

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 13 June 2017

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

OFFICERS: Peter Baguely (Head of Planning), Rita Bovey (Development
Manager), Nicky Toon (Development Management Team Leader),
Ben Clarke (Principal Planning Officer), Theresa Boyd (Planning
Solicitor), Ed Bostock (Democratic Services Officer)

1. APOLOGIES

Apologies for absence were received from Councillor Choudary.

2. MINUTES

The minutes of the meeting held on 9th May 2017 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/2017/0113

Mr Raj Miah

N/2017/0127

Ms Sarah Evans
Ms Jill Harris
Cllr Graham Walker
Mr Nigel Ozier
Mr Rob Woolston

N/2017/0155

Mr Richard Gardner
Mr Harry Barnes

N/2017/0250

Mr Ian Taylor
Cllr Danielle Stone
Ms Janice Grover

N/2017/0262

Cllr Danielle Stone
Mr Eric Campau

N/2017/0410

Ms Gloria Joan Ede

4. DECLARATIONS OF INTEREST/PREDETERMINATION

Councillor M Markham declared a personal and pecuniary interest in item 10h as a board member of Northampton Partnership Homes (NPH).

Councillor Killbride declared a personal and pecuniary interest in item 10h as a board member of Northampton Partnership Homes (NPH).

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. Members were informed that 6 decisions had been reached; 4 were dismissed, 1 had been allowed and the final was a split decision, with Inspectors finding that the rear 2 storey extension would be overbearing, but allowed the front porch extension.

7. OTHER REPORTS

There were none.

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

There were none.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

There were none.

(A) N/2017/0567 - LISTED CONSENT APPLICATION FOR RESPOSITIONING OF 1NO RADIATOR AND INSTALLATION OF 1NO ADDITIONAL RADIATOR TO SOUTHERN WINDOW WALL IN "THE LONG ROOM" AT ABINGTON MUSEUM, MANOR HOUSE, ABINGTON PARK, WELLINGBOROUGH ROAD

The Principal Planning Officer submitted a report and elaborated thereon. Members were informed that although this application was, in effect, an alteration to a previously approved application, it needed to come before the Planning Committee as it affected Council owned land. Members' attention was drawn to the Addendum, which showed no objections raised by Historic England.

Members discussed the report.

RESOLVED:

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

The proposed works would have a neutral impact upon the character and appearance of this Listed Building, whilst supporting the ongoing use of this important heritage asset. The proposal is therefore in conformity with the requirements of the National Planning Policy Framework and Policies BN5 and S10 of the West Northamptonshire Joint Core Strategy.

10. ITEMS FOR DETERMINATION

(A) N/2016/1138 - DEMOLITION OF THE EXISTING SINGLE STOREY BUILDING AND THE CONSTRUCTION OF A NEW FOUR STOREY MIXED USE BUILDING TO INCLUDE 60 RESIDENTIAL UNITS AND TWO RESTAURANT AND CAFE UNITS (USE CLASS A3). ST GILES CLINIC, 67 ST GILES STREET

The Development Management Team Leader submitted a report and elaborated thereon. Members were informed that there had been a slight alteration to the wording for Condition 1.1.1 which now read, "The completion of a Section 106 Agreement to secure a financial contribution to fund enhancements to public open space and/or the public realm and/or environment improvements within the Central Area." It was also noted that the application would be subject to a further Section 278 Agreement, should it be approved, if any works were carried out within the Highway.

It was also noted that there was a correction to Condition 6, amended as follows:

"The development hereby permitted shall be carried out in accordance with the following approved plans: 001 Rev P1, 100 Rev P1, 300 Rev P1, 310 Rev P4, 312 Rev P3, 313 Rev P3, 311 Rev P3, 110 Rev P1, 111 Rev P1, 112 Rev P1, 113 Rev P3, 114 Rev P5, 115 Rev P4, 420 Rev P1 and 314 Rev P3."

It was stated that a number of objections received were in relation to the height of the proposed building; many neighbouring buildings were 3 storey. To address this, the application had been amended and the 4th floor set back. It was also noted that although there was no provision for parking, the site was well served by public transport and close to local amenities, therefore no objections were raised by the Highway Authority. Members were also informed that whilst the development would be liable for payment of CIL, a Viability Appraisal, independently assessed on behalf of the Council, found that the scheme in providing 35% affordable housing and the required S106 contributions would not be viable. The applicant has, however, offered a S106 financial contribution of £20,000.

In response to questions asked, Members were informed that Condition 16 in the report would ensure that any features of archaeological interest were properly examined and recorded.

Members discussed the report.

RESOLVED:

That the application be **APPROVED IN PRINCIPLE** with amended wording of recommendation 1.1.1; amended Condition 6, and subject to:

1. Any works carried out or affecting the Highway will require a Section 278 Agreement with Northamptonshire County Council Highway Authority and any damage to the existing footway/highway will be required to be reinstated to its existing condition to the satisfaction of the Highway Authority and Northampton Borough Council.
2. The completion of a Section 106 Agreement to secure a financial contribution to fund enhancements to public open space and/or the public realm and/or environment improvements within the Central Area.
3. The conditions as set out below and for the following reason:

The proposed development would bring about the development of an underused site in a prominent location within the town centre and within the Derngate Conservation Area. The mix of commercial and residential uses are considered appropriate in the town centre and would contribute toward its vitality and viability. It is considered that it has satisfactorily been demonstrated that the scheme would not be viable if any affordable housing or the level of S106 contributions required is applied and that the re-development of an underused site in a prominent town centre location and contribution towards the Council's 5-year housing supply outweighs this harm. The amended design is, on balance, considered acceptable, and would not lead to any unacceptable adverse impact on the character and appearance of the conservation area or setting of listed buildings within the vicinity of the site, most importantly views of the Grade A listed St Giles Church tower. It is considered that the harm to heritage assets is less than significant and would be outweighed by bringing the site back into use and the provision of housing. The site is in a sustainable location in the town centre with good access to facilities and public transport and would not lead to any adverse impacts in relation to drainage, highways or amenity. The proposal is therefore considered to be in accordance with the aims and requirements of the National Planning Policy Framework, Policies S2, S3, S7, S9, S10, H1, H2, BN5, BN7, BN9 and INF2 of the West Northamptonshire Joint Core Strategy and Policies 1, 2, 5, 10, 12, 13, 16 and 18 of the Northampton Central Area Action Plan.

(B) N/2017/0113 - CHANGE OF USE FROM SHOP (USE CLASS A1) TO ALL DAY CAFE, RESTAURANT AND TAKEAWAY AND ERECTION OF FLUE EXTRACTION EQUIPMENT TO REAR. 34 GLOUCESTER AVENUE

The Development Manager submitted a report and elaborated thereon. Members' attention was first drawn to the addendum, giving further clarification to Conditions 6 and 7. Members were informed that the site, previously an electronics shop, had been vacant for over a year. In applying for a change of use, the application also included the erection of flue extraction equipment to the rear of the building. No alterations were indicated to the flat above the retail unit.

Mr Raj Miah addressed the Committee on behalf of the applicant. He stated that the business would be sustainable in the area, and it was the applicant's hope that this kind of business would bring the local community together.

Responding to questions, Mr Miah informed Members that the type of foods to be served would include sandwiches, light lunches and dinner.

In response to further questions, Members heard that the yard to the rear of the building was large enough to hold several Euro bins. Condition 6 of the report also required further details of any refuse storage to be submitted and approved by the Local Planning Authority. Members were also informed that whilst there were houses and flats in the vicinity, takeaways already existed in the area and with the provision of flue extraction equipment, any environmental factors would be kept to a minimum, but Environmental Health would be monitoring. Also, whilst the application included no extra parking, it was noted that that people visiting the shops nearby were using on-street parking provided; that situation had not and would not change.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions as set out below, with Conditions changed in the addendum and for the following reason:

The proposed change of use would, subject to conditions, represent an acceptable use of the building and would have a neutral impact upon neighbour, highway and visual amenity. The proposal is therefore in conformity with the requirements of the National Planning Policy Framework; Policies S10 and BN9 of the West Northamptonshire Joint Core Strategy.

(C) N/2017/0127 - DEMOLITION OF EXISTING BUILDING. ERECTION OF 40NO DWELLINGS (USE CLASS C3) WITH ASSOCIATED CAR PARKING AND ANCILLARY SPACE AND 130.10M2 OF RETAIL SPACE (USE CLASS A1). SOFA KING TIVOLI HOUSE, TOWCESTER ROAD

The Principal Planning Officer submitted a report and elaborated thereon. Members' attention was drawn to information contained in the addendum, including 2 additional Conditions relating to highway safety.

Members were informed that the impact of the development, would be neutral to the local area. It was stated that whilst the 40 parking spaces proposed were below recommendations, the development was well served by public transport and close to local amenities and the town centre. As a consequence, the development would not have an unacceptable highways impact. It was further noted that 35% of the dwellings within the development would be affordable housing, and that the 40 dwellings would contribute towards the Council's 5-year housing supply.

Sarah Evans addressed the Committee, speaking on behalf of Far Cotton Residents Association. She said that although the building was garish as it stood presently, it was very charming. She stated that Northampton was "crying out for culture", that some other 1930s cinemas had been restored to their former glory and had become real assets for their towns. She went on to comment that flats could go anywhere. She also stated that very few residents were aware of the application and those that were, had advised her not to speak at Committee as it would be a waste of time. She further stated that the long-term residents were suffering due to the close proximity of

the university and the increase in HIMOs, commenting that the area was over-stretched already.

Jill Harris, a local resident, addressed Members. She stated that for people living in the area, parking was already a daily battle. She commented that it was a case of the domino effect; if a person could not park outside of their home, they would look further away to find a space and so on. Ms Harris noted that in theory, a maximum 64 car increase could be seen accompanying the development, even before visitors to residents or customers were factored in. The recent influx of HIMOs, she commented, had made the situation worse, and the added traffic when Delapre Abbey opened would further exacerbate the problem.

In response to questions, Ms Harris stated that she believed there were 26 HIMOs on her street alone; double parking was a frequent problem with the Police being regularly involved.

Councillor Walker addressed Members as the Ward Councillor for Delapre and Briar Hill. He also commented on the building's regrettable prominence, sited on one of the main entrances into the town. The main problem, Councillor Walker stated, was the sense of community of spirit had been eroded and, made worse in recent years by the ever-increasing demand for student/single person accommodation without thought to local infrastructure, this application being no exception. It was noted that at a time when the Council was looking to highlight culture and tourism in the town, it seemed nonsensical to knock down one of the few Art Deco buildings in Northampton. Councillor Walker implored that the Committee refuse the application.

Responding to questions, Councillor Walker stated that he did not believe developments like this would do anything to halt or reverse the amount of HIMOs in the area as they were already there, it was a case of "too little too late".

Nigel Ozier, the Planning Consultant, addressed Members. He commented that there were numerous benefits to the proposed development including the appearance of a new, landmark building at one of the main entrances into the town and regeneration to the local area. The current site, Members were informed, was not a viable site for a cinema and would be much better suited as housing land. He noted that having 35% of the dwellings as affordable housing would come with significant costs but it was a good plan and a sustainable proposal. Mr Ozier acknowledged parking concerns but maintained the view that 40 spaces would be enough, as single people and students/young people were less likely to be car drivers. Cycle storage would also be provided. He also stated that the development would be a positive thing for the community, bringing new people and money to the area.

Responding to questions, Mr Ozier stated that pre-application consultation had taken place with Officers and that although the provision of 40 parking spaces were less than recommended, it was unlikely that they would all be in use all of the time.

Mr Rob Woolston, the architect for the development, addressed Members. He repeated earlier statements that the building would be a prominent feature of a main gateway into the town. Although the height of the building was subject to discussion, there would be no overshadowing and that revisions had been made to the design to improve its appearance. He stated that a reduction to accommodate more parking

provision would lead to viability issues (as the number of dwellings would need to be reduced). This would call into question the ability to deliver the 35% affordable housing. Underground parking had not been considered due to viability concerns and previous flooding issues.

In response to questions to officers, Members heard that although the number of HIMO properties was high in the area and existing parking pressures were noted each planning application needed to be considered on its own merits. In this instance, it was considered that, with reference to the nature of the development and its location, the parking provision was sufficient. They also heard that the current building was not in a conservation area so demolition was not an issue. A condition (12) had also been added regarding the implementation of a programme of archaeological work.

Members discussed the report.

RESOLVED:

That the application be **APPROVED IN PRINCIPLE** subject to an S106 Legal Agreement to secure:

- 1) i) 35% on-site affordable housing;
 - ii) The provision of construction worker training opportunities and a financial contribution in respect of the administration of that scheme;
 - iii) The provision of construction worker training opportunities and a financial contribution in respect of the administration of that scheme;
 - iv) The Council's monitoring fee, subject to the Head of Planning being satisfied the monitoring fee is necessary and of an appropriate scale.
- 2) The conditions as set out within the report and the two additional Conditions contained within the addendum and for the following reason:

The proposed development, subject to conditions, represents an acceptable land use which would contribute towards the Council's 5 year housing supply and would have a neutral impact upon the character and appearance of the surrounding area, visual and neighbour amenity, wildlife, flood risk and the highway system. The development is therefore in conformity with the requirements of the National Planning Policy Framework, Policies S10 and H1 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.

- 3) It was also agreed that in the event of the Section 106 Legal Agreement not being completed within 3 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 Planning Policy Framework.

(D) N/2017/0155 - TWO STOREY REAR AND SIDE EXTENSION. 28 THE LAWNS

The Development Management Team Leader submitted a report and elaborated thereon. Members were informed that this was a revised application; the original included a detached garage but was removed due to concerns, including the possible impact upon the root protection area of nearby protected trees. The proposal that was brought to the Committee showed only minimal root interruption to protected trees and officers did not deem there to be any undue impact on neighbouring properties.

Mr Robert Gardner of 29 The Lawns addressed Members, stating that the proposed rear extension would be overbearing, oppressive and out of character. He further stated that the root protection area for nearby protected trees would be affected by the extension and voiced concerns about subsidence. Mr Gardner asserted that the extension was in contrast to Sections H4 and H5 of the Duston Neighbourhood Plan, noting the potential loss of light and height of the extension. He commented that he and his wife spent a lot of time in their garden, and that this time would be devoid of enjoyment should the application be approved.

Questions were asked about any objections raised by Duston Parish Council; it was noted that there were none.

Harry Barnes, the applicant, addressed Members. He noted that the application had been revised to accommodate objections and that the second garage had been removed.

In response to questions asked, Members were informed that the materials used for facing the extension would be in keeping with the current building and regarding the nearby protected trees, minor root area incursion was considered acceptable as the potential damage caused to a tree would be minimal.

Members discussed the report.

RESOLVED:

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

The design and appearance of the proposed development is acceptable and would not lead to any unacceptable impacts on the character and appearance of the host dwelling, wider area and amenity of neighbouring occupiers and subject to a condition to ensure adjacent trees are protected during construction, complies with Policies E20 and H18 of the Northampton Local Plan, Policies S10 and BN3 of the West Northamptonshire Joint Core Strategy, Policies OP1 and H5 of the Duston Neighbourhood Plan, the Council's Supplementary Planning Document on Residential Extensions and the aims of the National Planning Policy Framework.

(E) N/2017/0227 - CHANGING THE EXTERNAL MATERIALS OF THE EXISTING WALLS. ERECTION OF NEW OPEN ENTRANCE PORCH (PART RETROSPECTIVE). THE ECTON BROOK PUBLIC HOUSE, ECTON BROOK ROAD

The Development Manager submitted a report and elaborated thereon. Members heard that this part-retrospective application sought to build a single storey front porch extension and brick front boundary, to also add oak cladding and render to the exterior.

Members discussed the report.

RESOLVED:

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

The proposed development would not have any undue detrimental impact on the appearance and character of the host building, wider area, highway safety and amenity of nearby occupiers to comply with Policy E20 of the Northampton Local Plan, S10 of the West Northamptonshire Joint Core Strategy and aims and objectives of the National Planning Policy Framework.

(F) N/2017/0250 - NEW 3 BEDROOM STUDENT ACCOMMODATION ANNEX TO THE REAR OF 2 GRAY STREET. 2 GRAY STREET

The Principal Planning Officer submitted a report and elaborated thereon. The revised application showed a reduction in the roof height from 4.5m to 3m with a predominantly flat roofed design. Although the proposed dwelling would result in a loss of available parking, the area was well served by public transport and close to amenities so it could not be used as a reason for refusal.

Councillor Stone addressed Members as the ward Councillor, remarking that the development was landlord greed at its very worst. The area was already blighted by overdevelopment, cars were regularly double parked and the high level of transient tenants were the cause of the area's massive fly tipping problem. Councillor Stone asked Members to help the local residents do what they wanted in their area and refuse the application.

Janice Grover addressed Members as Chair of the local residents' association. She stated that there were 5-7 cars using the car park on a daily basis so any loss, no matter how small, would exacerbate the daily battle for parking. She further stated that there were already a high number of HIMO's and student accommodation; this development would only add to the noise, rubbish and pollution of the area.

Ian Taylor, the Planning Consultant, addressed Members. He asked that the Officer's recommendations be taken into consideration; the previous application was refused solely on the proposed height which had now been amended. He noted that the dwelling was in keeping with the "subservient outbuilding" nature and that the gated car park was usually underused.

In response to questions to Mr Taylor, Members were informed that students generally had lower car ownership than people in work. They were also informed that as the car park was gated at all times, any loss of parking provision was negligible.

In response to questions to officers, it was also noted that planning conditions could be imposed to ensure that only students would be living in the building, and that Inspectors, when considering appeals in the vicinity had been putting more weight on the location of a development and that sustainable locations could outweigh potential impacts on parking.

Members discussed the report.

RESOLVED:

A proposal was made to refuse the application against officer recommendation.

Upon taking a vote, this motion was passed and the application **REFUSED** for the following reason:

The proposed additional student accommodation, which does not include any off street car parking provision, would result in a more intensive use of the site and would lead to a reduction to the existing off street car parking provision. This would exacerbate existing parking problems within the area to the detriment of highway safety and the free flow of traffic within the vicinity. The development therefore fails to accord with the requirements of the National Planning Policy Framework and Policy S10 of the West Northamptonshire Joint Core Strategy

(G) N/2017/0262 - GROUND FLOOR CHANGE OF USE RESTAURANT (USE CLASS A3) TO RESTAURANT AND HOT FOOD TAKEAWAY. ALTERATION TO SHOP FRONT INCLUDING SHUTTERS AND INSTALLATION OF FLUE EXTRACTION TO THE REAR OF PROPERTY. INSTALLATION OF 2NO AIR CONDITIONING UNITS. (PART RETROSPECTIVE). 66 WELLINGBOROUGH ROAD

The Development Management Team Leader submitted a report and elaborated thereon. Members heard that the application was part retrospective, the front shutter and air conditioning units having already been installed. It was noted that as there were no restrictions, concentration concerns were not relevant, as vitality and viability was more important.

Councillor Stone addressed Members as the ward Councillor, commenting that she was currently working with locals to form a Neighbourhood Plan. Her main concern was that restaurants and takeaways generated huge amounts of waste and that it seemed that there was no requirement for business proprietors to clean the pavement directly outside their shops, paying no attention to the local amenity. Commercial waste storage was also a big problem for the area and complaints had been received from Neighbourhood Wardens that the air conditioning and flues were sub-standard.

Eric Campau, the owner and applicant, addressed Members. He commented that state-of-the-art facilities would be fitted throughout the business, including modern air conditioning/filtering units and kitchen extractor. He also stated that he planned to

only use local ingredients once business began, resulting in less wastage and being better for the local economy. Leftover food, Members were told, would be donated to charity and the bins would be stored in a small yard to the rear of the property. Mr Campau also assured Members that the business was not going to be serving fast food.

In response to questions, Members were informed that Environmental Health Officers would inspect the business if complaints regarding the flue were received.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions as set out below (with amended Condition 2 and 3 in the addendum) and for the following reason:

The proposed change of use and proposed works would, subject to conditions, represent an acceptable land use and would have a neutral impact upon neighbour and visual amenity, the character and appearance of the conservation area. The proposal is therefore in conformity with the requirements of the National Planning Policy Framework; Policies S10, BN5 and BN9 of the West Northamptonshire Joint Core Strategy; Policy 1 of the Northampton Central Area Action Plan, and the Boot and Shoe Quarter Conservation Area Appraisal and Management Plan.

(I) N/2017/0389 - FIRST FLOOR REAR EXTENSION, NEW PORCH ROOF AND ALTERATIONS TO EXISTING ELEVATIONS. 33 HIGH STREET, GREAT HOUGHTON

The Principal Planning Officer submitted a report and elaborated thereon. Members' attention was drawn to information contained in the addendum relating to Policy BN5 of the West Northampton Joint Core Strategy. It was noted that the Policy had been complied with.

Members discussed the report.

RESOLVED:

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

The design and appearance of the proposed development is acceptable and would not lead to any unacceptable impacts on the character of the existing dwelling, local area and adjacent residential amenity. The proposed development would be in accordance with saved Policies E20 and H18 of the Northampton Local Plan, Policy S10 of the West Northamptonshire Joint Core Strategy, the Council's Residential Extensions and Alterations Design Guide, and the aims and objectives of the National Planning Policy Framework.

(J) N/2017/0400 - VARIATION OF CONDITION 3 OF PLANNING PERMISSION N/2015/1074 (ERECTION OF 81NO. DWELLINGS) TO ALLOW ALTERNATIVE ROOF TILES AND RENDERING TO PLOTS 38, 46, 55, 56, 66, AND 78. FORMER ST MARYS MIDDLE SCHOOL, GRANGE ROAD

The Principal Planning Officer submitted a report and elaborated thereon. Members were informed that development of the site was ongoing, and that the materials used on a small portion of the permitted development were to be changed. The terms of the S106 agreement would be the same as previously agreed but it was considered a brand new application.

Members discussed the report.

RESOLVED:

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

1. The prior completion of a Section 106 Legal Agreement to secure:
 - i. 35% of the development to be used for affordable housing and that 10% of all dwellings are constructed to mobility standards
 - ii. A financial payment to fund the provision, improvements to connections and/or enhancements to areas of off-site public open space within the vicinity of the site;
 - iii. A financial payment to fund the improvements of bus services within the vicinity of the site;
 - iv. A financial payment to fund the provision of primary and secondary school education within the vicinity of the site;
 - v. A financial payment to fund improvements to and/or the provision of pedestrian ways and/or cycle ways;
 - vi. An obligation to ensure that the specification for the on-site proposed open space (including play equipment) is submitted to and approved by the Local Planning Authority and that this is made available for public access and is maintained in perpetuity
 - vii. A scheme for the provision of construction worker training opportunities and a payment towards the operation of this programme; and
 - viii. The Council's monitoring fee subject to the Director of Regeneration, Enterprise and Planning being satisfied the monitoring fee is necessary and of an appropriate scale.

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

The proposed variation would secure a satisfactory standard of development and a neutral impact upon the visual and neighbour amenity. As a consequence, the proposed amendment is 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.

3. It was also agreed 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 of the necessary mitigation measures have not been secured in order to make the proposal acceptable in line with the requirements of Policy INF2 of the West

Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

(K) N/2017/0410 - DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF NEW DWELLING WITH PARKING. LAND REAR OF 14 HARBOROUGH ROAD NORTH

The Principal Planning Officer submitted a report and elaborated thereon. Members' attention was drawn to information contained within the addendum, specifically the relevance of Policy H10 in the Northampton Local Plan. The Committee heard that the previous application for this site had been refused as it would have an adverse impact on the outlook of 12a Harborough Road. The new scheme omitted a garage, which meant that the siting of the bungalow could be amended so that it was more in line with the adjoining dwelling.

Gloria Ede, a resident of a neighbouring property, addressed Members. She stated that the proposed bungalow lacked design and visual interest. She also voiced concerns about the increase in usage of what would become a shared driveway, commenting that it would be "difficult, dangerous and disruptive".

In response to questions, Members heard that Mrs Ede had made an application to Historic England to have her house listed, but as a decision had yet to have been made.

In response to questions to Officers, it was advised that applications needed to be determined on the circumstances prevalent at this time. As a consequence, Mrs Ede's application to Historic England carried less weight at this time. It was also confirmed that if Members had concerns regarding the impact of construction works, a condition could be imposed limiting the hours in which works could take place.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions as set out in the report and an additional condition re: construction hours, and for the following reason:

The proposed development would have a neutral impact upon the character and appearance of the surrounding area, neighbour and visual amenity and the highway system, whilst creating an additional unit of residential accommodation. As a consequence, the development is in conformity with the requirements of the National Planning Policy Framework, Policies S10 and H1 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.

(L) N/2017/0496 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION FOR 7 OCCUPANTS (SUI GENERIS) - RETROSPECTIVE. 32 PITSTONE ROAD

The Development Management Team Leader submitted a report and elaborated thereon. Members were informed that the application was retrospective, the change in use having already commenced. They also heard that refuse was to be stored in a storage cupboard at the front of the property with potential for storage at the rear of

the property as well as bicycle storage to the rear. There were no other HIMO's in a 50m radius and the area was well served by public transport.

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 bus stops 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.

(H) N/2017/0330 - REMOVAL OF EXISTING BALCONIES AND REPLACE WITH NEW WINDOOR WINRAIL SYSTEM AT 1-23 PARK SQUARE. PARK SQUARE

Councillors M Markham and Kilbride left the room at this point, having both declared a personal and pecuniary interest by virtue of being Board Members of Northampton Partnership Homes.

The Development Manager submitted a report and elaborated thereon. Members were informed that the application sought to improve the external appearance of a block of flats by replacing existing balconies with a new "Windoor Winrail" system.

Members discussed the report.

RESOLVED:

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

The proposed development would enhance the appearance of the buildings and the area, whilst not having any detrimental impact on the amenity of neighbouring occupiers and would be consistent with the aims and objectives of the policies of the West Northamptonshire Joint Core Strategy, the Northampton Local Plan and the National Planning Policy Framework.

11. ENFORCEMENT MATTERS

There were none.

12. ITEMS FOR CONSULTATION

There were none.

The meeting concluded at 9:50pm