of facilities as major concerns.

Ms Ann Timson, as the Chair of the Spring Boroughs Residents Association, spoke against the application and stated that it was in the wrong location and would put an extra burden on local police officer and residents.

In response to questions asked, the Development Manager stated that the Head of Housing and Wellbeing would be responsible for monitoring the facility and risk assessments would be carried out by staff on an individual basis.

The Committee discussed the report.

RESOLVED:

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

9. ITEMS FOR DETERMINATION

(A) N/2016/0706 - PRIOR NOTIFICATION OF CHANGE OF USE FROM RETAIL (USE CLASS A1) TO RESTAURANT/CAFE (USE CLASS A3). 7 PARK SQUARE

At this juncture of the meeting, Councillors Oldham, Kilbride left the room having declared a pecuniary interest in the item.

Councillor Golby took the Chair.

The Senior Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. In response to questions asked, the Senior Planning Officer explained that the application was for a change of use to A3 (Restaurant/café) and would not be able to change into a take away without the consent of the Planning Committee.

The Committee discussed the report.

RESOLVED:

That the Authority's **PRIOR APPROVAL WOULD NOT BE REQUIRED** subject to conditions and reasons set out in the report.

(B) N/2016/0766 - DEMOLITION OF 14 GARAGES, ERECTION OF TWO DWELLINGS WITH ASSOCIATED GARDENS AND PARKING SPACES. LOCK UP GARAGES , ALTHORP STREET

At this juncture of the meeting, Councillor Haque left the room having declared a pecuniary interest in the item.

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

were informed that further information relating to the application was contained within the addendum.

The Committee discussed the report.

RESOLVED:

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

(C) N/2016/1016 - SINGLE STOREY EXTENSION TO THE REAR. 1 PARK CRESCENT WEST

Councillor Haque re-joined the meeting.

The Senior Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was explained that no objections had been received from any of the neighbouring properties.

The Committee discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions contained within the report.

(D) N/2016/1061 - CHANGE OF USE FROM FORMER CAFE/GIN PARLOUR TO HAIR DRESSING SALON (USE CLASS A1).72 ST GILES STREET

Councillor Oldham and Kilbride re-joined the meeting and Councillor Oldham resumed Chairmanship of the meeting.

The Senior Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. She referred to additional information contained within the addendum.

The Committee discussed the report.

RESOLVED:

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

10. ENFORCEMENT MATTERS

There were none

11. ITEMS FOR CONSULTATION

(A) N/2016/0830 - SUSTAINABLE URBAN EXTENSION COMPRISING, UP TO 1,900 DWELLINGS (USE CLASS C3) PUBLIC OPEN SPACE AND CHILDREN'S PLAY AREAS, LANDSCAPE AREAS, NEW LANDSCAPE PLANTING AND HYDROLOGICAL ATTENUATION FEATURES AND

SUSTAINABLE DRAINAGE SYSTEMS. PRIMARY SCHOOL (USE CLASS D1) AND MIXED USE LOCAL CENTRE WHICH MAY INCLUDE RESIDENTIAL, RETAIL, HEALTH AND COMMUNITY FACILITIES. DEMOLITION OF ANY ON SITE BUILDINGS AND STRUCTURES, AND ROUTING OF SANDY LANE RELIEF ROAD AND ASSOCIATED VEHICULAR ACCESS POINTS (SNC CONSULTATION) NORWOOD FARM, SANDY LANE, HARPOLE

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

In response to questions asked the Development Management Team Leader explained that South Northants Council had received a viability report but the detail regarding the exact percentage of affordable housing was not yet confirmed as this was currently at an outline stage but would come back before the Committee at a 'reserve matter' stage.

The Committee discussed the report.

RESOLVED:

That Northampton Borough Council has **no objection in principle** to the development proposed subject to the issues outlined below being addressed by South Northamptonshire Council:

- The level of affordable housing to be secured by this development has a significant and direct impact on this Authority. As such the appropriate officers of this Authority should be involved in the negotiation of any Section 106 agreement in relation to these matters and in relation to the mix and type of dwellings proposed under any reserved matters application.
- That NBC Planning Officers are involved in further discussions/consideration of CIL payments arising from the proposed development as the development has a direct impact on this Authority.
- Further consideration of the potential impacts of the development on the future development of the land to the east, adjacent to the St Crispin residential development and forming part of the N9a site allocation as specified in the West Northamptonshire Joint Core Strategy. The Local Planning Authority should satisfy themselves that there is potential for vehicular access to the adjoining land from the proposed development, should vehicular access from the east be unacceptable, to ensure development of this adjacent site is not prejudiced.
- It should be demonstrated that the volume of retail proposed has no adverse impact on either Northampton Town Centre or on any of the Borough's District or Local Centres;
- A condition requiring the submission of a Construction Environment Management Plan (CEMP), including vehicle routing.

- No objections being received from Northamptonshire County Council Highways regarding impact on the local road network.
- Appropriate consideration is given to contamination and air quality impacts arising from the proposed development.
- Development of a cohesive Design Code for the development of the overall SUE allocation.
- Further clarification on the delivery and funding of the SLRR Phase 2 should be provided prior to determination of the application.
- Appropriate provision and contributions are made for education and healthcare requirements to meet the needs of the proposed development.
- The application site forms part of the Northampton Related Development Area. As such open space provision should be based on the standards required by Northampton Borough Council as defined in the Council's 'Planning Obligations Strategy' Supplementary Planning Document (February 2013). Furthermore, the Council are currently undertaking a review of the Northampton Open Space, Sport and Recreation Study' as part of the Local Plan, Part 2. Therefore, prior to determination of the application, further discussion is required with Northampton Borough Council in relation to open space provision to ensure appropriate and satisfactory provision is made to mitigate the impacts of the proposed development.
- Appropriate consideration and mitigation of flood risk and drainage matters to meet the requirements of the Environment Agency and the Lead Local Flood Authority.
- Appropriate consideration is given to 'Green Initiatives' as part of the development proposals in accordance with the requirements of Policies S10 & S11 of the West Northamptonshire Joint Core Strategy.

(B) N/2016/1140 - RESERVED MATTERS SUBMISSION PURSUANT TO OUTLINE PERMISSION S/2015/1798/EIA COMPRISING THE ERECTION OF A CLASS B8 DISTRIBUTION UNIT (18,546SQ.M GIA) WITH ANCILLARY OFFICE SPACE AND GATEHOUSE, EXTERNAL SPRINKLER TANK AND PUMPHOUSE, PLOT ACCESS, PARKING, INTERNAL ROAD AND LANDSCAPING TOGETHER WITH STRATEGIC LANDSCAPING PLOT BOUNDARY AND THE CREATION OF NEW ACCESS ROAD FROM STYLE WAY (SNC CONSULTATION) PINEHAM, STYLE WAY, KISLINGBURY

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 **NO OBJECTIONS BE RAISED** by Northampton Borough Council to the principle of development.

The meeting concluded at 7.32pm