NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Wednesday, 27 April 2005

PRESENT: Councillor Robinson (Chair); Councillor Flavell (Deputy Chair); Councillors Crake, Edwards, Hoare, Malpas, Markham, Mason, McCutcheon and Yates

1. APOLOGIES

Apologies for absence were received from Councillor Evans.

2. MINUTES

Subject to the addition of Councillor Malpas’ declaration of a personal, non-prejudicial interest regarding application N/2004/0955, the minutes of the meeting held on 30 March were agreed and signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

RESOLVED:

(1) That Mark Craddock and Councillor Woods be permitted to address the Committee regarding application N/2004/1812 – land at former Northampton Middle School and Green Oak Lower School, land off Bective Road.
(2) That Peter Springett be permitted to address the Committee regarding application N/2005/0366 – land at junction of Bedford Road and Liliput Road.
(3) That Mr Symes be permitted to address the Committee regarding application N/2005/0030 – St Andrews Street / Broad Street.
(4) That Kevin Stoney and Abass Hireso be permitted to address the Committee regarding application N/2005/0245 – Arnold House, 56 Lorne Road.
(5) That Rod Kilsby be permitted to address the Committee regarding applications N/2005/0258 and 0259 (CA) – 18/20 Kingsley Road.
(6) That Mrs L Dockerty, David Doyle, Ms Allen and Mr Sayers be permitted to address the Committee regarding application N/2005/0262 – Unit 1, Cranbrook Road, Kingsthorpe Hollow.
(7) That Alan Bodfish and Rod Kilsby be permitted to address the Committee regarding application N/2005/0284 – 17 Reedhill.
(8) That Councillor Tavener be permitted to address the Committee regarding application N/2005/0327 – 38A Main Road, Duston.
(9) That Mr B Ghaman be permitted to address the Committee regarding application N/2005/0328 – 25 St Leonards Road.
(10) That Mr Howard, Kate Syree and Mr Stock be
permitted to address the Committee regarding applications N/2005/0332 and 0333 (LB) – 3 Gray Street.

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

RESOLVED: That the determination of the following item, which was considered by the Chair to be a matter of urgency because of the undue delay if consideration of it was delayed, be as follows:

(A) AFFORDABLE HOUSING

RESOLVED: That this item be considered in Private on the grounds that there was likely to be a disclosure to them of such categories of exempt information as defined by Section 100(1) of the Local Government Act 1972.

5. LIST OF CURRENT APPEALS AND INQUIRIES

The Head of Planning, Transportation and Regeneration submitted a List of Current Appeals and Inquiries and elaborated thereon.

Members were informed of decisions reached by Inspectors appointed by the Secretary of State regarding two applications:

- N/2004/0461 – Gough Lane, Main Road – Appeal allowed.
- N/2004/0203 – St James Retail Park – Appeal dismissed.

RESOLVED: That the List and 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/2004/1724 - 61-63 CHURCH WAY (OUTLINE APPLICATION)

The Head of Planning, Transportation and Regeneration submitted a report outlining the outline application for new access and siting for two building plots for bungalows at 61-63 Church Way, Weston Favell, and elaborated thereon, referring to the amendments to conditions 11 and 12, as contained in the Addendum, which was circulated at the meeting.
RESOLVED: That the application be approved as shown in the Decision List attached.

(B) N/2004/1812 - LAND AT FORMER NORTHAMPTON MIDDLE SCHOOL AND GREEN OAK LOWER SCHOOL LAND OFF BECTIVE ROAD (OUTLINE APPLICATION)

The Head of Planning, Transportation and Regeneration submitted a report outlining the outline application for a residential development at land off Bective Road (part of former Northampton Middle School and Green Oaks Lower School site), and elaborated thereon, referring to the amendment of condition 7 and additions to the obligations to be secured by a legal agreement, as stated in the Addendum circulated at the meeting.

Mark Craddock addressed the Committee, expressing concern at the deterioration of the area since the closure of the two schools. He commented that the land should be used to provide better facilities for the existing community instead of being sold and therefore removed from community ownership, asserting that there was enough land to build a new school, community centre and have adequate playing fields for the local community.

He also expressed concern at the traffic implications of these proposals.

Councillor Woods addressed the Committee, as Ward councillor, commenting that nearby roads are too narrow to accommodate the extra traffic accessing the proposed entrance to the new school. He asserted that there should be a separate entrance and exit to accommodate school traffic.

He added that the current playing fields were regularly used by young people and that the proposals did not provide a suitable alternative.

RESOLVED: That the application be refused, contrary to officers’ recommendations due to a lack of public open space, as shown in the Decision list attached.

(Councillors Edwards, Mason and McCutcheon each declared a personal interest, which each considered to be non-prejudicial, and so all remained to consider, discuss and vote on the above.)

(C) N/2005/0219 - LAND EAST OF UPTON WAY, SOUTH OF WALTER TULL WAY, WEST OF STORTON PITS

The Head of Planning, Transportation and Regeneration submitted a report outlining proposals for a residential, integrated Primary Care Trust Centre, open space and associated access road (outline application) at land east of Upton Way, south of Walter Tull Way and west of Storton’s pits, and elaborated thereon, referring to the amendments to conditions 17 and 21 and the deletion of a contribution to public transport facilities which was to be secured by a legal agreement, as contained in the Addendum circulated at the meeting.

RESOLVED: That the application be approved in principle subject to:
1. The prior finalisation of a legal agreement to secure:
   - Provision of 35% on-site affordable housing
   - Contribution to educational facilities
   - Provision of public open space and play equipment and its maintenance
2. The objections of the Environment Agency being addressed; and
3. Conditions as shown in the Decision List attached.

(D) N/2005/0356 - 2-10 THENFORD STREET (OUTLINE APPLICATION)

The Head of Planning, Transportation and Regeneration submitted a report outlining proposals for a residential development (outline application) at 2-10 Thenford Road, and elaborated thereon, referring to the amendment to condition 11, as contained in the Addendum, which was circulated at the meeting.

Members requested the addition of a further condition to ensure the retention of the façade of the original building.

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

(E) N/2005/0366 - LAND AT JUNCTION OF BEDFORD ROAD AND LILIPUT ROAD, BRACKMILLS

The Head of Planning, Transportation and Regeneration submitted a report outlining the application for the development of industrial starter units, warehousing, lorry compound and workshops with associated offices and facilities at land at the junction of Bedford Road and Liliput Road, Brackmills, and elaborated thereon.

Peter Springett, representing English Partnerships, addressed the Committee, thanking officers for their work in this application. He reported that this application was one of a series of applications making up the brownfield initiative, developed in conjunction with Northampton Borough Council. He asserted that the proposals for this site fitted in with the surrounding infrastructure and provided an opportunity for the partner company to expand in a competitive industry.

RESOLVED: That a Members’ site visit be arranged, as recommended.

10. SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION

The Head of Planning, Transportation and Regeneration submitted 15 reports, outlining various proposals, and elaborated thereon.

Mr Symes was not present when invited to address the Committee regarding application N/2005/0030 – St Andrews Street / Broad Street.

Kevin Stoney addressed the Committee regarding application N/2005/0245 – Arnold House, 56 Lorne Road. He expressed concern at the proposed operating hours of the proposed community centre, and the noise, traffic and parking implications that the proposals would raise.
Abass Hireso also addressed the Committee regarding application N/2005/0245. He assured the committee that users of the Centre would come and go with the utmost respect for neighbouring residents. He stated that he would be willing to adjust the proposed hours of operation to suit neighbours. He added that most clients would visit the Centre by bus or on foot, resulting in a minimal effect on traffic and parking. He also stated that the application had the support of the local MP.

Rod Kilsby addressed the Committee regarding applications N/2005/0258 and 0259 – 18/20 Kingsley Road, stating that the proposals were sympathetic to the existing building and respects the boundary with the neighbouring property. There would be no detrimental effects on neighbouring properties. He added that the facility provides high quality residential care and is used by Northamptonshire County Council’s Social Services Department.

Mrs L Dockerty addressed the Committee regarding application N/2005/0262 – Unit 1 Cranbrook Road, Kingsthorpe Hollow. She commented that Cranbrook Road had become more noisy and polluted in recent years and that local children had difficulty getting safely to nursery and school. Road humps and other traffic calming measures had not improved things; HGVs used the road regularly and people were double-parking, making the road much more congested. She added that she would like a ban on all future development in the area.

David Doyle also addressed the Committee regarding application N/2005/0262, questioning the accuracy of the details submitted in the application, specifically the details regarding the parking area. He commented that the area could accommodate only 5 or 6 vehicles, and there was insufficient turning room for lorries, so cars have to be moved to enable the delivery vehicles to leave the site.

Ms Allen addressed the Committee regarding application N/2005/0262. She stated that most of the company’s business (trade counter, warehouse and storage) would be conducted inside, which would keep noise to a minimum. The proposals would reduce the unit’s operating hours, most customers would be using trade vehicles, and it was anticipated that there would be 50-80 customers and approximately 15 deliveries per day. She added that there were 14 off-road parking spaces, and the change of use would benefit local residents.

Mr Sayers also addressed the Committee regarding application N/2005/0262, expressing concern at the level of objection to this application. He commented that the proposals would mean more private vehicles rather than commercial vehicles. Cars would be driven into the building and there would be enough spaces for parking. He requested that the application be approved.

Alan Bodfish addressed the Committee regarding application N/2005/0284 – 17 Reedhill. He commented that the drawing submitted for this application shows walls very different to those actually built. Photographs submitted with the application show properties over 2 miles away. He asserted that the wall is overbearing and intimidating, it has no security merits and near collisions had occurred because of restricted vision.

Rod Kilsby also addressed the Committee regarding application N/2005/0284 apologising, on behalf of his clients, for the amendments submitted. He commented
that he felt that the amendments enhanced the local area, and added that there had been no objections from the Highways Officers.

Councillor Tavener addressed the Committee, as Ward Councillor, regarding application N/2005/0327 – 38a Main Road, Duston. She commented that she supported the officers’ recommendation, adding that the previous decision had been changed on appeal. She asserted that this was a good business in the wrong place and that there had been significant problems since the appeal had been upheld, including lack of rear access resulting in a large bin being placed on the pavement at the front to the building. She also stated that she had no confidence in the owners abiding by the conditions attached to any consent.

Mr B Ghaman addressed the Committee regarding application N/2005/0328 – 25 St Leonard’s Road, commenting that there were several off-licences in the area, but no restaurants, so the area needed one. In light of planned developments in the Old Towcester Road and Ransome Road area, a restaurant in walking distance would be useful for new residents.

Kate Syree addressed the Committee regarding applications N/2005/0332 and 0333 (LB) – 3 Gray Street. She stated that she was afraid to sit in her garden after an incident that involved flying debris from the roof of the application site. She added that if the redevelopment was permitted, she would like the relevant windows of her house re-appointed. She was aware that redevelopment would result in more demand for parking, but felt it was necessary for something to be done with the former factory building.

Mr Stock also addressed the Committee regarding applications N/2005/0332 and 0333 (LB). He stated that, as the owner of the building, he wanted it to remain intact, but convincing a developer to take the project on was problematic. Regarding parking, he commented that there was a demand for parking when the factory was operational, so use by residents would make no difference. He added that the building was Listed and therefore needed protection.

RESOLVED:  

(2) That application N/2005/0332 be approved in principle, subject to appropriate conditions, as identified by officers and a legal agreement to secure a contribution towards sustainable transport, contrary to officers’ recommendations, as shown in the Decision List attached.

(3) That applications N/2005/0245, N/2005/0327, N/2005/0328 and N/2005/0346 be refused as shown in the Decision List attached.

(4) That application N/2005/0284 be refused, contrary to officers’ recommendations due to the negative visual impact on the visual amenity and on the character of the area, as shown in the Decision List attached, and that the Chief Solicitor be authorised to instigate legal
proceedings.

(5) That application N/2005/0333 be delegated to officers as recommended.

(6) That application N/2005/0262 be deferred pending a Members’ site visit.

(7) That the withdrawal of application N/2005/0248 be noted.

(The Chair declared a personal interest regarding applications N/2005/0258 and 0259 (CA), which he felt to be prejudicial and so left the room for the duration of the item. The Deputy Chair assumed the Chair for the duration of this item.)

(The Chair and Councillor B Hoare each declared a personal interest regarding application N/2005/0284, which neither considered to be prejudicial, and so remained and participated in the discussion and voting thereon.)

11. ENFORCEMENT MATTERS

(A) 38A MAIN ROAD, DUSTON

The Head of Planning, Transportation and Regeneration submitted a report outlining the situation regarding the non-compliance with the Breach of Condition Notice No 3/2003 at ‘Taste of Spice’, 38a Main Road, Duston, and elaborated thereon.

RESOLVED: That the Chief Solicitor be authorised to instigate prosecution proceedings should the non-compliance persist.

(B) UNIT 1 HORSELY ROAD

The Head of Planning, Transportation and Regeneration submitted a report outlining the situation regarding the non-compliance with Enforcement Notice No 02/2004 at Unit 1 Horsley Road, and elaborated thereon.

RESOLVED: That the Chief Solicitor be authorised to instigate prosecution proceedings in respect of the non-compliance with Enforcement Notice No 02/2004.

12. OTHER REPORTS

(A) CHANGES OF USE OF BUILDINGS AND LAND - THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987 (CIRCULAR 3/05)


RESOLVED: That the report be noted.

(B) CONSULTATION PAPER ON THE PLANNING CONTROL OF MEZZANINE AND OTHER INTERNAL FLOOR SPACE ADDITIONS

The Head of Planning, Transportation and Regeneration submitted a report regarding the consultation paper on the Planning Control of Mezzanine and other internal floor space additions, and elaborated thereon.
RESOLVED: That a response based on the considerations outlined in the report submitted be forwarded to the Office of the Deputy Prime Minister as recommended.

(C) THE TOWN AND COUNTRY PLANNING TEMPORARY STOP NOTICE (ENGLAND) REGULATIONS 2005

The Head of Planning, Transportation and Regeneration submitted a report outlining the Town and Country Planning (Temporary Stop Notice) (England) Regulations 2005 and elaborated thereon, advising that Full Council will need to consider delegating the power, rather than the Executive as stated in the report.

RESOLVED: (1) That the report and the provision of Temporary Stop notices be noted; and
(2) That Full Council considers granting delegated authority to the Corporate Directors or the Chief Solicitor to serve Temporary Stop Notices where a breach of planning control has occurred.

(D) DEED OF VARIATION TO S106 AGREEMENT AT FORMER ST CRISPINS HOSPITAL SITE

The Head of Planning, Transportation and Regeneration submitted a report regarding the Deed of Variation to the Section 106 agreement at the former St Crispins Hospital site, and elaborated thereon.

RESOLVED: That a Deed of Variation to the original Section 106 agreement at the former St Crispins Hospital site be agreed, confirming that only a primary school is required, that the surplus land be retained by the developer and that this land will then fall within the terms of the original outline planning permission (97/0566) and the Section 106 agreement.

(E) HIGH HEDGES

The Head of Planning, Transportation and Regeneration submitted a report informing Members of the details of Part 8 of the Anti-Social Behaviour Act 2003, which gives local authorities in England and Wales new powers to deal with complaints regarding high hedges, and elaborated thereon.

RESOLVED: That the report be noted.

(F) STREET NAMING: NEW ROAD OFF BLISWORTH CLOSE

The Head of Planning, Transportation and Regeneration submitted a report informing Members of the naming of the new road off Blisworth Close as ‘Braunston Close’.

RESOLVED: That the report be noted.
13. LISTS OF DELEGATED APPLICATIONS

(A) LIST OF DELEGATED APPLICATIONS APPROVED
The Head of Planning, Transportation and Regeneration submitted a List of Delegated Applications Approved during the period 3 to 30 March 2005 for Members’ information.

RESOLVED: That the report be noted.

(B) LIST OF DELEGATED APPLICATIONS REFUSED
The Head of Planning, Transportation and Regeneration submitted a List of Delegated Applications Refused during the period 3 to 30 March 2005 for Members’ information.

RESOLVED: That the report be noted.

14. LIST OF DEFERRED APPLICATIONS
The Head of Planning, Transportation and Regeneration submitted a List of Deferred Applications for Members’ information.

Members were informed that the agreements regarding applications N/2004/1104 – Unit 2, former Manfield Shoe Factory and N/2004/1545 – 30/32 Kingsley Road had been completed.

RESOLVED: That the report and positions 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.

16. MATTER OF URGENCY - AFFORDABLE HOUSING
Further to discussions held at the last meeting, the Head of Planning, Transportation and Regeneration reported on a letter received regarding the development of part of the former Timken site.

RESOLVED: That, subject to estimates of affected affordable housing not being wildly different to the given estimate of 40-70, the Planning Committee will not seek retrospective application of the revised Affordable Housing policy.

APRILPLANLIST
DEFER LISTAPRIL1

<TRAILER_SECTION>
The meeting concluded at 9:55 pm
Application No: N/2004/1724  
Location: 61-63, Church Way, Weston Favell  
Proposal: New access and siting for two building plots for bungalows. (Outline application)

APPROVAL subject to conditions and for the following reason:

The application involves the development of a brownfield site in a residential area for residential purposes and is acceptable following consideration of Policies GS2, GS4, GS5, GS6, H1, H2, H6, and H7 of the Northamptonshire County Structure Plan and Policies H6, H10, H12, H15, T17, E20, and E40 of the Northampton Local Plan.

(1) Approval of the details of the design and external appearance of the buildings, and the landscaping of the site ("the reserved matters") shall be obtained from the Local Planning Authority in writing 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) 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 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.

(5) Approval of the above reserved matters shall be for two single storey dwellings only.

Reason: To define the permission.

(6) 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.
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.

All trees shown to be retained in the approved plans shall be protected for the duration of the development by (a) stout fence(s) to be erected and maintained on (an) alignment(s) 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 on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality.

All hedges within the site are to be retained and protected by stout fencing during construction work. Details of the means of their protection shall be first submitted to and agreed in writing by the Local Planning Authority prior to any work commencing on the site and thereafter implemented in accordance with the approved scheme. The hedges are to be subsequently retained unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interest of visual amenity and to retain the character of the area.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no dormer windows shall be constructed in the roof of the dwelling hereby permitted without the prior written consent of the Local Planning Authority.

**Reason:** To safeguard the privacy of nearby residents.

Full details of the proposed surface treatment of all 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 and carried out in accordance with the approved details.

**Reason:** To secure a satisfactory standard of development.

Notwithstanding the submitted detail, a plan to show the drive and turning circle arrangement shall be submitted to and approved in writing by the Local Planning Authority concurrently with the reserved matters. The driveway shall be a minimum width of 3.7 metres. Work shall be carried out in accordance with the approved details, prior to occupation of the properties.

**Reason:** In the interests of highway safety and to enable the development to be accessed by a fire appliance.
Application No: N/2004/1794
Location: Conversion and extension of existing building to form 7no. flats and parking area
Proposal: 8-16 Clare Street

APPROVAL subject to conditions and for the following reason:

Although the site is identified as an existing business area in the Northampton Local Plan the principle of residential development is considered acceptable in this location. The design, density and layout of the scheme is considered acceptable in accordance with the Development Plan, particularly Policies E20, E21, H7, H12, H15, H17, H20 and 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) Notwithstanding the details submitted, full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the building 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.

(3) The accommodation shall be used solely in accordance with the approved drawing(s), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that a satisfactory standard and layout of accommodation is provided in the interests of the amenity of occupants and nearby residents.

(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) The parking spaces as shown on the submitted plan shall be laid out and marked out prior to the occupation of the flats hereby permitted and retained thereafter.

Reason: In the interests of highway safety.

(6) Prior to development commencing the applicant shall assess the Noise Exposure Category(ies) of the site due to its exposure to transportation noise. This must take into account, where appropriate, roads and railways that may not be immediately adjacent to the site and the likely growth of traffic over the next 15 years. Where facades or floors do not fall into NEC A, a noise insulation scheme, which will require the provision of mechanical ventilation shall be submitted for approval by the Local Planning Authority and implemented prior to the properties being occupied.

Reason: To protect the enjoyment of future occupiers of their dwellings.
(7) Full details of the proposed balconies 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 safeguard the privacy of nearby properties.

(8) Unless otherwise agreed in writing by the Local Planning Authority, the first and second floor western bedroom windows shall be glazed with obscured glass before the development hereby permitted is first occupied and thereafter retained in that form at all times.

Reason: To safeguard the privacy of the adjoining property.

(9) Unless otherwise agreed in writing by the Local Planning Authority, 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 as such.

Reason: To ensure the provision and retention of dwellings suitable for use by people with disabilities in accordance with local plan policy.

(10) Unless otherwise agreed in writing by the Local Planning Authority and notwithstanding the details shown on the approved drawings, the hall and bathroom windows shown in the eastern elevation shall not be installed and be removed from the development.

Reason: To ensure that the potential future redevelopment of the parcel land to the north and east of the site is not unduly fettered by the development hereby permitted.

(11) Notwithstanding the details shown on drawing no. 1739/1C prior to the commencement of development further details of vehicular access shall be submitted to and approved in writing by the Local Planning Authority including a 2m x 20m visibility splay, 5m wide entrance and associated alterations to the existing vehicle crossover. The approved details shall be implemented concurrently with the development and fully completed prior to the first occupation of the dwellings hereby permitted.

Reason: In the interests of highway safety and the freeflow of traffic.

(12) Parking space no. 2 shown on drawing no.1739/1C shall be marked and reserved for use by people with disabilities.

Reason: To ensure the provision of adequate facilities for people with disabilities.

Application No: N/2004/1812
Location: Land off Bective Road (part of former Northampton Middle School and Green Oaks Lower School site)
Proposal: Residential development - outline application

REFUSAL for the following reason:

(1) The proposals will result in the loss of recreational open space in an area where there is an identified shortfall of provision and which will not be adequately replaced within the new development contrary to Policies H7 and L2 of the Northampton Local Plan.
Application No: N/2005/30
Location: Land at St Andrews Street/Broad Street
Proposal: Residential development including creche and live/work units with landscaped areas and car parking (Approval of reserved matters)

APPROVAL subject to conditions and for the following reason:

The principle of residential development with crèche and live/work units was established under the outline permission. The details are considered acceptable in terms of impact and relationship to adjacent properties and the general streetscene in accordance with Policy N6 of the Northamptonshire County Structure Plan and Policies H7, H20 and D18 of the Northampton Local Plan.

(1) 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. 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.

(2) Precise details (elevations) of facilities for the secure and covered parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced, provided prior to the development being first brought into use and thereafter maintained.

Reason: To ensure the provision of adequate facilities.

(3) Precise details (elevations) of the refuse stores shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced, provided prior to the development being first brought into use and thereafter maintained.

Reason: To ensure the provision of adequate facilities.

(4) If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with.

Reason: To ensure that the site is properly decontaminated.

Application No: N/2005/219
Location: Land East of Upton Way, South of Walter Tull Way and West of Storton’s Pits
Proposal: Residential, Integrated Primary Care Trust Centre, Open Space and Associated Access Road (Outline Application)

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

The proposed development would bring previously developed land into more efficient use through the provision of a new health care facility for the benefit of the community and new dwellings as part of the wider Joint Initiative regeneration programme without prejudice to
the potential designation of the Sixfields area as a District Centre. The development would not harm other interests of acknowledged importance and accords with the Policies of the Development Plan and the aims / objectives of government policy.

(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 from the Local Planning Authority in writing 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.

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

(4) Unless otherwise agreed in writing by the Local Planning Authority the total floorspace of the integrated care centre / primary health care facility development hereby permitted shall not exceed 2,500m² gross in area.

Reasons: For the avoidance of doubt and to allow the Local Planning Authority to consider the implications of a larger building / use at the site.

(5) Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use before the development permitted by planning permission N/2004/496 (for the Southern Development Link Road (SDLR) and the Ross Road Spur Link (RRSL) has been fully implemented and these highways are made available for use by the public.

Reason: In the interests of highway safety and the free flow of traffic and to ensure adequate / suitable access to the site.

(6) Unless otherwise agreed in writing by the Local Planning Authority, the submission of reserved matters shall include the provision of secure and safe cycle parking for the development hereby permitted.

Reason: To ensure the provision of adequate cycle facilities to promote the use of modes of transport other than the private car.

(7) Prior to the commencement of development a detailed scheme assessing the Noise Exposure Category(ies) (NEC) of the site resulting from its exposure to transportation noise shall be submitted to and approved in writing by the Local Planning Authority. The scheme must take into account, where appropriate, Roads or Railways that may not be immediately adjacent to the site and the likely growth of traffic over the next 15 years.

Reason: To protect occupants for the development from excessive noise in the interests of amenity.
Pursuant to the approved NEC scheme (condition 7), a scheme to protect the site where noise exposure exceeds NEC A shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall include a site plan showing the position, type and height of the proposed noise protection measures together with the resultant NEC(s) for the site; where noise protection measures for the site are impractical or do not reduce the NEC for all amenity areas, all facades or all floors of the proposed dwellings to NEC A the plan shall clearly indicate the site layout and the predicted NEC for all facades; and where facades or floors do not fall into NEC A a noise insulation scheme including mechanical ventilation shall be required. The approved scheme shall be implemented concurrently with the development to which it relates and completed prior to its first occupation.

**Reason:** To protect occupants for the development from excessive noise in the interests of amenity.

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.

Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development in relation to the Southern Development Link Road 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 visual amenity.

Unless otherwise agreed in writing by the Local Planning Authority (LPA), prior to the commencement of the development a scheme for the re-routing of Footpath HW5 through or around the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the first use of the development hereby permitted and maintained thereafter.

**Reason:** to ensure appropriate re-routing of the right of way in the interests of amenity and to promote non-car modes of transport.

Unless otherwise agreed in writing by the Local Planning Authority, the “C1 site” identified on the approved drawings shall be used for an integrated care centre / primary health care facility 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 retained by the Local Planning Authority.

(13) A detailed scheme for the control and prevention of on-street parking (associated with football matches or other events held at the Sixfields Stadium) within the site shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, the approved scheme shall be fully implemented prior to the occupation of any of the residential units hereby permitted and retained thereafter.

Reason: To reduce the risk of on-street parking in the interests of residential amenity, and to promote the use of modes of transport other than the private motor car.

(14) Unless otherwise agreed in writing by the Local Planning Authority, the submission of reserved matters shall reflect the proposed land uses and zoning thereof shown on drawing CBBADL221/SWSF/04A.

Reason: For the avoidance of doubt and to allow the Local Planning Authority opportunity to consider the implications of different land use zoning / siting and area sizes and in the interests of flood prevention.

(15) A minimum of 10% of all of the residential units hereby permitted shall be available for people with disabilities and constructed to the Local Planning Authority mobility housing standards and thereafter maintained.

Reason: To ensure adequate provision is made for people with disabilities in accordance with Local Plan Policy.

(16) Full details of the proposed surface treatment of all roads, access and parking areas, footpaths, cycleways and private drives, including their gradients shall be submitted to and approved by the Local Planning Authority prior to the commencement of development.

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

(17) Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of the development a scheme for the provisions of two bus stops, with one bus shelter, located on the Walter Tull Way and pedestrian crossings thereto shall be submitted to and approved in writing by the LPA. The approved scheme shall be fully implemented prior to the first use of any part of the development hereby permitted and maintained thereafter.

Reason: To ensure provision of adequate facilities for sustainable development.

(18) Notwithstanding the provisions of the Town and country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no gates, walls, fences or any other means of enclosure shall be erected or constructed without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity.

(19) Provision for the secure storage of refuse shall be submitted concurrently with reserved matters applications.

Reason: To secure the satisfactory provision of refuse storage.
(20) Prior notice shall be given to the Local Planning Authority's nominated archaeologists (Northamptonshire County Council, Built and Natural Environment, PO Box 163, County Hall, Northampton NN1 1AX) of the exact date on which it is proposed that construction of the development hereby permitted is to begin. During the construction period representatives of The Built and Natural Environment of Northamptonshire County Council, shall be allowed access to the site in order to observe and inspect all excavation works and record all findings of archaeological interest. If required they shall be allowed to excavate such remains, provided that this shall not interfere unreasonably with the progress of the development.

Reason: In the interests of archaeological research.

(21) Unless otherwise agreed in writing by the Local Planning Authority, the pedestrian crossing of the proposed access road to the proposed public open space shown on drawing no. CBB/ADL/233/P6C shall be fully implemented prior to the first occupation of any of the residential development hereby permitted.

Reason: To ensure provision of adequate safe links to the open space area in the interests of amenity.

(22) Unless otherwise agreed in writing by the Local Planning Authority, the footway link from the proposed access road and Duston Mill Lane shown on drawing CBB/ADL/223/P6C shall be a combined cycle and pedestrian link and shall be implemented concurrently with the development hereby permitted in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure provision of adequate safe links for pedestrians and cyclists to promote sustainable modes of transport.

(23) Unless otherwise agreed in writing by the Local Planning Authority none of the buildings hereby permitted shall be more than 3 storey.

Reasons: For the avoidance of doubt and to allow the Local Planning Authority to consider the implications of taller buildings at the site.

Application No: N/2005/245
Location: Arnold House, 56 Lorne Road
Proposal: Change of use from office to community centre

REFUSAL for the following reason:

The proposed change of use represents an over intensive use of the site, likely to result in noise disturbance at a scale detrimental to the amenity of residents and occupiers of nearby premises contrary to Policies H19 and L14 of the Northampton Local Plan.

Application No: N/2005/258
Location: 18-20 Kingsley Road (Kingsley Nursing Home)
Proposal: Demolish rear single storey of building and erection of ground and first floor rear extensions.

APPROVAL subject to conditions and for the following reason:

The siting design and appearance of the extensions and their impact on residential amenity are acceptable in accordance with Policy E20 of the Northampton Local Plan.
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.

The external walls and roof of the extensions shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

**Reason:** In the interests of visual amenity to ensure that the extension harmonises with the existing building.

**Application No:** N/2005/259 (Conservation Area Consent Application)
**Location:** 18-20 Kingsley Road (Kingsley Nursing Home)
**Proposal:** Demolish rear single storey of building and erection of ground and first floor rear extensions.

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

The demolition of a small part of the ground floor would not have an adverse effect upon the character of the Kingsley Conservation area in accordance with the advice contained in PPG15 (Planning and the Historic Environment).

(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/2005/284
**Location:** 16 Reedhill
**Proposal:** Front boundary wall and gates (retrospective)

**REFUSAL** for the following reason:

(1) The proposed development, by reason of its overall size and design would be out of keeping and scale with the general open plan character of the street scene and therefore detrimental to the appearance of the locality contrary to Policy E20 of the Northampton Local Plan.

**Application No:** N/2005/327
**Location:** 38A Main Road, Duston
**Proposal:** Variation of condition No.5 of planning permission N/2002/0734 to allow hot food takeaway and delivery of hot food

**REFUSAL** for the following reasons:

(1) The proposed hot food takeaway and delivery of hot food use, by reason of the nature of the use proposed combined with the site's location close to three road junctions and a pedestrian crossing, would lead to circumstances prejudicial to the freeflow of traffic and highway safety at a dangerous location contrary to Policy R9 of the Northampton Local Plan.

(2) The proposed hot food takeaway and delivery of hot food use, by reason of the nature of the use proposed combined with the site's proximity to residential property, would be give rise to noise, litter and general disturbance harmful to the amenity of neighbouring
properties and the area as a whole contrary to Policy R9 and H20 of the Northampton Local Plan.

Application No: N/2005/328
Location: 25 St Leonards Road
Proposal: Change of use from off licence to restaurant (Class A3) together with rear extension

REFUSAL for the following reason:

(1) The proposed change of use, by reason of the resultant loss of a retail unit combined with existing non-retail uses, would result in an excessively high proportion and over-concentration of food and drink uses in this part of the Far Cotton District Centre to the detriment of the retail character and function of the District Centre. The proposal is therefore contrary to Policy R9 of the Northampton Local Plan.

Application No: N/2005/332
Location: 3 Gray Street
Proposal: Conversion of former factory into 8 No. residential units

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

(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.

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

(3) The bin and cycle stores shown on the approved plan shall be constructed and available for use prior to occupation of the flats and maintained thereafter.

Reason: To ensure adequate cycle and refuse facilities.

(4) Details of a secure entry system shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, implemented prior to occupation of the flats hereby permitted and retained thereafter.

Reason: In the interests of personal security.

(5) The accommodation shall be used solely in accordance with the approved drawing(s), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that a satisfactory standard and layout of accommodation is provided in the interests of the amenity of occupants and nearby residents.

(6) The lower 16 lights in all of the windows (except those on the front elevation) shall be frosted in accordance with details approved in writing by the Local Planning Authority, prior to the first occupation of the flats. The windows shall remain frosted in accordance with the
approved details thereafter unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To safeguard the privacy of the adjoining property.

Application No: N/2005/346  
Location: Land to rear of Barratts Factory, Kingsthorpe Road  
Proposal: Erection of car wash centre for a temporary 5 year period

**REFUSAL** for the following reasons:

(1) The proposal would result in a piecemeal development which would prejudice the comprehensive redevelopment of an existing business area resulting in potential loss of benefits to the local community and employment opportunities contrary to Policy B14 of the Northampton Local Plan.

(2) By reason of its siting and design the proposed car wash centre would represent a visually intrusive feature within the curtilage of a listed building contrary to Policies E23 and E25 of the Northampton Local Plan.

Application No: N/2005/350  
Location: Halfords, Weedon Road  
Proposal: Change of use of the MOT and servicing area to be incorporated within the existing retail warehouse selling primarily car, motorcycle and cycle components and associated products

**APPROVAL** subject no conditions and for the following reason:

The use of the remaining part of the building for restricted retail purposes is acceptable and shall not have a detrimental effect upon the vitality and viability of nearby retail centres in accordance with Policies R2, R3 and 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) The premises shall be used for selling primarily car, motorcycle and cycle components and associated products and for no other purpose (including any other purpose in Class A1 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:** As a general retail use is not acceptable in this location.

Application No: N/2005/412  
Location: Land at Police HQ Wootton Hall  
Proposal: Change of use from Police HQ curtilage to residential gardens

**APPROVAL** subject no conditions and for the following reason:

The proposal would bring under-used land into better use without harm to interests of acknowledged importance in accordance with Development Plan Policy.

(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) Notwithstanding the details submitted, full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the 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/2005/418
Location: 46-52 Henry Street
Proposal: Conversion of warehouse into 9 No. apartments

APPROVAL subject no conditions and for the following reason:

The proposed conversion would provide an acceptable form of living accommodation without undue detriment to amenities of existing residents or the locality, in accordance with Policy H19 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, including windows, 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.

(3) Rear and side boundaries of the site shall be screened with a brick wall the full details of which shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the flats hereby permitted and retained thereafter.

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

(4) The bin and cycle stores shown on the approved plan shall be constructed and available for use prior to occupation of the flats and maintained thereafter.

Reason: To ensure adequate cycle and refuse facilities.

(5) Details of a secure entry system shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, implemented prior to occupation of the flats hereby permitted and retained thereafter.

(6) Notwithstanding the details submitted visibility splays shall be provided at the vehicular entrance to the site. Full details of the splays shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and the approved details shall be fully implemented prior to the first occupation of the premises.

Reason: In the interests of highway safety.

(7) Notwithstanding the details submitted further details shall be submitted to and approved in writing by the Local Planning Authority in respect of the position of the gates which will
serve the vehicular entrance into the site and the details of the opening mechanism. The approved details shall be fully implemented prior to the first occupation of the premises.

**Reason:** In the interests of both general amenity and Highway safety.

Application No: N/2005/422  
Location: Plots 1 & 2, Malcolm Drive  
Proposal: Two semi-detached dwellings

**APPROVAL** subject no conditions and for the following reason:

The siting, size, and design of the new dwellings and their impact on residential amenity are considered acceptable in accordance with Policies H6, H10, H12 and H15 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) Full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the 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.

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

**Reason:** To safeguard the privacy of adjacent properties.

(5) The windows in the north side elevation shall be glazed with obscured glass before the development hereby permitted is first occupied and thereafter retained in that form at all times.

**Reason:** To safeguard the privacy of the adjacent property.

(6) Notwithstanding the details shown on the approved drawings 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.

(7) 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.
LIST OF DEFERRED APPLICATIONS DETAILED BELOW:

APPROVED IN PRINCIPLE

98/0973 Construction of two bus lay-bys at Pavilion Drive
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/2002/337 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/2003/573 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/2003/1188 Residential redevelopment – Outline Application Land and buildings at Stimpson Avenue/Lea Road/Admitt Road
N/2003/1286 Residential development (flats and houses) - outline application at former Water Works rear of 73-89 Friars Avenue, Delapre
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 Welliborough Road
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/2004/510 Residential, community facilities and associated development, access improvements and retention of operational railway line (outline application) at land off Ransome Road
N/2004/918 C/U to restaurant (Class A3) with erection of rear extension and new front entrance at Vernon Hall, 156 Welliborough Road (Mencap)
N/2004/1071 Refurbishment of listed building including additional floors with new building adjacent providing 130No. residential flats, 2 flexible units, exhibition space and associated parking at 27-29 Guildhall Road
N/2004/1104 C/U from an optician’s (Class A1) to a champagne bar (Class A3) at Unit 2, former Manfield Shoe Factory, Welliborough Road
N/2004/1115 Extension to existing (vacant) D2 leisure unit at St James Retail Park, Towcester Road
N/2004/1117 Refurbishment of existing retail park including subdivision of unit 3 (courts) and extension of unit 5 (Allders) to create a new unit with reconfiguration of car parking and landscaping at St James Retail Park, Towcester 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 site, Welliborough Road
N/2004/1294 Internal and external alterations at Pony Club Stables, Delapre Abbey, London Road
N/2004/1545 Change of use to residential/nursing care for the elderly as an extension to existing adjoining facility at 32 Kingsley Road at 30 Kingsley 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 Welliborough 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/2003/1076 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, Welliborough Road
N/2003/1289 Demolition of factory and erection of new offices and residential apartments at Pearce Leather Works, Welliborough 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, Welliborough 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, Welliborough 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/2004/530 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 Weedon Road and west of Storton’s Pit
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/2004/1200 C/U to care home and single storey side extns at 10 Repton Road
N/2004/1403 Residential development for 24 flats – outline application at 101-103 Berrywood Road
N/2004/1597 20 unit commercial dog boarding kennels at Broad Acres, Bedford Road, Little Houghton
N/2004/1715 Pursuant to outline planning permission 97/0732: A) Approval of all reserved matters for the erection of a warehouse unit for uses within Class A8; and B) Approval in relation to conditions 12 and 14 at Plot 400, Cob Drive, Swan Valley
N/2004/1718 Internal and external alterations and conversion to mixed use development of 9no. office units and 20 flats (Class C3) at former Angel Hotel, 21-23 Bridge Street
N/2004/1719 Internal and external alterations and conversion to mixed use development of offices (Class A2) and 20no. flats (Class C3) at former Angel Hotel, 21-34 Bridge Street
N/2005/144 Residential development of 103no. units at Area E. St Crispin Hospital site, Duston
N/2005/219 Residential integrated primary care trust centre at land east of Upton Way, south of Walter Tull Way, west of Storton Pits, Upton
N/2005/263 Erection of pair of semi-detached dwellings at land adjacent to 129 Malcolm Drive
N/2005/277 Erection of 20No. two bedroom flats at land rear of 81 Station Road, GreatBilling
N/2005/285 Demolition of disused church and erection of 6No. houses (3no. semi-detached) at St Margaret’s Gardens, Dallington
N/2005/332 Conversion of former factory into 8No. residential units at 3 Gray Street
N/2005/333 Conversion of former factory into 8No. residential units at 3 Gray Street
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<tr>
<td>N/2005/460</td>
<td>Conversion and extn of existing factory to create 12no. apartments at 20 Henry Street</td>
</tr>
<tr>
<td>N/2005/469</td>
<td>Change from 4 to 3 storey residential buildings at former St Crispins Hospital site, Duston</td>
</tr>
<tr>
<td>N/2005/473</td>
<td>Construction of 2no. detached houses at land adjoining 17 Favell Way</td>
</tr>
<tr>
<td>N/2005/477</td>
<td>C/U to coffee bar/internet outlet (Class A3) at 40 Barrack Road</td>
</tr>
<tr>
<td>N/2005/479</td>
<td>Construction of all weather surface to existing runway 03/21 with associated taxiway apron areas and earthworks at Sywell Aerodrome, Wellingborough Road, Sywell</td>
</tr>
<tr>
<td>N/2005/494</td>
<td>C/U to Class A3 use as licensed premises with associated building works with 16 Sheep Street</td>
</tr>
<tr>
<td>N/2005/497</td>
<td>Construction of a spine road from Main Road to Cotswold Avenue at former British Timken Works site, Duston</td>
</tr>
<tr>
<td>N/2005/500</td>
<td>Construction of factory to 19no. flats at 74-76 Overstone Road</td>
</tr>
<tr>
<td>N/2005/501</td>
<td>New house at rear of 18 Lady Winefrides Walk</td>
</tr>
<tr>
<td>N/2005/503</td>
<td>Household waste recycling centre at land off Harvey Reeves Road</td>
</tr>
</tbody>
</table>