PRESENT  Councillor J Robinson (Chair); Councillor P Flavell (Deputy Chair); Councillors Boss, Crake, Edwards, Hoare, Malpas, Marriott, Mason, McCutcheon and Pritchard

1. APOLOGIES
There were none.

2. MINUTES
The minutes of the meeting held on 15 September 2004 were agreed and signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

RESOLVED:  (1) That Wayne Hughes and Mr Dobraszczyk be permitted to address the Committee regarding application N/2004/1112 – Land at Balmoral Road.

(2) That Tina Harvey be permitted to address the Committee regarding applications N/2004/1124 and N/2004/1125 former St Edmunds Hospital Site, Wellingborough Road.

(3) That Barry Waine be permitted to address the Committee regarding application N/2004/0918 – Vernon Hall, 156 Wellingborough Road.

(4) That Paul Montrose be permitted to address the Committee regarding application N/2004/0965 – 14 Cottesbrooke Gardens – East Hunsbury.

(5) That Mr Bove be permitted to address the Committee regarding application N/2004/1174 – 22 Home Farm Close.

(6) That Dr Moopen be permitted to address the Committee regarding application N/2004/1201 – 54 – 56 Kingsley Road.

(7) That Jeanne O’Dell, Mr Luck and Ashley Nichols be permitted to address the Committee regarding applications N/2004/1241 and 1242 – The Wheatsheaf 126 Dallington Road.

(8) That Councillor Concannon be permitted to address the Committee regarding application N/2004/1242 – The Wheatsheaf, 126 Dallington Road.

(9) That Mrs A McGee, Councillor Glynane and Peter Taylor be permitted to address the Committee regarding applications N/2003/0271 and N/2004/0458 – Tunnel Hill Farm.
4. MATTERS OF URGENCY WHICH BY REASON OF SPECIAL CIRCUMSTANCES THE CHAIR IS OF THE OPINION SHOULD BE CONSIDERED

MEMBER TRAINING SESSION.
The Head of Planning, Transportation and Regeneration informed members that a member training session had been arranged to take place on the 27 October 2004. The independent trainers would be from Trevor Roberts Associates.
RESOLVED: That the position be noted

5. LIST OF CURRENT APPEALS AND INQUIRIES
The Head of Planning, Transportation and Regeneration submitted a list of planning appeals and inquiries and elaborated thereon.
RESOLVED: That the report be noted.

6. FRINGE AREA APPLICATIONS
There were none.

7. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS
There were none.

8. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS
There were none.

9. PRINCIPAL ITEMS

(A) N/2004/975 - ERECTION OF 22 NO. APARTMENTS WITH ASSOCIATED LANDSCAPING AND CAR PARKING, LAND AT MAIN ROAD, FAR COTTON
The Head of Planning, Transportation and Regeneration submitted a report regarding the erection of 22 apartments with associated landscaping and car parking on land at Main Road Far Cotton and elaborated thereon.
RESOLVED: That it be agreed this application be deferred pending further information from the Environment Agency.

(B) N/2004/1112 - ERECTION OF 20 NO. FLATS, LAND AT BALMORAL ROAD
The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the erection of 20 flats at Land at Balmoral Road, and elaborated thereon, while referring to the addendum circulated at the meeting.

Wayne Hughes addressed the Committee on behalf of his neighbours. He informed members that he and his neighbours were not opposed to development in principle but were concerned about the height of the proposed buildings. He commented that there were no buildings taller than two storey at the moment and so it was felt that these proposals would change the nature of the street scene. He also expressed concern
this was a very sensitive issue in the area. He added that the 2001 Census showed that 30% of 2 bedroom properties have at least 2 cars and so it was felt that the proposed parking provision would be inadequate. Mr Dobraszczyk also addressed the Committee, commenting that the height of the buildings had been reduced by half a metre and that the parking problem was a symptom of areas of terraced houses – you can only get one car in front of one house. He asserted that car ownership was the problem not this development.

RESOLVED: That the application be deferred to enable discussions with the applicant on the provision of affordable housing and legal pending advice from the Borough Solicitor in the private part of the meeting.

(C) N/2004/1124 AND LISTED BUILDING APPLICATION N/2004/1125 - ERECTION OF FOUR/FIVE STOREY BLOCK OF APARTMENTS AND CONVERSION OF EXISTING BUILDINGS TO RESIDENTIAL UNITS NORTHERN PORTION OF FORMER ST EDMUNDS HOSPITAL SITE, WELLINGBOROUGH ROAD

The Head of Planning, Transportation and Regeneration submitted a report outlining the application and listed building application regarding the erection of four five storey blocks of apartments and the conversion of the existing buildings to residential units at the northern potion of the former St Edmunds Hospital site, Wellingborough Road, and elaborated thereon, referring to the addendum circulated at the meeting and asking members to decide whether or not the proposed provision of affordable housing was acceptable.

Tina Harvey addressed the Committee, commenting that objections had been ongoing since 2003 and that she had been trying to get the Health and Safety concerns heard. In addition, Ms Harvey was now also concerned about privacy, her property was situated right next to the boundary. She praised the Planning Department for taking residents’ concerns into account. She also commented that there were Health and Safety issues regarding the car park access at Portland Place. The proposals would result in extra traffic and noise in an area where there were already problems with people visiting nearby pubs etc in the evenings. Regarding the three storey building, she commented that this would overlook her bedroom.

RESOLVED: That the application be deferred to enable further discussions with the applicant on the provision of affordable housing.

(D) N/2004/1154 16 NO. 2 STOREY 2-BEDROOMED APARTMENTS WITH ASSOCIATED PARKING, LAND OFF COTTAGEWELL COURT, STANDENS BARN

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the erection of 16 two storey two bedromed apartments with associated parking at land off Cottagewell Court Standens Barn, and elaborated thereon.

RESOLVED: That the application be approved as shown in the Decision List attached.
The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the erection of a warehouse building for uses within Class B8 with ancillary office, car parking and landscaping and access at Plot 300 Swan Valley and elaborated thereon. Members were informed that the Officers were changing their recommendation to approval delegated to an Officer pending approval from the Environment Agency.

**RESOLVED:** That it be agreed that the application be deferred pending approval from the Environment Agency with approval delegated to the Head of Planning Transportation and Regeneration.

(Councillor Markham declared a personal interest which he considered to be prejudicial and so left the room for the duration of the item.)

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the demolition of existing offices and the erection of 14 residential units at 52 – 56 Hazelwood Road, and elaborated thereon.

**RESOLVED:** That the application be approved as shown in the Decision List attached.

10. **SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION**

Barry Waine addressed the Committee regarding application N/2004/0918 Vernon Hall, 156 Wellllingborough Road. He stated this application was in line with local plan policies, and that his client was making a contribution of £6500 towards the maintenance of existing CCTV cameras. He commented that the application complied with access requirements for disabled people and the design included a glass frontage on Wellingborough Road, through which the original building will be visible.

Paul Montrose addressed the Committee regarding application N/2004/0965 – 14 Cottesbrooke Gardens on behalf of his mother. He informed members that the height of the building had been reduced to address concerns of the neighbours. He added that the building was wooden and would be painted and a trellis border would be put up to lessen the impact. He commented that, at most, approximately half a metre of wall and roof would be visible from neighbouring gardens.

Mr Bove addressed the Committee regarding application N/2004/1174 – 22 Home Farm Close. He commented that the roof had been raised by almost 2 feet. He added that he had received letters from the Planning Department stating that no approach had been made to the Planning Department regarding the need for planning consent. He stated that work had been carried out since the Planning Department had told the applicant to cease all work. He also commented that previous successful extensions
requested that the Committee attend a site visit.

Doctor Moopen addressed the Committee regarding application N/2004/1201 – 54 – 56 Kingsley Road. He stated that he felt that it was his mission to educate people to care for their teeth adding that there were currently no dentists in Northampton willing to accept new NHS patients onto their lists, so there was a need in the area for an additional practice. Regarding the issue of parking, he stated that the clinic would operate from 9.00 am – 5.00 pm so would not have a great impact on local people. He added that there was a parking area at the back of the building, but due to access issues, this would not be available for patients’ use.

Geanne O’Dell addressed the Committee regarding applications N/2004/1241 and 1242 – The Wheatsheaf 126 Dallington Road. She commented that a number of her neighbours had also complained about this application. She stated that there was already a problem with noise and that this would be exacerbated if this application was approved. She added that, if the proposals were approved, the noise would bounce around the courtyard. She stated that she and other neighbouring residents had good relationships with the Landlord and Landlady of the pub, but the concern was about allowing people to sit outside the pub.

Mr Look also addressed the Committee regarding applications N/2004/1241 and 1242, stating that his garden was directly behind the pub. The current Landlord was very good, but there was no guarantee that, if he left, his replacement would be as considerate. He understood what the Landlord was trying to do, but questioned if more people were going to visit the pub. whether there would be enough space for them to park.

Councillor Concannon addressed the Committee, as Ward Councillor, regarding application N/2004/1241 – The Wheatsheaf, 126 Dallington Road. He informed members that there were strong local feelings on this issue. This was a very small and pleasant village at the centre of Spencer Ward, and there was strong praise for the present Landlord and Landlady and their running of a very good Community facilitate. He had been asked to speak against the application due to the fear of local residents regarding more noise and disturbance.

Ashley Nichols, the current Landlord, also addressed the Committee regarding applications N/2004/1241 and 1242, explaining that he wanted to make people access the garden through the pub and to keep children away from the car park. He stated that since he had taken over the pub he had got rid of drugs and other problematic elements.


(2) That application contrary to officers’ recommendations N/2004/1201 be Approved as shown in the Decision List attached, as members could see no harm in granting the proposal as it was unlikely to lead to increased car use and seemed to be supported locally.

(3) That application N/2004/1228 be delegated to the Head
of Planning Transportation and Regeneration once outstanding details were resolved.

(4) That application N/2004/0918 be Approved in Principle subject to a legal agreement to secure a financial contribution towards the CCTV systems and the conditions as shown in the Decision List attached.

(5) That applications N/2004/965, N/2004/1241 and N/2004/1275 be Refused as shown in the Decision List attached.

(6) That, regarding application N/2004/0965, the Borough Solicitor be authorised to issue an enforcement notice in respect of the unauthorised building if need be, with a compliance period of 2 months.

(7) That application N/2004/1174 be Deferred pending a members’ site visit.

(8) That the withdrawal of application N/2004/0911 be noted.

(Regarding application N/2004/1174 Councillor Malpas confirmed that he had not had any involvement nor expressed any prior opinion on the application and proposed to reserve the right to speak and vote thereon).

(Regarding application N/2004/1201, the Chair declared a personal interest which he felt to be prejudicial and so left the room for the duration of the item. Councillor Flavell assumed the Chair for this item).

11. ENFORCEMENT MATTERS

There were none.

12. OTHER REPORTS

(A) N/2003271 & N/2004/458 - TUNNEL HILL FARM

The Head of Planning, Transportation and Regeneration submitted a report outlining the situation regarding applications N/2003/0271 and N/2004/0458 – Tunnel Hill Farm and elaborated thereon, referring to the addendum circulated at the meeting.

Councillor Glynane addressed the Committee, as Ward Councillor, commenting that the development of this site was a burning issue for local residents. He commented that this was a monstrous development and the seriousness of the situation could not be appreciated by looking at diagrams. He requested a members’ site visit.

Mrs A McGee also addressed the Committee, informing members that the downstairs windows of the nearest plot to her house overlooked her children’s bedroom windows. The proposed fence provided no protection from her house being overlooked and, when finished, she would have a car park overlooking her garden. She commented that the elevation was so different that it was oppressive, she was puzzled as to why the developer had elevated the ground to such a degree.

Peter Taylor addressed the Committee on behalf of the applicant. He stressed that an
approved Planning Permission (dated 30 March 2004) existed and that it had been agreed that the proposals approved could be improved upon. Negotiations had resulted in improvements to the approved plans, but this was as far as his client could go. The scale and length of negotiations was substantial and Mr Taylor urged members to approve the revised plans.

Members discussed the apparent inconsistencies between the plans submitted and the development as it now stood.

**RESOLVED:** That the matter be deferred pending a members’ site visit.

(Councillor Edwards and Lindsey Richards each declared a personal interest, which both considered to be prejudicial and so left the room for the duration of the item.)

13. **LISTS OF DELEGATED APPLICATIONS**

(A) **LIST OF DELEGATED APPLICATIONS APPROVED**

The Head of Planning, Transportation & Regeneration submitted a list of delegated applications approved during the period 19 August to 15 September 2004 for members’ information.

**RESOLVED:** That the list be noted.

(B) **LIST OF DELEGATED APPLICATIONS REFUSED**

The Head of Planning, Transportation & Regeneration submitted a list of delegated applications refused during the period 19 August to 15 September 2004 for members’ information.

**RESOLVED:** That the list be noted.

14. **LIST OF DEFERRED APPLICATIONS**

The Head of Planning, Transportation & Regeneration submitted a list of deferred applications for members’ information.

**RESOLVED:** That the list be noted.

**DRAFT DECISION LIST**

15. **EXCLUSION OF PUBLIC AND PRESS**

The Chair moved that the Public and Press be excluded from the remainder of the meeting on the grounds that there was likely to be disclosure to them of such categories of exempt information as defined by Section 100(1) of the Local Government Act 1972 as listed against such items of business by reference to the appropriate paragraph of Schedule 12A to such Act.

The Motion was Carried.

16. **N/2004/1112 - LAND AT BALMORAL ROAD (12).**

Members received advice and information from the Chief Solicitor.

**RESOLVED:** That the application be Deferred until the next meeting of
the Committee.

Members received advice and information from the Borough Solicitor.
RESOLVED: That the position be noted.

15. EXCLUSION OF PUBLIC AND PRESS
The Chair moved that the Public and Press be excluded from the remainder of the meeting on the grounds that there was likely to be disclosure to them of such categories of exempt information as defined by Section 100(1) of the Local Government Act 1972 as listed against such items of business by reference to the appropriate paragraph of Schedule 12A to such Act.

The Motion was Carried.

Members received advice and information from the Chief Solicitor.
RESOLVED: That the application be Deferred until the next meeting of the Committee.

Members received advice and information from the Borough Solicitor.
RESOLVED: That the position be noted.
Application No: N/2004/839
Location: 66 Birchfield Road
Proposal: Conversion of existing ground floor retail unit into 2 residential units

APPROVAL subject to conditions and for the following reason:

The development in terms of use and design and its impact on residential amenity are considered acceptable and in accordance with Policy H20 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) All alterations shall be made good using materials to match those on the existing building.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

(3) Full details of facilities for the secure and covered parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby permitted, provided prior to the development being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities.

(4) Details of the provision for the storage of refuse shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the development hereby permitted being first brought into use and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(5) Only high level windows (cill level to be at least 1.65m above floor level) shall be installed in accordance with approved drawings and retained thereafter in that form at all times.

Reason: To safeguard the privacy of the adjoining property(ies).

(6) Notwithstanding the details submitted further details of the external alterations showing sash style or similar windows, sills, lintels and type of render shall be submitted at a scale of 1:20 and approved in writing by the Local Planning Authority prior to the commencement of development hereby permitted and then implemented in accordance with the approved details.

Reason: In the interests of visual amenity.
**Application No:** N/2004/918  
**Location:** Vernon Hall, 156 Wellingborough Road (Mencap)  
**Proposal:** Change of use to restaurant (Class A3) with erection of rear extension and new front entrance

**APPROVAL IN PRINCIPLE** subject to conditions and for the following reason:

The use of the proposed building as a restaurant is considered acceptable and in accordance with Policies E20 and R12 of the Northampton Local Plan.

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Reason:** To comply with Section 91 of the Town and Country Planning Act 1990.

2. The premises shall only be used as a restaurant and shall not be used for any other purposes within Use Class A3 of the Town and Country Planning (Use Classes) Order 1987, specifically a public house, wine bar or hot food.

**Reason:** In the interests of the amenities of the occupiers of nearby residential properties and in the interests of the character of the shopping street.

3. The premises shall not remain open to customers between the hours of 2300 and 0800

**Reason:** In the interests of the protection of residential amenities.

4. A scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the sources of noise on the site whether from fixed plant or equipment or noise generated within the building and the provisions to be made for its control and the approved scheme shall be implemented prior to the commencement of the use hereby permitted and retained thereafter.

**Reason:** To protect the amenities of nearby occupants from noise and vibration.

5. A scheme for the collection, treatment and dispersal of cooking smells and fumes shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall have been implemented prior to the commencement of the use hereby permitted and retained thereafter.

**Reason:** In the interests of the amenity of the surrounding locality and to secure a satisfactory standard of development.

6. Details of the provision for the storage of refuse shall be submitted to and approved by the Local Planning Authority, implemented prior to the commencement of the use hereby permitted and retained thereafter.

**Reason:** In the interests of amenity and to secure a satisfactory standard of development.

7. The development shall be constructed to allow access to and circulation in all public areas by people with disabilities, details of which shall be submitted to and approved in writing by the Local Planning Authority, implemented concurrently with the development, completed prior to the commencement of the use hereby permitted and retained thereafter.

**Reason:** To ensure that the premises are easily accessible to people with disabilities.

8. The fire exit at the rear of the premises shall only be used for the purposes of emergency exit and shall remain closed at all times and not used for any other purpose.
Reason: In the interests of amenity.

Application No: N/2004/965
Location: 14 Cottesbrooke Gardens
Proposal: Garden shed/summerhouse (retrospective)

REFUSAL for the following reason:

(1) The shed/summerhouse by reason of its design, bulk and siting in relation to the adjacent properties constitutes an unneighbourly, over dominant form of development which is out of character with the area and detrimental to residential amenity through visual intrusion and an unacceptable loss of privacy to no. 49 Muncaster Gardens contrary to Policies E20 and H19 of the Northampton Local Plan.

Application No: N/2004/1083 (Listed Building Application)
Location: Great Houghton House, High Street, Great Houghton
Proposal: Demolition of existing extension and erection of garage/games room and orangery

APPROVAL subject to conditions and for the following reason:

The proposed demolition, alteration and extension works would not adversely affect the historic fabric and character of the listed building in accordance with the objectives of Planning Policy Guidance Note 15 (Planning and the Historic Environment) and Policies E23, E25 and E26 of the Northampton Local Plan.

(1) The works hereby permitted shall be begun before the expiration of five years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

(2) All external walls of the proposed garage/games room extension shall be constructed of natural local stone which shall be laid, coursed and pointed in the traditional manner of the area. Representative sample of the stone shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site.

Reason: To ensure that the material is appropriate to the appearance of the listed building.

(3) All external walls of the proposed orangery shall be constructed in sandstone/ironstone ashlar. Representative sample of the stone shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site.

Reason: To ensure that the material is appropriate to the appearance of the listed building.

(4) Sample panels of the proposed stonework shall be constructed on site and their appearance approved in writing by the Local Planning Authority prior to the commencement of construction work on site and the panel shall remain on site during the works hereby approved.

Reason: To ensure that the material is appropriate to the appearance of the listed building.

(5) The roof materials for the garage/games room extension shall be natural slate. A sample of the slate shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site.

Reason: To ensure that the material is appropriate to the appearance of the listed building.
(6) Notwithstanding the details as submitted, full details of all proposed windows, dormer windows, roof lights and doors at a scale of not less than 1:20 shall be first submitted to and approved in writing by the Local Planning Authority and thereafter implemented concurrently with the development.

Reason: In the interests of visual amenity and to enhance the character of the listed building.

(7) Notwithstanding the details as submitted, no works shall take place until full details of all proposed soil and vent pipes, extraction flues and rainwater goods including their positioning and fixing shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented concurrently with the development.

Reason: To enhance the character of the listed building.

(8) The existing stone pillars with copings within the front garden shall be retained in-situ and full details of the proposed retaining wall for the driveway including the height and materials to be used shall be first submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details.

Reason: To enhance the setting of the listed building.

(9) Full details of the proposed surface treatment of the front garden and driveway shall be first submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details.

Reason: To enhance the setting of the listed building.

(10) All external timberwork shall be painted white unless otherwise first agreed in writing by the Local Planning Authority and shall be permanently so maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enhance the character of the listed building.

(11) Prior to the commencement of construction works on site, a full schedule of works shall be submitted to and approved in writing by the Local Planning Authority and all development works shall be carried out in accordance with the approved schedule of works.

Reason: To preserve the character of the listed building.

Application No: N/2004/1084
Location: Great Houghton House, High Street, Great Houghton
Proposal: Demolition of existing extension and erection of garage/games room and orangery

APPROVAL subject to conditions and for the following reason:

The siting, size and design of the extensions and its impact on residential amenity are considered acceptable and in accordance with Policies E20, E23, E25 and E26 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
Details and samples of all proposed external facing materials shall be first submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site. The development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no additional windows shall be installed in the side elevation of the proposed garage/games room extension without the prior written consent of the Local Planning Authority.

Reason: To safeguard the privacy of the adjacent property.

Application No: N/2004/1125
Location: Northern portion of former St Edmunds Hospital site, Wellingborough Road
Proposal: Erection of new four / five storey block of apartments and conversion of existing buildings to residential units

APPROVAL IN PRINCIPLE subject to conditions and for the following reason:

The proposed development would result in the sympathetic re-use and redevelopment of vacant listed buildings in accordance with national government guidance, the site’s Planning Brief and the Development Plan without harm to the historic and architectural character of those listed buildings and other interests of acknowledged importance.

(1) The works hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(2) Prior to the commencement of any work on-site, including demolition, a detailed timetable for the redevelopment of the site, including all demolition and conversion works, shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, the permitted works shall be carried out in full compliance with the approved timetable.

Reason: To ensure that the improvement works to the listed buildings are implemented in the interests of preserving and enhancing the special character of these buildings.

(3) No development or works, including demolition or conversion works, shall take place until the completion of a programme of building recording that is to be submitted to and approved in writing by the Local Planning Authority in accordance with a written brief to be provided by Northamptonshire County Council.

Reason: To ensure the comprehensive recording of the site and buildings of historical and architectural interest.

(4) Further details of the method of installation of Damp Proof Course / radon membrane, and method of finishing, both internally and externally shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing.

Reason: To protect the historic integrity of the historic building and secure a satisfactory standard of development.
Further details of the proposed method of extracting radon, including external runs of pipework shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing.

**Reason:** To protect the historic integrity of the historic building and secure a satisfactory standard of development.

All new or replacement rainwater goods shall be cast-iron or cast aluminium.

**Reason:** To protect the historic integrity of the historic building and secure a satisfactory standard of development.

Following approved demolition works, the method of treatment of scarred areas of external walls shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing.

**Reason:** To protect the historic integrity of the historic building and secure a satisfactory standard of development.

Further details of the location, dimensions and materials for any vents, flues or extract grilles shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

**Reason:** To protect the historic integrity of the historic building and secure a satisfactory standard of development.

Further details of the design, dimensions and means of fixing of proposed external railings shall be submitted to and approved in writing by the Local Planning Authority.

**Reason:** To protect the historic integrity of the historic building and secure a satisfactory standard of development.

The external elevations shall not be cleaned without the prior written approval of the Local Planning Authority.

**Reason:** To protect the historic integrity of the historic building and secure a satisfactory standard of development.

Further details of the proposed method of repair of damaged stonework/brickwork shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing.

**Reason:** To protect the historic integrity of the historic building and secure a satisfactory standard of development.

Further details of any new external pipework including soil pipes, rainwater goods, and service pipes, shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing.

**Reason:** To protect the historic integrity of the historic building and secure a satisfactory standard of development.

No double glazing or secondary glazing shall be installed without the prior written consent of the Local Planning Authority.

**Reason:** To safeguard the integrity of the listed building and to ensure a satisfactory standard of development.
Further details of any proposed venting tiles to the roof shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

**Reason:** To safeguard the integrity of the listed building and to ensure a satisfactory standard of development.

Notwithstanding the details submitted, further details of all new and replacement doors, and any self-closers, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

**Reason:** To safeguard the integrity of the listed building and to ensure a satisfactory standard of development.

Notwithstanding the details submitted, further details, including profiles, of all new and replacement windows and doors, including roof lights and any internal or external stained glass shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

**Reason:** To safeguard the integrity of the listed building and to ensure a satisfactory standard of development.

Notwithstanding the details submitted, details of the proposed method of sound insulation and fire protection measures shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

**Reason:** To safeguard the integrity of the listed building and to ensure a satisfactory standard of development.

All existing door and window architraves, lintols and cills shall be retained situ unless removal is first approved in writing by the Local Planning Authority.

**Reason:** To safeguard the integrity of the listed building and to ensure a satisfactory standard of development.

No stripping or recovering of any roofs shall take place without the prior written approval of the Local Planning Authority.

**Reason:** To safeguard the integrity of the listed building and to ensure a satisfactory standard of development.

Application No: N/2004/1151
Location: 9 Sheep Street
Proposal: Change of use of ground floor to restaurant/takeaway (Class A3)

**APPROVAL** subject to conditions and for the following reason:

The application site is located within the town centre and does not represent an unacceptable concentration of similar uses and would not result in any undue loss of amenity nor adversely affect the character of the area and would comply with Policies R5, E21 and H20 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Reason:** To comply with Section 91 of the Town and Country Planning Act 1990.
(2) The use hereby approved is for a restaurant and any sale of hot-food for consumption off the premises shall at all times remain ancillary to the main use of the premises.

Reason: In the interests of the surrounding locality and in the interests of highway safety.

(3) The use hereby permitted shall not be open to customers outside the following times: 0800 – 2300 from Monday to Saturday and 0800-2230 on Sundays and Bank Holidays.

Reason: In the interests of the amenities of the occupiers of nearby properties.

(4) Details of the siting of any machinery, equipment or external openings (including mechanical fume extraction units, ducting, chimneys, and refrigeration, air conditioning or ventilation units) with appropriate measures to attenuate noise and odours from the proposed use to the adjacent residential uses shall be submitted to and approved in writing by the Local Planning Authority. Such machinery and equipment and attenuation measures shall be installed in accordance with the approved details before first commencement of the use hereby permitted and shall thereafter be retained.

Reason: In the interests of residential amenity and to secure a satisfactory standard of development.

(5) Details of the provision for the storage of refuse shall be submitted to and approved in writing by the Local Planning Authority, shall be implemented before first commencement of the use hereby permitted, and shall thereafter be retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(6) Notwithstanding the provision of the Town and Country Planning (Use Classes) Order 1987 (or any provisions in any statutory instrument revoking and re-enacting that Order), the premises shall not be used as a public house or wine bar.

Reason: In the interests of the amenity of the surrounding locality.

Application No: N/2004/1154
Location: Land off Cottagewell Court, Standens Barn
Proposal: 16no. 2 storey 2-bedroomed apartments with associated parking

APPROVAL subject to conditions and for the following reason:

The site lies within a primarily residential area. The development of the site for residential purposes is in accordance with policies E20 and H6 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) The details and or/samples of all proposed external facing materials shall be submitted to and be approved in writing by the Local Planning Authority prior to the commencement of construction work on site.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.
(3) The cycle parking area as shown on the approved layout plan shall be fully provided in accordance with the approved details prior to the development hereby permitted being first brought into use and thereafter maintained.

**Reason:** To ensure the provision of adequate facilities.

(4) Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

**Reason:** In the interests of residential and visual amenity.

(5) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of hard and soft landscaping for the site. The scheme shall include indications of all existing trees and hedgerows on the land and details of any to be retained.

**Reason:** In the interests of amenity and to secure a satisfactory standard of development.

(6) A minimum of 10% of the total number of dwellings shall be constructed to the Local Planning Authority’s mobility standards in accordance with further details to be submitted to and approved in writing by the Local Planning Authority and implemented concurrently with the development and thereafter retained.

**Reason:** To ensure the provision and retention of dwellings suitable for use by people with disabilities in accordance with Local Plan Policy.

(7) The bin storage area as shown on the approved layout plan shall be provided fully in accordance with the approved details prior to the first occupation of the buildings hereby permitted and thereafter maintained.

**Reason:** To ensure the provision of adequate facilities.

(8) Full details of the method of the treatment of the external boundaries of the site together with individual plot boundaries shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the buildings hereby permitted and retained thereafter.

**Reason:** To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development.

Application No: N/2004/1199
Location: Vue Cinema, Sol Central, Horsemarket
Proposal: Variation of condition No 23 of 98/0066 to allow cinema to open 9am to 3 am Monday to Sunday

APPROVAL subject to conditions and for the following reason:

The extension of the hours of use is considered acceptable for a cinema in a town centre location, in accordance with Policy L14 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Reason:** To comply with Section 91 of the Town and Country Planning Act 1990.
(2) This permission relates to condition 23 of planning approval 98/0066 and does not relate to other outstanding conditions relating to that planning approval.

**Reason:** For avoidance of doubt.

(3) The opening hours of the permitted uses shall be restricted to the following:

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**Reason:** In the interests of the amenity of nearby residential occupiers.

**Application No:** N/2004/1201  
**Location:** 54-56 Kingsley Road  
**Proposal:** Change of use from care home (Class C2) to dental surgery (Class D1)

**APPROVAL** subject to conditions and for the following reason:

Subject to conditions the proposed change of use would introduce a valuable community facility without harm to residential amenity, highway safety/the free flow of traffic or other interests of acknowledge importance in line with Policies of the Development Plan and the aims and objectives of government guidance.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Reason:** To comply with Section 91 of the Town and Country Planning Act 1990.

(2) The development hereby permitted shall be used for a dentists and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

**Reason:** In the interests of amenity and to ensure that effective planning control is retained by the Local Planning Authority.

(3) The development hereby permitted shall not remain open to customers between the hours of 1800 and 0800.

**Reason:** In the interests of general amenity.

(4) The rear of the development hereby permitted shall not be used/made available for customer car parking.
Reason: In the interests of highway safety and the free flow of traffic.

Application No: N/2004/1204
Location: Clarke Motors site, Clarke Road
Proposal: Erection of 8 no. flats

APPROVAL subject to conditions and for the following reason:

The proposal represents the removal of a non-conforming use within an existing residential area and the design, layout and external appearance of the development are considered acceptable in accordance with Policies E20, H6, H12, H15 and H17 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be carried out in accordance with the approved details.
Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

(3) Full details of the proposed surface treatment of all roads, access and parking areas, footpaths and private drives including their gradients shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site.
Reason: To secure a satisfactory standard of development.

(4) The parking and turning, loading and unloading space shown on the submitted plan shall be laid and marked out prior to the development hereby permitted being first occupied and retained thereafter.
Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety.

(5) All existing vehicle crossovers shall be reinstated to footway and full details of which shall be submitted to and approved in writing by the Local Planning Authority and the works shall be carried out prior to the development hereby permitted being first occupied.
Reason: In the interests of highway safety.

(6) No development shall take place until a desk top study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).
**Reason:** To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment.

(7) The first floor windows on the east elevations shall be glazed with obscured glass prior to the development hereby permitted being first occupied and retained thereafter.

**Reason:** To safeguard the privacy of the adjoining property(ies).

(8) Before the development hereby permitted commences, a scheme to address any noise from the adjacent substation shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of noise level and a character of the noise and make provision for mitigating any adverse effects. The approved scheme shall be implemented prior to the development hereby permitted being first occupied and maintained thereafter.

**Reason:** In the interests of the amenity of future occupiers.

(9) The gate at the entrance to the car park shall be electronically controlled.

**Reason:** To minimise the opportunity for access by non residents in the interests of community safety.

(10) No development hereby permitted shall take place until a detailed scheme to show internal arrangement of the bin/bicycle stores has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the development hereby permitted being first occupied and maintained thereafter.

**Reason:** In the interests of amenity and to secure a satisfactory standard of development.

**Application No:** N/2004/1211
**Location:** University College Northampton, Park Campus, Boughton Green Road
**Proposal:** Two storey extension to existing front elevation and alterations to existing building. New link to adjoining building

**APPROVAL** subject to conditions and for the following reason:

The siting, size and design of the proposed extension and alterations are considered acceptable and in accordance with Policies E20 and L14 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Reason:** To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the commencement of construction work on site.

**Reason:** In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

(3) The development shall be constructed to allow access to and circulation in all public areas by people with disabilities, details of which shall be submitted to and approved in writing by the Local Planning Authority, implemented concurrently with the development, completed prior to the development being first brought into use and be retained thereafter.
Reason: To ensure that the premises are easily accessible to people with disabilities.

Application No: N/2004/1234
Location: 52-56 Hazelwood Road
Proposal: Demolition of existing offices and erection of 14no. residential units

APPROVAL subject to conditions and for the following reason:

The siting and design of the development and its impact on visual amenities are considered acceptable and in accordance with Policies B14, E20, H12, H17 and H20 of the Northampton Local Plan. This outweighs the loss of business use and conflict with Policy B14 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the commencement of construction work on site.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

(3) No development shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(4) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(5) A scheme shall be submitted giving details of the arrangements for access to the building and security within the building.

Reason: In interests of community safety.

Application No: N/2004/1241
Location: The Wheatsheaf, 126 Dallington Road
Proposal: Alterations and change of use of private garden to public drinking area and formation of new door opening between pub and drinking area. Erection of 1.8m high larch lap fencing

REFUSAL for the following reason:

The proposed change of use and alterations to provide a public drinking area would be detrimental to the amenities of local residents by reason of noise and disturbance, particularly during late evenings and weekends, contrary to Policy H19 of the Northampton Local Plan.
Application No: N/2004/1242 (Listed Building Application)
Location: The Wheatsheaf, 126 Dallington Road
Proposal: Alterations to form door opening between pub and proposed external drinking area

APPROVAL subject to condition and for the following reason:

The proposed alterations will not be detrimental to the character and appearance of this Grade II listed building in accordance with Policies E23 and E25 of the Northampton Local Plan and Policy AR6 of the Northamptonshire County Structure Plan.

(1) The works hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

Application No: N/2004/1246
Location: Land adjoining former Cannon Cinema, Lower Mounts
Proposal: Proposed parking/loading area

APPROVAL subject to conditions and for the following reason:

The proposed development would provide improved disabled parking spaces to serve the Jesus Centre and would not adversely affect the visual amenity of the area in accordance with Policy T11 of the Northamptonshire County Structure Plan and Policy E20 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) The parking and turning area shall be laid and marked out in accordance with the submitted drawing.

Reason: To secure a satisfactory standard of development.

(3) Full details of the proposed surface treatment of the access, parking, turning area and footpath including their gradients shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site. The development shall be carried out in accordance with the approved details.

Reason: To secure a satisfactory standard of development.

(4) Unless otherwise agreed in writing by the Local Planning Authority, the existing trees adjacent to the development site shall be protected for the duration of the development by a stout fence to be erected and maintained on an alignment to be approved in writing by the Local Planning Authority before any development works shall take place. Within the fenced area no development works shall take place on, over or under the ground, no vehicles shall be driven, nor plant sited, no materials nor waste shall be deposited, no bonfires shall be lit nor the ground level altered during the periods of development.

Reason: In order to ensure adequate protection of existing trees.
(5) Notwithstanding the submitted details full details of the boundary fence shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

**Reason:** In the interests of visual amenity.

Application No:   N/2004/1259  
Location:   Dental Surgery, 65 The Avenue, Cliftonville  
Proposal:   Variation of condition to allow three surgeries

**APPROVAL** subject to conditions and for the following reason:

The introduction of an additional dental surgery within these premises is not considered to be an over-intensive use of the site and the number of on-site parking spaces is in line with the Local Planning Authority’s parking standards in accordance with Policies H20 and T17 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Reason:** To comply with Section 91 of the Town and Country Planning Act 1990.

(2) The development hereby permitted shall be used for a dentists surgery and for no other purpose (including any other purpose within Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order).

**Reason:** As the on site car parking facilities are adequate for a dental surgery but other uses may generate a need for greater parking provision.

(3) The development hereby permitted shall provide a maximum of three consulting rooms only.

**Reason:** As the on site car parking facilities are inadequate for any intensification of the proposed use.

(4) The proposed parking spaces shall be provided in accordance with the submitted plan prior to the use of the development hereby permitted commencing and retained thereafter.

**Reason:** To ensure that adequate parking spaces are provided.

(5) Unless otherwise agreed in writing by the Local Planning Authority, the proposed widening of the access to the car park shall be carried out prior to the use of the development hereby permitted commencing and retained thereafter.

**Reason:** In the interests of highway safety.

Application No:   N/2004/1261  
Location:   Land at Camelot Way, Duston  
Proposal:   Erection of 2 dwellings (Outline application)

**APPROVAL** subject to conditions and for the following reason:

The site falls within an residential area in the Northampton Local Plan and the principle of residential development is acceptable in accordance with Policies E9, E11, E12, E18, E20, H6, H12 and H15 of the Northampton Local Plan.
(1) Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site ("the reserved matters") shall be obtained in writing from the Local Planning Authority before any development is commenced.

**Reason:** This permission is in outline only granted under Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

(2) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

**Reason:** To comply with Section 92 of the Town and Country Planning Act 1990.

(3) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or, if later, before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

**Reason:** To comply with Section 92 of the Town and Country Planning Act 1990.

(4) Details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

**Reason:** In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

(5) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of hard and soft landscaping for the site. The scheme shall include indications of all existing trees and hedgerows on the land and details of any to be retained.

**Reason:** In the interests of amenity and to secure a satisfactory standard of development.

(6) Full details of the method of the treatment of the external boundaries of the site together with individual plot boundaries shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the buildings hereby permitted and retained thereafter.

**Reason:** To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development.

(7) Vehicular access shall be from Camelot Way only.

**Reason:** In the interests of highway safety.

(8) Details of the finished floor levels of the houses in relation to adjacent buildings and the carriageway of Camelot Way shall be submitted to and approved in writing by the Local Planning Authority. The dwellings shall be built in accordance with the approved details.

**Reason:** In the interests of visual and residential amenity.

(9) Details of a scheme to ensure the protection of the trees on the southern boundary of the site shall be submitted to and approved in writing by the Local Planning Authority prior to any work commencing on the site.

**Reason:** In the interests of visual amenity.
Application No: N/2004/1262  
Location: 1 Woodley Chase (Village Greens), Duston  
Proposal: Change of use from greengrocers to tanning studio

APPROVAL subject to the following condition and reason:

The proposed use is appropriate within the local town centre due to the existing predominance of Class A1 uses and is not likely to result in loss of amenities through undue noise and disturbance in accordance with policies R9 and H20 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

Application No: N/2004/1275  
Location: Ground and First Floor, 2 Clare Street  
Proposal: Change of Use of part of ground floor from office to café and telephone centre

REFUSAL for the following reasons:

(1) The proposal represents a piecemeal conversion of the building and will result in the loss of business premises in a sustainable location without the provision of substantial replacement employment opportunities and without significant benefit to the local community, contrary to Policy B14 of the Northampton Local Plan.

(2) The proposed uses are likely to result in noise and disturbance at a scale detrimental to the amenity of residents and occupants of nearby premises contrary to Policies H20 and E21 of the Northampton Local Plan.

(3) The failure to provide suitable access to and movement within the building for people with disabilities is contrary to Policy T22 of the Northampton Local Plan.

Application No: N/2004/1344  
Location: 353 Wellingborough Road  
Proposal: Change of use from travel agency (Class A1) with ancillary storage and first/second floor offices to ground floor letting/estate agency (Class A2) with ancillary storage and first/second floor offices

APPROVAL subject to conditions and for the following reason:

The change of use is considered acceptable following consideration of Policy R9 of the Northampton Local Plan.

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) A display shall be maintained at all times in the window in the front elevation of the property.

Reason: To safeguard the character and function of the frontage in which the premises are located.
NORTHAMPTON BOROUGH COUNCIL
PLANNING COMMITTEE
13 OCTOBER 2004

LIST OF DEFERRED APPLICATIONS DETAILED BELOW:

APPROVED IN PRINCIPLE

98/0682  Extension to foodstore and revised layout of car park at J Sainsbury, Weedon Road
98/0973  Construction of two bus lay-bys at Pavilion Drive
990074  Demolition and erection of 36No. flats (outline) at Kingsthorpe Road and Balmoral Road
N/2000/90  Residential development at land off Balmoral Road
N/2001/788 Demolish existing buildings and erection of 13no. duplex flats/apartments at 27-35 Craven Street
N/2001/1283 Infill two storey extension between the happy gathering Chinese restaurant and eternity nightclub to create three restaurants at 137-151 Bridge Street
N/2002/296 Two storey extn to existing offices at Travis Perkins Trading Co Ltd, Ryehill Close
N/2002/733 Proposed extension of car park and removal of bank at Northampton General Hospital, Cliftonville
N/2002/1041 C/U to hot food takeaway with ancillary seating area at 89 Kettering Road
N/2002/1058 Warehouse Class B8 (Plot 300) at Swan Valley
N/2002/1059 Office Class B1 (Plot 310) at Swan Valley
N/2002/1060 3 units for business, general industry or warehouse uses Classes B1C/B2/B8 (Plot 400) at Swan Valley
N/2002/1061 1 unit for business, general industry or warehouse uses Classes B1C/B2/B8 (Plot 420) at Swan Valley
N/2002/1062 Warehouse Class B8 (510) at Swan Valley
N/2002/1063 1 unit for business, general industry or warehouse uses Classes B1C/B2/B8 (Plot 530) at Swan Valley
N/2002/1294 Proposed drive-thru restaurant at land adjacent to B&Q Retail Warehouse, Towcester Road
N/2002/1540 Erection of 39 apartments above existing buildings at The Ridings Arcade, St Giles Street
N/2002/1641 Conversion and change of use from general industrial (Class B2) to 8 flats, Sunlight Works, Grafton Street
N/2003/195 Change of use of rear ground floor to cafe/restaurant use Class A3, 137 Kettering Road
N/2003/374 Conversion and change of use to 19 flats at 25-29 Robert Street
N/2003/524 Conversion to residential development at Connaught House, 32 Connaught Street
N/2003/533 Erection of residential development (48 units) at St James Road
N/2003/573 Demolition of garage and erection of 12 flats at 1A Derby Road
N/2003/727 Demolition of existing factory and construction of new residential block of 31no. flats and 8no. affordable housing units at 35-37 Talbot Road
N/2003/1022 Demolition of front and rear elevations of existing building and conversion and extension of building to form 9 flats at 52-56 Hazelwood Road
N/2003/1188 Residential redevelopment – Outline Application Land and buildings at Stimpson Avenue/Lea Road/Admitt Road
N/2003/1220 Erection of a day nursery at site adjacent to Safeway Store, Kettering Road
N/2003/1286 Residential development (flats and houses) - outline application at former Water Works rear of 73-89 Friars Avenue, Delapre
N/2003/1308 Earthworks/landscaping to existing golf course at Delapre Golf Course, Eagle Drive, Delapre
N/2003/1500 Erection of 145no. 1, 2, 3 and 4 bedroom houses and flats together with access roads, footpaths, parking areas and landscaping at land off Lyttonle Road/Countess Road
N/2003/1531 C/U to residential care home (Class C2) for a maximum of eight residents at 8 Kingsthorpe Grove
N/2003/1588 Renewal of outline planning permission for residential development ref: N/2003/323 at 544-548 Wellingborough Road
N/2003/1659 Residential Development comprising 93 no. houses and apartments and associated works at Turners Merry Go Round Site, Newport Pagnell Road
N/2004/171 New training building, car park store etc at Police Headquarters, Wootton Hall Park
N/2004/173 Demolition of existing stores and building new stores etc at Police Headquarters, Wootton Hall Park
N/2004/200 Comprehensive redevelopment to provide employment (B1 Use and B2 Use), housing, sports facilities and public open space – outline application at former British Timken site, Duston
N/2004/354 Repairs and Alterations at St John’s Church, Bridge Street
N/2004/495 Mixed use development comprising residential, recreation and employment uses, civic amenity site, bus depots, car parking, link road & associated development (outline application) at land west of Harvey Reeves Road
N/2004/496 Southern development link road (SDLR) linking Upton Way and Harvey Reeves Road, Ross Road spur link (RRSL) and associated landscaping & infrastructure (detailed application) at land north of River Nene and Storton’s Pits
N/2004/510 Residential, community facilities and associated development, access improvements and retention of operational railway line (outline application) at land off Ransome Road
N/2004/571 Variation of condition no 3 of planning permission 90/0981 for use of Bingo Club as a Casino at Beacon Bingo Club, Weedon Road
N/2004/606 Hydraulic containment system incorporating plant building, sub-surface drainage ducting, abstraction wells and landscaping at former British Timken site, Duston
N/2004/717 Sub-division of existing approved duplex on basement and ground floor into two separate flats at Former YWCA, 17 Castilian Street
N/2004/918 C/U to restaurant (Class A3) with erection of rear extension and new front entrance at Vernon Hall, 156 Wellingborough Road (Mencap)
N/2004/930 Provision of car, coach & disabled parking, construction of new service road and provision of associated development including foot/cycle ways, foot/cycle bridges & landscaping at land west of Harvey Reeves Road, south of Ross Road and east of Storton’s Pits (detailed application)
N/2004/1104 C/U from an optician’s (Class A1) to a champagne bar (Class A3) at Unit 2, former Manfield Shoe Factory, Wellingborough Road

PENDING AND DEFERRED
98/0957 Link road and alterations to cul-de-sac at Cob Drive, Swan Valley
N/2000/14 C/U to residential-phase one at 36-38 Milton Street, Kingsley
N/2000/15 C/U to residential-phase two at 36-38 Milton Street, Kingsley
N/2000/286 Business/industrial/storage at Pineham, South West District
N/2000/630 Business (class B1) and industrial (class B1/B2) development and wind tunnel together with associated access, parking, infrastructure and landscaping at land at Pineham
N/2000/1192 Redevelopment of existing buildings to form hotel, leisure and conference facilities, restaurant, bar together with ancillary retail areas at former St Crispins Hospital off Berrywood Road, Upton
N/2000/1193 Part demolition of main hospital at former St Crispin Hospital off Berrywood Road, Upton
N/2001/246 C/U from working mill to residential at Upton Mill, Upton
N/2001/247 C/U from working mill to residential at Upton Mill, Upton
N/2001/1112 Renewal of Outline Planning Approval 98/0680 - variation of conditions 2 and 3 of planning permission 95/0502 to allow an extension of time limit for approval of Reserved Matters development of B1, B2 and B8 use Classes land at Lilliput Road/Bedford Road
N/2002/171 Variation of condition 2 of Planning Permission 98/0393 to allow submission of Reserved Matters by 11/6/05 at Land off Wellingborough Road
N/2002/332 Variation of condition 2 and 3 of 98/0679 at land at Billing Park Great Billing
N/2002/638 Variation of cond no.4 of planning permission N/2000/516 to 163-165 Kettering Road
N/2002/1238 Renewal of outline planning permission for the erection of light industrial units (Class B1(C) at 174 St Andrews Road
N/2002/1676 Mixed employment uses at land at Pineham North
N/2003/275 Residential development of 149no. dwellings at land off Talavera Way
N/2003/1076 Residential development at former St Crispin Hospital site, Duston
N/2003/1209 Illuminated advertisements located on 19no. bus shelters at various site in Northampton
N/2003/1288 Demolition of factory and erection of 80no. apartments at Pearce Leather Works, Wellingborough Road
N/2003/1289 Demolition of factory and erection of new offices and residential apartments at Pearce Leather Works, Wellingborough Road
N/2003/1290 Forming of new access drive. Erection of garages, refurbishment of cottages and extn of the caretakers cottage at Caretakers & Engineers cottages, Pearce Leather Works, Wellingborough Road, Great Billing
N/2003/1291 Forming of new access drive, erection of garages, refurbishment of cottages and extn at Caretaker & Engineers cottages, Pearce Leather Works, Wellingborough Road, Great Billing
N/2004/265 Mixed use development, incorporating residential, community facilities, local leisure and retail centre, plus access arrangements at Bedford Road and Southbridge Road. – outline application at land at Nunn Mills and Avon Cosmetics
N/2004/322 Erection of 2no. industrial units at 62-64 St James Mill Road
N/2004/415 Construction of 8no. flats with car parking at land off Cattle Market Road
N/2004/530 Residential, retail and commercial leisure development, community facilities, open space, car parking, link road and associated development and access improvements - outline application at land at Sixfields, east of Upton Way south of Weeton Road and west of Storton’s Pit
N/2004/786 Construction of new care home building at rear of Westwood Nursing Home, 116 Harlestone Road
N/2004/873 Demolition of existing house and erection of 3no. two storey houses at 26 Penfold Drive, Great Billing
N/2004/943 Remove summerhouse at 66 & 68 Main Road, Duston
N/2004/956 C/U to delivery office at unit 45-47 St James Mill Road
N/2004/997 C/U to café/takeaway at 2 Park Square, Kings Heath
N/2004/1006 Conv of existing business premises into 4no. apartments at 35 Holly Road
N/2004/1014 5m extn to existing 20m tower to accommodate 3no. additional antennae at Encore Ltd, Unit 2 Edgmead Close, Round Spinney Ind Est
N/2004/1044 C/U to car wash at 19 London Road
N/2004/1057 Erection of 14no. flats and 2no. houses at 88-90 High Street, Kingsthorpe
N/2004/1071 Refurbishment of listed building including additional floors with new building adjacent providing 132no. residential flats and associated parking at 27/29 Guildhall Road
N/2004/1072 Demolition of roof, internal walls and secondary stair/lift core, internal alterations, making good existing windows and extension of two additional floors to provide flats as part of a new residential development at 27 Guildhall Road
N/2004/1088 C/U to general industrial estate use (Class B2) at Industrial Unit, Kingsfield Close, Kings Heath Industrial Estate
N/2004/1090 C/U to residential at Semilong Service Station, St Andrews Road
N/2004/1094 Erection of external spray booths at W Grose Ltd, Queens Park Parade
N/2004/1112 Erection of 20no. flats at land at Balmoral Road
N/2004/1115 Ext to existing (vacant) D2 leisure unit at St James Retail Park, Towcester Road
N/2004/1116 Erection of drive-through restaurant (Class A3) with associated car parking, access and landscaping, with reconfiguration and refurbishment of customer car park serving retail park - Outline Application at St James Retail Park, Towcester Road
N/2004/1117 Refurbishment of existing retail park including subdivision of unit 2 and extension of unit 5 to create a new unit, with reconfiguration of car parking and landscaping at St. James Retail Park, Towcester Road
N/2004/1118 Use of land for open vehicle storage de-pollution and crushing (retrospective) – NCC Application at 14A Martins Yard, Spencer Bridge Road
N/2004/1124 Erection of new four/five storey block of apartments and conversion of existing buildings to residential units at Northern Portion of former St Edmunds Hospital, Wellingborough Road
N/2004/1125 Erection of new four/five storey block of apartments at Northern Portion of former St Edmunds Hospital, Wellingborough Road
N/2004/1133 C/U to veterinary surgery (Use Class D1) at Little Chef, Upton Way
N/2004/1140 Erection of 3no. dwellings and garages – Outline Application at 76 Church Way, Weston Favell
N/2004/1149 Demolition of existing buildings and erection of new buildings for use within Classes B1(c) light industrial, B2 general industrial and B8 warehousing/distribution totalling 20,810sq meters – outline application at ABP Abattoir, Northampton Road, Blisworth
N/2004/1153 Conversion to 3no. 2 bedroom apartments at 2 Overstone Road
N/2004/1174 Single storey rear extension (part retrospective) at 22 Home Farm Close, Little Billing
N/2004/1175 C/U to car bodywork repairs at 3 Hartburn Close, Crow Lane Ind Est
N/2004/1200 C/U to care home and single storey side extns at 10 Repton Road
N/2004/1218 Application under Section 73 to vary condition no.8 of planning permission 95/0277 and condition no.1 (iii) of planning permission 96/0118 relating to safeguarding of land for future possible rail link at Gowerton Road, Brackmills Ind Est
N/2004/1225 C/U to light industrial and warehousing (use Classes B1 and B8) at 68 Bunting Road
N/2004/1229 C/U to office accommodation – NCC Application at 52-56 Hazelwood Road
N/2004/1235 Partial change to duel use as youth club at Victoria Park Changing Rooms, St James
N/2004/1251 C/U to mixed use of car park and siting of storage containers at land adjoining 2 Ashburnham Road
N/2004/1258 Removal of existing garage and formation of 21 no. flats at Duston garage, Peveril Road
N/2004/1271 Construction of six tennis courts with clubhouse, access road and parking at part of former Cherry Orchard Middle School site, Wellingborough Road
N/2004/1275 C/U to café and telephone centre at ground floor 2 Clare Street

NEW APPLICATIONS

N/2004/1298 Proposed residential development of 3no. detached houses and garages together with new access road - outline application at land adjacent to Wootton Hill Farm East Hunsbury
N/2004/1310 Conversion to 5 no. flats incorporating side extension along ST. Edmunds Road AT 2-4 Denmark Road
N/2004/1315 Change of use from retail to office at 75A Abington Street
N/2004/1316 Renewal of existing planning permission N/2001/1042 for the retention of a modular building for use as nursery/after School Provision at Headlands Primary School Bushland Road
N/2004/1330 Erection of single storey units for the repair, service and MOT of vehicles with 24 hour breakdown and recovery service at land off Kettering Road North
N/2004/1375 Demolition of existing buildings and proposed new retail, leisure and entertainment facilities adjacent To Willow Lake at Billing Aquadrome Crow Lane Little Billing
N/2004/1359 Alteration and extension to existing building, new warehouse including mezzanine, use for...
Classes B1 (business), B2 (general industrial) and B8 (storage and distribution), together with external works, car parking and new access at Thomas Wilson House Tenter Road Moulton Park industrial estate

N/2004/1374 Change of use from residential letting to a day nursery at 91-93 Chalcombe Avenue

N/2004/1375 Conversion of part ground floor, part basement and first, second and third floors to residential to form 10 no. apartments. Part basement and part ground floor to remain as office use at 32-36 Hazelwood Road

N/2004/1383 Erection of new residential care home at 25-33 Berrywood Road