

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 14 March 2017

PRESENT: Councillor Oldham (Chair); Councillor Golby (Deputy Chair);
Councillors Birch, Davenport, Gowen, Haque, Kilbride, Kilby-Shaw,
Lane, B Markham, M Markham and McCutcheon

1. APOLOGIES

Apologies for absence were received from Councillor Walker.

2. MINUTES

The minutes of the meeting held on 14th February were agreed and signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

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

N/2016/1476

Cllr Danielle Stone

N/2016/1541

Cllr Danielle Stone

Miss G Collins

N/2016/1649

Mr C Parr

Cllr Mike Hallam

N/2017/0027

Cllr Brendan Glynane

4. DECLARATIONS OF INTEREST/PREDETERMINATION

Councillor M Markham declared a personal and disclosable pecuniary interest in items 10d, 10f, 10g and 10h as a Director of Northampton Partnership Homes.

Councillor Killbride declared a personal and disclosable pecuniary interest in items 10d, 10f, 10g and 10h as a Director of Northampton Partnership Homes.

Councillor McCutcheon declared a personal non-pecuniary interest in item 10b by virtue of knowing the applicant and stated that he would leave the meeting for that item.

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 Enquiries and elaborated thereon. The application relating to Aldi Foodstore, Wellingborough Road, had been allowed, officers finding that the extension of the business's opening hours would not give rise to adverse effects to living conditions of local residents.

The appeal relating to the rear of 28 Semilong Road had been dismissed. Officers stated that the proposed dwelling would appear "alien" in comparison to surrounding buildings.

7. OTHER REPORTS

The Head of Planning submitted a report informing members of the recent Housing White Paper published by the Government. The paper, titled "Fixing Our Broken Housing Market", outlined plans to address problems in the housing market by increasing the supply of new homes and providing homes for all. The proposals were set out in four steps:

- 1) Planning for the right homes in the right place – making sure up-to-date, ambitious plans were in place, maximising contribution from brownfield/surplus public land, building more small and medium homes and encouraging higher densities in urban areas.
- 2) Building homes faster – tackling unnecessary delays caused by planning conditions and holding local authorities to account through a new housing delivery test.
- 3) Diversifying the market – supporting custom-built homes and encouraging modern methods of construction.
- 4) Helping people now – continuing support through Help to Buy and Starter Homes, continuing to crack down on empty homes and supporting households at risk of homelessness before they reach crisis point as well as reducing rough sleeping.

In response to questions asked, members heard that large developers were strongly encouraged to make way for smaller, local developers on smaller scale projects. It was also stated that if developers were not delivering on one site, they would be challenged on any future developments. Members also heard that larger sites would be subject to strengthened Regulation 122 tests.

RESOLVED:

That the report be noted.

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

There were none.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

There were none.

10. ITEMS FOR DETERMINATION

(A) N/2016/1050 DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF A LIDL FOOD STORE WITH ASSOCIATED LANDSCAPING, CAR PARKING AND FORMATION OF NEW ACCESS 9-15 GAMBREL ROAD

This item was withdrawn from the agenda.

18.18pm Councillor McCutcheon left the meeting at this point.

(B) N/2016/1476 CHANGE OF USE FROM DWELLING (USE CLASS C3) TO A HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 6 RESIDENTS. 61 ABINGTON AVENUE

The Development Management Team Leader submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee heard that the application sought to change the use of a four-bedroom dwelling to a six-person HIMO. The change of use of this property would bring the number of HIMOs in a 50m radius up to its 15% limit. A report from the Highway Authority stated that due to the fact that there was no residual parking, the proposed change would only exacerbate the parking issues on the street. On that basis, the Highway Authority objected to the application.

Councillor Stone addressed the Committee as a County Councillor. She commented that the property sat on a busy road and during key times of the day, traffic was awful, stating that poor parking on the street made the problem worse.

Members discussed the report.

RESOLVED:

That the application be **REFUSED** for the following reason:

Due to there being no residual parking capacity for vehicles in the area, and the fact that the proposed change of use would generate a greater parking demand than existing, the proposed development would have a detrimental impact upon parking provision, highway safety and surrounding amenity contrary to Policy H5 of the West Northamptonshire Joint Core Strategy, Policy H30 of the Northampton Local Plan and the aims and objectives of the National Planning Policy Framework.

18.26pm Councillor McCutcheon returned to the meeting.

(C) N/2016/1541 CHANGE OF USE OF 2 FLATS TO A HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 6 RESIDENTS. 46 - 48 KING EDWARD ROAD

The Development Management Team Leader submitted a report on behalf of the Head of Planning and elaborated thereon. The application sought to change two flats, one one-bedroom and one three-bedroom, to a 6-person HIMO. It was noted that this would be the only HIMO in a 50m radius. Although the Highway Authority raised objections to the application, officers were of the opinion that as there could potentially be at least 6 occupants in the existing two flats, the proposed change would not significantly increase this.

Councillor Stone addressed the Committee as a County Councillor. She commented that the road in question was a thoroughfare and that there were many unlicensed HIMOs in the area, something she stated she would be bringing to the attention of Private Sector Housing. Councillor Stone stated that the Highway Authority were providing surveys and urged the Committee to take their recommendation seriously, stating that the road could not cope with any more parking.

Ms G Collins, the owner of the property, addressed the Committee, stating that the town needed specific accommodation. She commented that most households nowadays had three cars or more, so this change would not further impact the street's traffic or parking. She further stated that waste in green sacks was currently stored at the rear of the property until it was ready for collection, this would not change if the application was successful. Mrs Collins also commented that her preferred tenants would be students.

In response to questions from Members, Ms Collins Stated that the property used green bags for waste and that this was kept in the yard.

Members 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 is considered acceptable in principle as it would not result in an overconcentration of similar uses within the vicinity of the site, would provide adequate facilities for future occupants and would not be at risk from flooding. Notwithstanding existing parking conditions in the local area, the site is in a sustainable location close to a Local Centre, bus services and amenities and would provide adequate facilities for cycle storage and refuse storage. The proposal thereby complies with policies H1, H5 and S10 of the West Northamptonshire Joint Core Strategy, Policies E20 and H30 of the Northampton Local Plan, the Council's Houses in Multiple Occupation Interim Planning Policy Statement (IPPS) and the aims and objectives of the National Planning Policy Framework.

- (D) N/2016/1649 REDEVELOPMENT OF LAND TO PROVIDE 45NO. 1 BEDROOM FLATS FOR THE ELDERLY WITH ASSOCIATED FACILITIES AND DEMOLITION OF 10NO. EXISTING GARAGES TO THE NORTH OF THE SITE TO CREATE OVERALL 31NO. CAR PARKING BAYS (INCLUDING 3 ACCESSIBLE BAYS). CREATION OF NEW ACCESS INTO SHAP GREEN. LAKEVIEW HOUSE OLD PERSONS HOME, 88 CHURCHILL AVENUE**

The Development Manager submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee heard that the application sought to provide a block of 45 one-bedroom flats for the elderly with associated parking and facilities with new access from Shap Green. The three-storey development was fully wheelchair accessible with two lifts situated within, one large enough to fit a stretcher inside. Two trees on the site were subject to Tree Preservation Orders and would be retained, there would be a rear residents' garden and the site would be surrounded with security railings. The development had been the subject of four previous applications, dating back to 2013.

Mr Chris Parr, the project manager, addressed the Committee, stating that feedback for this development had been positive from the local residents' association. He stated that although the flats were not wheelchair compliant from a Planning point of view, they were all wheelchair accessible.

Councillor Hallam addressed the Committee, noting that he had spoken against previous applications. He commented that this was finally the solution that local residents had been asking for and that the number of objections had dropped from roughly one thousand to below ten.

In response to questions asked, the Committee heard that the lettings policy would be a matter for Northampton Partnership Homes.

Members discussed the report.

RESOLVED:

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

The proposed development would contribute to the Borough's 5 year housing supply and would not cause undue harm to residential amenities of the neighbouring occupiers, highways or biodiversity. The proposed design and layout are considered to be acceptable and the development is considered to be in conformity with the requirements of the National Planning Policy Framework, Policies H1, BN3, S4 and S10 of West Northamptonshire Joint Core Strategy and Saved Policy E20 of the Northampton Local Plan.

(E) N/2017/0027 ADVERTISEMENT CONSENT APPLICATION FOR TWO WELCOME/DIRECTIONAL SIGNS. DELAPRE ABBEY, LONDON ROAD

The Development Manager submitted a report and elaborated thereon. The application sought approval for the erection of two non-illuminated signs at the entrance of Delapr  Abbey; one 3m high sign on the right-hand side of the entrance and a 3.2m high sign on the left-hand side.

Councillor Glynane addressed the Committee in his capacity as a County Councillor and commented that the left-hand sign would be further down the road than was shown in the photograph to members, so as not to block the view of the building behind it. He also noted that there were no signs showing the way to Delapr  Abbey itself and hoped that this could be looked into in the future.

RESOLVED:

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

(F) N/2017/0078 PRIOR NOTIFICATION FOR DEMOLITION OF BRICK STORAGE STRUCTURES AT 1 TO 60 PARK WALK. 1 TO 60 PARK WALK

The Development Manager submitted a report and elaborated thereon. Members heard that the application sought to approve only the method of demolition of the storage structures to the rear of blocks of flats.

RESOLVED:

That the Authority's **PRIOR APPROVAL WILL NOT BE REQUIRED** for the method of demolition and proposed restoration of the site for the following reason:

The means of demolition and the proposed restoration of the site are considered to be acceptable and would be consistent with the aims and objectives of policies of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

(G) N/2017/0079 PRIOR NOTIFICATION FOR DEMOLITION OF BRICK STORAGE STRUCTURES AT 1 TO 120 PARK DRIVE. 1 TO 120 PARK DRIVE

The Development Manager submitted a report and elaborated thereon. Members heard that the application sought to approve only the method of demolition of the storage structures to the rear of blocks of flats.

RESOLVED:

That the Authority's **PRIOR APPROVAL WILL NOT BE REQUIRED** for the method of demolition and proposed restoration of the site for the following reason:

The means of demolition and the proposed restoration of the site are considered to be acceptable and would be consistent with the aims and objectives of policies of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

(H) N/2017/0080 PRIOR NOTIFICATION FOR DEMOLITION OF BRICK STORAGE STRUCTURES AT 1 TO 41 PARK CRESCENT EAST. 1 TO 41 PARK CRESCENT EAST

The Development Manager submitted a report and elaborated thereon. Members heard that the application sought to approve only the method of demolition of the storage structures to the rear of blocks of flats.

RESOLVED:

That the Authority's **PRIOR APPROVAL WILL NOT BE REQUIRED** for the method of demolition and proposed restoration of the site for the following reason:

The means of demolition and the proposed restoration of the site are considered to be acceptable and would be consistent with the aims and objectives of policies of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

(I) N/2017/0102 VARIATION OF CONDITIONS 2, 6, 15, 22, 23 AND 27 OF PLANNING PERMISSION N/2016/0412 (DEMOLITION OF FARMHOUSE, ASSOCIATED BUILDING AND RESIDENTIAL PROPERTY OF 'LITTLE NORWAY'. CONSTRUCTION OF TWO WAREHOUSE AND DISTRIBUTION UNITS (USE CLASS B8) WITH ANCILLARY OFFICE ACCOMMODATION, TOGETHER WITH EARTHWORKS, ACCESS, SERVICES YARDS, PARKING ARRANGEMENT, LANDSCAPING AND OTHER ASSOCIATED INFRASTRUCTURE INCLUDING CREATION OF FOOTPATH) TO AMEND LAYOUTS OF THE WAREHOUSE UNITS IN RESPONSE TO SPECIFIC REQUIREMENTS FROM DECATHLON. DEVELOPMENT LAND SOUTH OF BEDFORD ROAD, OFF LILIPUT ROAD

The Development Management Team Leader submitted a report and elaborated thereon. Members heard that this was an amendment to an application that had been approved in September 2016. The development would amend the previously approved scheme to reduce the footprint of one building and increase the footprint of the other with revisions to parking arrangements accordingly. It was noted that the proximity to the nearby conservation area remained the same within the new application. Attention was drawn to the addendum within the report which contained concerns raised from the Highways Authority with regard to the re-wording of Condition 15 of the report, however the requirement of off-site highway works being completed prior to the development coming into use would adequately mitigate any highway impacts.

Members discussed the report.

RESOLVED:

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

- 1) The prior completion of an S106 Agreement to secure:
 - i) The submission and approval by the Council of a management plan to secure the implementation of the proposed landscaping buffer, together with a strategy for its ongoing maintenance throughout the life of the development and requirement for the landscaped buffer to be used solely for this purpose;
 - ii) A payment to enhance the bus services serving the site where 50 or more staff starting or finishing a shift are not within 15 minutes of an existing service to the Town Centre;
 - iii) Two bus shelters at existing stops on Liliput Road near Scotia Close;
 - iv) A scheme for the provision of construction worker training opportunities and a payment towards the operation of this programme;

- v) The Council's monitoring fee subject to the Director of Regeneration, Enterprise and Planning being satisfied the monitoring fee is necessary and of appropriate scale

2) The conditions set out in the report and for the following reasons:

The proposed amendments would, subject to conditions and the legal agreement, have a neutral impact upon the landscape and natural environment, residential and visual amenity, the highway system and flood risk. In addition, the development would support the continued growth and operation of Northampton's economy. The development is therefore in conformity with the requirements of the National Planning Policy Framework; Policies BN2, BN5, S1, S7, S8 and S10 of the West Northamptonshire Joint Core Strategy; and Policies E9 and E20 of the Northampton Local Plan.

- 1) It is also recommended that in the event of the Section 106 Legal Agreement not being completed within three calendar months of this Committee meeting, in addition to being able to grant planning permission as recommended above, the Head of Planning be given delegated authority to either refuse or finally dispose of the application (at his discretion) on account that the necessary mitigation measures have not been secured in order to make the proposal acceptable in line with the requirements of Policies INF1 and INF2 of the West Northamptonshire Joint Core Strategy and the National Policy Framework.

(J) N/2017/0121 LISTED BUILDING CONSENT APPLICATION FOR MINOR INTERNAL ALTERATIONS COMPRISING OF NEW PARTITION WALL, RADIATORS, ELECTRICS, BOILER AND EXTERNAL WALL FLUE EXTRACT. 48 BRIDGE STREET

The Development Manager submitted a report and elaborated thereon. The application sought to make minor changes to the interior of the property and it was noted that this item was only brought to the Planning Committee because the property was owned by Northampton Borough Council.

Members 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 works proposed would preserve the architectural or historic significance of the listed building. The proposal is therefore in accordance with the requirements of the National Planning Policy Framework.

11. ENFORCEMENT MATTERS

There were none.

12. ITEMS FOR CONSULTATION

- (A) N/2017/0169 RESERVED MATTERS APPLICATION FOR 96 DWELLINGS (INCLUDING 14 AFFORDABLE); OPEN SPACE; LANDSCAPING AND**

**INFRASTRUCTURE (DAVENTRY DISTRICT COUNCIL CONSULTATION).
NORTH NORTHANTS SUE PHASE 1B, THE AVENUE, OVERSTONE**

The Development Management Team Leader submitted a report and elaborated thereon. Members were informed that this was a revised application for 96 dwellings, open space, landscaping and infrastructure in respect of phase 1B of the Northampton North SUE. The properties would now be situated further from the proposed bypass. It was noted that the parking provision had also been amended. The Committee were reminded that the Council had submitted no objections in 2014 to the original application, however any observations that had been raised were still valid.

In response to questions asked, the Committee were informed that any agreement with Stagecoach, or any other bus service provider, would be a matter for Daventry District Council. The same applied for cycling provisions.

Members discussed the report.

RESOLVED:

That Northampton Borough Council **RAISES NO OBJECTIONS** to the application on the basis that stipulations made during the original consultation in 2014 are adhered to and priority is given to the provision of public transport early on and adequate provision for cycle links.

13. EXCLUSION OF PUBLIC AND PRESS

None required.

The meeting concluded at Time Not Specified