

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 2 July 2019

PRESENT: Councillor Oldham (Chair); Councillor Lane (Deputy Chair);
Councillors Bottwood, Haque, Kilbride, Kilby-Shaw, B Markham, M
Markham and Russell

OFFICERS: Peter Baguley (Head of Planning), Nicky Scaife (Development
Management Team Leader), Adam Smith (Principal Planning Officer),
Paulette Tedd (Planning Solicitor), Ed Bostock (Democratic Services
Officer)

1. APOLOGIES

Apologies for absence were received from Councillors Birch, Golby and McCutcheon.
Councillor Lane would be arriving late.

2. MINUTES

The minutes of the meeting held on 4th June 2019 were agreed and signed by the
Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

RESOLVED:

That with the agreement of the Chair, the members of the public listed below were
granted leave to address the Committee:

N/2018/1696

Sean Brady
David Corley

N/2018/1697

Sean Brady
David Corley

N/2019/1698

Sean Brady
David Corley

N/2019/0369

Wesley Lee

N/2019/0401

Mark Fisher
Toby Birch

N/2019/0478

Pat Dooley

N/2019/0182

Gary Owens

N/2019/0319

Brenda Ross

Jo Quiggin

Gary Owens

N/2019/0602

Gary Owens

4. DECLARATIONS OF INTEREST/PREDETERMINATION

Councillor M Markham declared a disclosable and pecuniary interest in respect of items 11a, 11b and 11d as a board member of Northampton Partnership Homes (NPH).

Councillor Kilbride declared a disclosable and pecuniary interest in respect of items 11a, 11b and 11d as a board member of Northampton Partnership Homes (NPH).

Councillor Bottwood declared a disclosable and pecuniary interest in respect of items 11a, 11b and 11d as a board member of Northampton Partnership Homes (NPH).

Councillor Haque declared a non-pecuniary interest in respect of items 10a, 10b and 10c due to owning a restaurant nearby.

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

None.

6. LIST OF CURRENT APPEALS AND INQUIRIES

The Development Management Team Leader submitted a List of Current Appeals and Inquiries on behalf of the Head of Planning. She explained that the 9 decisions had been reached, 6 of which were prior notification applications for telephone kiosks around the town centre. The Inspector found that the kiosks would block footpaths and have negative impacts on listed buildings. 2 of these had been allowed, the Inspector concluded that the free flow of pedestrians would not be impacted. An appeal relating to 13 Whitworth Road had been allowed; the Inspector found that a change of use would not result in a significant increase in parking and that a HIMO would be a useful addition to the council's housing supply. 2 appeals relating to 14 Camborne Close and 27 Ashpole Spinney were dismissed with the Inspector agreeing with officers' reasons for refusal.

Members discussed the report.

RESOLVED:

That the report be noted.

7. OTHER REPORTS

(A) LOCAL VALIDATION REQUIREMENTS DOCUMENT

The Development Management Team Leader submitted a report on behalf of the Head of Planning. Members were informed that the Local Validation Requirements stipulated the minimum information that a planning application should contain. Developers benefitted from this as information would be readily available, and therefore they could prepare the required information in advance of submitting a planning application. Local Planning Authorities would also receive the required information up front, meaning that timely decisions could be made. Officers were required to revise the Local Validation Requirements every 2 years. The revised validation requirements had been subject to external consultation and some amendments had been made following this process.

In response to a question relating to the Council's recently passed "climate emergency" motions, the Head of Planning explained that the Local Validation Requirements document had been drafted before the motions were passed, however an energy plan was being drawn up which would set out updates to existing policies.

Members discussed the report.

RESOLVED:

That the revised draft Local Validation List be **APPROVED**.

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

None.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

None.

10. ITEMS FOR DETERMINATION

(A) N/2018/1696 - CONSTRUCTION OF 5NO DETACHED DWELLINGS, GARAGES AND NEW VEHICULAR ACCESS. PLOT 1 DEVELOPMENT LAND, HARBOROUGH ROAD NORTH

The Development Management Team Leader submitted a report to the Committee. She explained that since applications 10a, 10b and 10c formed 3 plots on 1 site and were submitted by the same applicant, she would present them together, but that the Committee would need to make 3 separate decisions.

Members' attention was drawn to the addendum which contained a further letter of objection. The proposed dwellings were all 4 bedroom detached, the designs were varied but all with a similar theme. The properties would be set back from the road with 4 parking spaces provided for each property. Side windows on all dwellings would be obscure glazed or hidden behind boundary fencing to ensure no overlooking to neighbouring properties, and overlooking from the nearby Buckton Fields development would be mitigated by proposed dwellings being a sufficient distance away and a condition relating to boundary treatment. The Local Highway

Authority had raised no objection to the 3 applications, subject to conditions which had been included. Several mature trees would be retained as part of the scheme along with most of the established hedgerow and the development would further benefit from electric vehicle charging points.

Sean Brady, on behalf of Whitehills & Spring Park Residents Association (WASPRA), spoke against the application and commented that existing residents had been overlooked. He stated that Harborough Road North was one of the most polluted in Northampton and that the charging points provided on the 3 developments were inconsequential since most people did not currently drive electric vehicles. He further stated that varying ground levels impeded visibility along the road and from the proposed access points, and that the proposed mitigation would be insufficient to ensure the safety of drivers and pedestrians.

David Corley, the agent on behalf of the applicant, spoke in favour of the application and commented that the proposed developments would complement the line of houses opposite and form a buffer to the development behind. He noted that a number of garages to the front of the proposed dwellings had been removed and their heights reduced to address officer concerns. The access points had been approved by the Local Highway Authority. Mr Corley explained that some drivers mistook the long hedgerow for the end of the town and start of the countryside and would start speeding; houses built along the stretch of road would go some ways to lessen this effect.

In response to a question, the Committee were informed that the applicant consulted with the Local Highway Authority to find the best solution for access to the developments, be it front or rear. The LHA preferred 3 access points to the front. They further heard that the applicant envisaged solar panels being installed on all properties. The Committee were informed that the development was split into 3 smaller applications to provide custom and self-build opportunities.

Members discussed the reports.

RESOLVED:

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

(B) N/2018/1697 - CONSTRUCTION OF 4NO DETACHED DWELLINGS, GARAGES AND NEW VEHICULAR ACCESS. PLOT 2 DEVELOPMENT LAND, HARBOROUGH ROAD NORTH

Reports for items 10a, 10b and 10c were presented as one and a summary of the discussion can be found under 10a (above).

RESOLVED:

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

(C) N/2018/1698 - CONSTRUCTION OF 5 NO DETACHED DWELLINGS, GARAGES AND NEW VEHICULAR ACCESS. PLOT 3 DEVELOPMENT LAND, HARBOROUGH ROAD NORTH

Reports for items 10a, 10b and 10c were presented as one and a summary of the discussion can be found under 10a (above).

RESOLVED:

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

(D) N/2019/0239 - VARIATION OF CONDITION 2 OF PLANNING PERMISSION N/2017/1479 (REFURBISHMENT AND EXTENSION OF EXISTING BUILDING (71-77B ABINGTON STREET), INCLUDING ADDITIONAL FLOORS ABOVE GROUND LEVEL RANGING IN HEIGHT FROM TWO TO FIVE STOREYS, 48NO RESIDENTIAL FLATS (USE CLASS C3), CAR PARKING, LANDSCAPING, ASSOCIATED SERVICING, BIN AND CYCLE STORAGE) TO REVISE ACCESS ARRANGEMENT, RELOCATE ENTRANCE TO REAR OF UNIT 8, AMEND INTERNAL CIRCULATION TO SUIT, REDUCTION OF EXTENT OF RETAIL CONVERTED TO RESIDENTIAL AND OMISSION OF LIFT. 71 - 77B ABINGTON STREET

The Development Management Team Leader submitted a report to the Committee. Members were informed that the application sought to vary pedestrian access arrangements to the proposed flats from Abington Street to the rear of the development via the existing car park, as well as minor changes to the internal layout. The number of flats and parking provided would remain unchanged. An additional retail unit would be retained to the Abington Street frontage, with the entrance to the flats located behind. The previously proposed lift would be removed from the scheme.

In response to a question relating to access, the Committee heard that there was no planning policy that required both front and rear access to town centre developments and confirmed that the Police found the proposal acceptable.

In response to a question relating to disabled access and loss of the lift, the Committee heard that government policies had changed and that there was now more of a reliance on building regulations. A strong area of control would remain during later applications.

Members discussed the report.

RESOLVED:

That the variation application be **APPROVED IN PRINCIPLE** subject to the completion of a Section 106 Legal Agreement to secure construction training and CCTV contributions.

(E) N/2019/0369 - CREATION OF NEW PARKING AREA OUTSIDE OF PROPERTY, INCLUDING DROPPED KERB, REMOVAL OF PART OF

GRASSED AREA AND REPOSITIONING OF FOOTPATH. 18 EASTFIELD ROAD, DUSTON

The Development Management Team Leader submitted a report to the Committee. Members were informed that the area was unique in that there was a central area within Eastfield Road with large areas of grass to the front of properties between the road and footpaths on either side. The application sought permission to turn part of the grass verge in front of the property into off-road parking. Officers had concerns around a cumulative impact on the character of the area; a similar application on the opposite side of the road had previously been approved and officers were now concerned with the incremental erosion of green space in the area.

Wesley Lee, the agent on behalf of the applicant, spoke in favour of the application and explained that his client had submitted a planning application several years ago which was refused at the time; he decided to submit another after noticing an identical development on the opposite side of the street. He explained that the applicant would be willing to reduce the size of the proposed parking space.

Members discussed the report.

RESOLVED:

That the application be **REFUSED** as per the officer recommendation.

(F) N/2019/0401 - EXTENSION TO EXISTING EDUCATIONAL BUILDING AND PERIMETER FENCING. RECTORY FARM FARMHOUSE, OLDEN ROAD

The Principal Planning Officer submitted a report to the Committee. Members were informed that the application sought approval for a single-storey extension to the rear of the existing structure and boundary fencing, the primary function of which would be as a "ball stop". He explained that since its submission, the height of the proposed fencing had been reduced from 6m to 2.4m.

Toby Birch, speaking on behalf of Rectory Farm Residents Association (RFRA) and as the Chair of Growing Together Northampton, spoke in favour of the application and commented that RFRA members had worked hard to bring the building back into use and stated that the whole area would improve following the approval of the application. He commented that the fencing should mitigate vandalism issues.

Members discussed the report.

RESOLVED:

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

(G) N/2019/0478 - CHANGE FROM HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 5 OCCUPANTS TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 6 OCCUPANTS (AMENDMENT TO PLANNING PERMISSION N/2018/1149). 109 LEA ROAD

The Development Management Team Leader submitted a report to the Committee. She explained that the amended application sought approval for the creation of an

additional bedroom, in place of a previously approved living room. Members noted that the Local Highway Authority had objected to the application, however the property sat within a sustainable location in close proximity to local facilities and public transport links. It was further noted that since the use of the property as a HIMO had been previously established, concentration was not a consideration.

Pat Dooley, the agent on behalf of the applicant, spoke in favour of the application and commented that following completion of the development and people now occupying the rooms, it was apparent that the living room was unused, so the applicant made the decision to convert it to another bedroom.

In response to a question, the Committee heard that a communal bathroom was located on the ground floor, shared by 3 occupants. The remaining bedrooms had en-suite facilities. They further heard that the kitchen acted as a communal space for occupants and that the bedrooms exceeded minimum floor space requirements.

Members discussed the report.

RESOLVED:

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

11. NORTHAMPTON PARTNERSHIP HOMES APPLICATIONS

(B) N/2019/0319 - DEMOLITION OF 7NO DOMESTIC LOCK UP GARAGES AND ERECTION OF 2NO NEW DWELLINGS. LOCK UP GARAGES, THYME COURT

Councillors Bottwood, Kilbride and M Markham left the room at this juncture, having declared interests in the remaining items.

The Principal Planning Officer submitted a report to the Committee. Members' attention was drawn to the addendum which contained an additional letter of objection. The Committee were informed that as part of the application, 7 garages would be demolished and formal and informal parking spaces would be built upon to construct two new 3-bedroom properties. However, 15 new formal parking spaces would also be provided, and a condition included within the report to secure the provision of the new parking bays as early as possible in the redevelopment process.

Brenda Ross, a local resident, spoke against the application and commented that the development, if approved, would leave residents with less parking overall and stated that there was no proposal for waste collection; this currently takes place on the green space which was easily accessible to elderly and disabled residents. She further stated there seemed to be no specific parking provision for motorcycles.

Responding to a question, Ms Ross stated her belief that her neighbourhood had not been adapted for disabled and/or elderly people, however they were prevalent in the area and their needs did not seem to have been taken into consideration.

Jo Quiggin, a local resident, spoke against the application and voiced concerns around the lack of proposed parking, absence of motorcycle parking and refuse collections having to be relocated.

Gary Owens, Project Manager for NPH, spoke in favour of the application and commented that there was capacity to relocate every garage licence holder to alternate locations within 100m and stated that the issue around motorcycle parking had been resolved. He explained that the application sought to maximise and formalise parking. The properties would be let at “affordable rent” levels and Mr Owens advised Members that 200 people were on the Housing Register waiting for 3 bedroom homes in the area.

In response to questions, Mr Owens explained that each property would have rear storage for waste. He commented that during the construction phase a project manager would oversee the refuse situation. Mr Owens stated that he could work together with residents and the Planning Department to find a new solution for the waste issue. Mr Owens further explained that the application had been revised to meet requirements set by the Local Highway Authority, but he would be willing to explore alternative possibilities.

The Head of Planning advised Members that they were required to consider the application as it was and noted that the Council did not currently have a 5 year housing supply.

A motion to accept the officer’s recommendation was proposed.

There was no seconder so the motion fell.

A motion to defer the application was proposed and seconded.

The motion was carried.

RESOLVED:

That the application be **DEFERRED** to allow for further negotiation to provide additional parking having regard to the surrounding amenity.

(A) N/2019/0182 - DEMOLITION OF 38NO DOMESTIC GARAGES AND ERECTION OF 5NO NEW BUILD TERRACE UNITS. GARAGE 1 LOCK UP GARAGES, STOCKLEY STREET

The Principal Planning Officer submitted a report to the Committee. Members’ attention was drawn to the addendum which contained an additional letter of comment. The Committee heard that the application sought approval for the demolition of 2 courts of 38 garages to allow for the construction of five 2-bedroom properties and associated parking provision. Plans had been revised and the number of homes reduced to allow for the retention of a mature tree and re-orientate the property to face Stockley Street. .

In response to a question, Gary Owens advised that it was permissible to expect the access road to remain open during construction, excluding delivery times etc. He further explained that whilst the property would not benefit from solar panels, they

would not be precluded from any future government funding schemes. The properties would be built using a “fabric first” approach. Mr Owens confirmed that less than half of the garages were occupied, and none of those were used for storing vehicles.

Members discussed the report.

RESOLVED:

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

(C) N/2019/0392 - CONSTRUCTION OF 2NO NEW BUILD UNITS AND CAR PARKING SPACES. LAND ADJACENT TO 37, WINDERMERE WAY

This item was withdrawn from the agenda.

(D) N/2019/0602 - SINGLE STOREY REAR EXTENSION. 23 CAMPION COURT

The Principal Planning Officer submitted a report to the Committee. The application sought approval for a single-storey extension with a flat roof.

Members discussed the report.

RESOLVED:

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

12. ITEMS FOR CONSULTATION

None.

The meeting concluded at 7:22 pm