



PLANNING COMMITTEE: 8th May 2018
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

DESCRIPTION: Planning applications for the replacement of weatherboard cladding, rendering of existing brickwork, replacement of windows to UPVc frames and installation of bin storage for 42 apartment units at Thorplands

WARD: Talavara

APPLICANT: Northampton Partnership Homes

REFERRED BY: Head of Planning

REASON: Council owned land

DEPARTURE: No

1. RECOMMENDATION

1.1 That the Committee **AGREE** to delegate decision making authority to the Head of Planning to determine the relevant planning applications as referred in the report below.

2. BACKGROUND AND PROPOSAL

2.1 As part of the ongoing programme to upgrade the existing housing stocks, Northampton Partnership Homes is proposing to refurbish some of the existing dwellings and apartments in Thorplands.

2.2 The works involved the replacement of external weatherboard cladding, rendering of existing brickwork, replacement of existing windows to double glazed sealed units with UPVc white frames as well as the provision of secured bin storage.

2.3 Although Northampton Partnership Homes is the Council's management agent, the properties in question are owned by the Council.

2.4 Under the Town and Country Planning (General Permitted Development) Order 2015 (as amended), these types of work are considered to be minor in nature and would be classified as permitted development for dwellinghouses.

- 2.5 However, as apartment blocks do not benefit from permitted development rights under Planning Legislation, a total of 42 individual planning applications have been submitted by Northampton Partnership Homes for the proposed development as described in paragraph 2.2 above.
- 2.6 These application proposals represent the first phase of development and it is likely that more applications for the same nature of development will be submitted in due course for other parts of Thorplands as well as areas including Lumbertubs.
- 2.7 Formal consultations for the applications are currently underway by means of site notices and the Ward Members have also been consulted.
- 2.8 The Council's Constitution requires, that as the properties are owned by the Council, the planning applications should be determined by the Planning Committee. However, due to the volume of applications and the minor nature of the development proposals, it is recommended that delegated authority be given to the Head of Planning to determine the applications, so that Planning Committee's time and resources could be used more effectively.

3. CONCLUSION

- 3.1 Due to the minor nature of the development proposals and the number of planning applications submitted, it is recommended that delegated authority be given to the Head of Planning to determine the applications following the expiration of the consultation period.

4. BACKGROUND PAPERS

- 4.1 N/2018/0535, 536, 538 to 561, 564 to 579.

5. LEGAL IMPLICATIONS

- 5.1 As referred in the report.

6. SUMMARY AND LINKS TO CORPORATE PLAN

- 6.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.