

**NORTHAMPTON BOROUGH COUNCIL**

**PLANNING COMMITTEE**

**Tuesday, 30 July 2019**

**PRESENT:** Councillor Oldham (Chair); Councillors Birch, Bottwood, Cali, Golby, Haque, Kilbride, B Markham, M Markham, McCutcheon and Russell

**OFFICERS:** Peter Baguley (Head of Planning), Rita Bovey (Development Manager), Nicky Scaife (Development Management Team Leader), Hannah Weston (Principal Planning Officer), Paulette Tedd (Planning Solicitor), Ed Bostock (Democratic Services Officer)

**1. APOLOGIES**

Apologies for absence were received from Councillors Kilby-Shaw and Lane.

**2. MINUTES**

The minutes of the meeting held on 2 July 2019 were agreed and signed by the Chair.

**3. DEPUTATIONS / PUBLIC ADDRESSES**

**RESOLVED:**

That under the following items, the members of the public and Ward Councillors listed below were granted leave to address the Committee:

**N/2017/0091**

Simon Dougal  
Mark Walton

**N/2019/0469**

Annabelle Le Lohe

**N/2019/0607**

Pat Dooley

**N/2019/0137**

Helen Town

**N/2019/0142**

Helen Town

**N/2019/0173**

Patricia Turfrey  
Helen Town

**N/2019/0323**

Helen Town

**N/2019/0358**

Helen Town

**N/2019/0456**

Helen Town

#### **4. DECLARATIONS OF INTEREST/PREDETERMINATION**

Councillor Bottwood declared a disclosable and pecuniary interest in respect of items 8a, 11a, 11b, 11c, 11d, 11e and 11f as a board member of Northampton Partnership Homes (NPH). He further disclosed personal interests in respect of item 10a as the Ward Councillor and item 10b as a Duston Parish Councillor.

Councillor Kilbride declared a disclosable and pecuniary interest in respect of items 8a, 11a, 11b, 11c, 11d, 11e and 11f as a board member of Northampton Partnership Homes (NPH).

Councillor M Markham declared a disclosable and pecuniary interest in respect of items 8a, 11a, 11b, 11c, 11d, 11e and 11f as a board member of Northampton Partnership Homes (NPH).

Councillor Birch declared a disclosable and pecuniary interest in respect of item 10a as a trustee of Delapre Abbey Preservation Trust.

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

There were none.

#### **6. LIST OF CURRENT APPEALS AND INQUIRIES**

The Development Manager submitted a List of Current Appeals and Inquiries on behalf of the Head of Planning. She reported that 5 decisions had been made in relation to decisions made under delegated authority. 1 appeal was dismissed and 4 were allowed. Of note was a decision relating to 96 Semilong Road; several parking beat surveys had been undertaken on the street which showed that it was at 94% capacity. Officers refused the application on the grounds of highway safety, however the Inspector concluded that the likely parking demand would not be significantly higher for the proposed development, and that there was little evidence that a lack of parking would cause a significant increase in highway danger.

In response to a question relating to the Milton Street North appeal, the Committee were informed that the original application was refused due to the extension sitting along a shared boundary; a subsequent application moved the extension away from the boundary but officers were of the opinion that it remained too large so refused it a second time. The Inspector disagreed with this decision and allowed the appeal.

#### **RESOLVED:**

That the report be noted.

## 7. OTHER REPORTS

There were none.

## 8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

### (A) N/2019/0782 - ERECTION OF 4 SEMI DETACHED SINGLE OCCUPANCY BUNGALOWS (8 BUNGALOW UNITS IN TOTAL) TO PROVIDE SUPPORTED LIVING HOUSING, A STAFF MANAGEMENT BUILDING AND NEW VEHICULAR AND PEDESTRIAN ACCESS ROAD OFF BILLING BROOK ROAD. LAND OFF BILLING BROOK ROAD

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

The Development Manager submitted a report to the Committee. Members were informed that the application was a consultation by Northamptonshire County Council which sought approval for the construction of 4 semi-detached single occupancy bungalows, a staff management building and new vehicular and pedestrian access off Billing Brook Road. 24 parking spaces would be provided, including disabled and minibus spaces. Boundary fencing was also included as part of the development and no objections had been received from the Northants Police Crime Prevention Design Advisor. It was explained that the site benefitted from several well established trees, some of which would be kept as part of the development, as well as areas of green open space.

In response to questions, the Committee were informed that a landscaping scheme would be implemented but Members could request that more trees be planted to replace those removed, however they should be mindful of security on the site. They further heard that the boundary fencing would be 1.8m high, coupled with planting to further secure the boundaries.

In response to a further question, it was explained that the MUGA to the north of the site was approximately 50m from the closest proposed dwelling.

Members discussed the report.

### **RESOLVED:**

That Northampton Borough Council **RAISE NO OBJECTIONS** to the application but request that the applicant consider further tree planting as compensation for tree removing around the site.

## 9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

### (A) N/2019/0637 - LISTED BUILDING CONSENT APPLICATION TO REPLACE EXISTING CCTV CAMERAS IN PUBLIC SPACES WITH DOME CAMERAS, ADD AN ADDITIONAL 9NO CAMERAS TO GALLERY SPACES INCLUDING NEW WIRING THROUGHOUT THE BUILDING. ABINGTON MUSEUM MANOR HOUSE ABINGTON PARK, WELLINGBOROUGH ROAD

Councillors Bottwood, Kilbride and M Markham re-joined the meeting.

The Development Manager submitted a report to the Committee. The Committee heard that the Listed Building Consent application sought approval for the removal and replacement of several CCTV cameras and the installation of 9 dome cameras. It was noted that there had been no objections received from Historic England or NBC Conservation.

Members discussed the report.

**RESOLVED:**

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

**10. ITEMS FOR DETERMINATION**

- (A) N/2017/0091 - RESIDENTIAL DEVELOPMENT OF UP TO 1,400 NO. UNITS, A MIXED USE LOCAL CENTRE INCLUDING APPROPRIATE RETAIL, HEALTHCARE AND COMMUNITY FACILITIES, A NEW PRIMARY SCHOOL, AREAS OF PUBLIC OPEN SPACE, PLAY PROVISION AND STRUCTURED LANDSCAPING, INTERNAL ROADS AND ALL ASSOCIATED INFRASTRUCTURE, AND DEMOLITION OF EXISTING SHED AT UPTON LODGE FARM (OUTLINE PLANNING APPLICATION WITH MATTERS OF LAYOUT, APPEARANCE, LANDSCAPING AND SCALE BEING RESERVED FOR SUBSEQUENT APPROVAL). UPTON LODGE FARM, WEEDON ROAD, UPTON**

The Development Management Team Leader submitted a report to the Committee. Members' attention was drawn to the addendum which contained additional representations from a third party and a further condition. The Committee heard that access onto the development would primarily be from Weedon Road with a second vehicular access point created off St Crispins Drive and winding through the eastern part of the site. An existing bungalow to the south of the site would be retained. Conditions within the report stipulated that the Sandy Lane Relief Road (SLRR) be completed up to the boundary of the application site before occupation of any of the properties, in order to mitigate highway impacts caused by the development and ensure early delivery of the SLRR. Public transport routes would be included in the development, running a Euro 6 bus service, and Electric Vehicle charging points were also proposed throughout the site. Due to the undulating nature of the area there was no provision for on-site outdoor sports facilities, however a financial contribution through the S106 Agreement would be sought for provision off-site. An area of woodland would be retained included in the overall provision of 24 hectares of green open space. Wildlife, including bats, badgers and barn owls had been identified on the site and conditions were included within the report to require updated surveys and mitigate the impact upon wildlife throughout the course of the development. A viability assessment, independently assessed on behalf of the Council, concluded that 15% affordable housing could be obtained on-site.

Simon Dougall, on behalf of Homes England, spoke in favour of the application and commented that the applicant and planning officers had spent 2.5 years on the application, consulting throughout the entire life of the scheme. He advised that should the application be approved, building would commence from 2020.

Mark Walton, of WYG, spoke in favour of the application and commented that the application had been subject to detailed and ongoing discussions with the Local Highway Authority. He explained that the levels of affordable housing were due, in part, to the significant CIL financial contributions being provided.

In response to questions directed at the 2 speakers, the Committee were informed that NCC were given the option to provide a Park and Ride service on the development; they opted not to. It was explained that St Crispins Drive would be widened up to the new access point to allow buses onto the development. There would be a dedicated parking area for the proposed school which would further alleviate pressures along St Crispins Drive. With regard to open spaces, Members heard that the applicant would be looking at management arrangements as soon as possible; SuDS may be adopted by Anglian Water in the future. Walking/cycling provision would be the subject of future reserved matters applications, however talks with NCC were reflected in conditions within the report, relating to walkways. In reference to healthcare provision, it was noted that the NHS preferred a financial contribution; this was something that came up frequently during consultation. Cabling for EV charging points would be laid underneath roads, but this could be looked at again in future applications. Concerns around management companies were noted and it was explained that whilst they were a common answer to the management of open spaces, the applicant was looking towards a holistic and systematic approach.

The Development Management Team Leader explained that the exact location of off-site sports provision was yet to be confirmed, but that it would be in close proximity to the site.

The Head of Planning noted that the Council recently passed a motion in relation to management companies and their alternatives, but that the Council did not have the power to force developers to choose models through the planning system.

Members discussed the report.

#### **RESOLVED:**

That the application be **APPROVED IN PRINCIPLE** subject to the completion of a Section 106 Legal Agreement to secure planning obligations, and the conditions and reasons as set out in the report, and **additional Condition 38** in the addendum.

#### **(B) N/2018/1207 - ERECTION OF 138NO DWELLINGS WITH ACCESS, CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS. LAND AT FORMER BRITISH TIMKEN SITE, MAIN ROAD, DUSTON**

The Development Management Team Leader submitted a report to the Committee. The application sought approval for the construction of 138 dwellings ranging from 2 to 5-bedroom properties. an area of green space would extend through the site with dwellings overlooking. Parking provision of approximately 2.35 spaces per dwelling was proposed as well as garages. The application had been amended to ensure there was no unacceptable impact in respect overshadowing and overlooking to existing properties to the west of the site. Details had been submitted in respect of drainage details, air quality mitigation proposals, and contamination issues and conditions were recommended in this regard. A viability assessment independently

assessed on behalf of the Council concluded that the site could provide 10% affordable housing, taking into account S106 contributions.

In response to questions, the Committee were informed that the Local Highway Authority had not requested any improvements to the Tollgate Way junction. They further heard that Duston Parish Council had already been approached in respect of adopting the green space.

Members discussed the report.

**RESOLVED:**

That the application be **APPROVED IN PRINCIPLE** subject to the completion of a Section 106 Legal Agreement to secure planning obligations, and the conditions and reasons as set out in the report.

**(C) N/2019/0469 - SITING OF CONTAINERS, GENERATORS AND ASSOCIATED AIR CONDITIONING EQUIPMENT SURROUNDED BY WELD MESH FENCING, NEW ACCESS AND NET ENCLOSURE. LAND AT STONE CIRCLE ROAD**

The Development Manager submitted a report to the Committee. Members' attention was drawn to the addendum which contained comments from Thorplands 81 Football Club. The Committee heard that a new access point would be created, resulting in the loss of several trees. A ball-stopping net was also proposed. The development would be of significant benefit to businesses and residents of the borough.

Annabelle le Lohe, on behalf of the applicant, spoke in favour of the application and commented that the Data Centre would provide ultra-high-speed internet for businesses and residents, stating that it was a future-proof platform for the digital age and essential for the rolling out of 5G internet.

In response to questions, Ms le Lohe stated that the materials used would be high-quality and as environmentally friendly as possible. The noise levels emitted would be low, not noticeable outside of the compound. She further advised that the boundary fencing would be inspected on a regular basis.

The Development Manager advised that there were plans to construct a second Data Centre on, or near Sixfields, in the future.

Members discussed the report.

**RESOLVED:**

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

**(D) N/2019/0607 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 5 OCCUPANTS, INCLUDING SINGLE STOREY REAR EXTENSION. 51 ADNITT ROAD**

The Development Manager submitted a report to the Committee. Members were informed that the proposed development included a single storey rear extension to provide an additional bedroom. All proposed bedrooms included en-suite facilities. Should Members approve the application, the concentration of HIMO properties in a 50m radius would be 8.9%. Whilst the Local Highway Authority had objected to the application, the property sat in a sustainable location close to public transport links and shopping facilities. She also reported that an additional representation received from a neighbour stating that a large quantity of tiles has been delivered to the site.

Pat Dooley, the agent on behalf of the applicant, spoke in favour of the application and commented that the rooms would all be single-occupancy and that the applicant had retained a living room for residents. He did not consider the proposal to be an overdevelopment.

In response to questions, Mr Dooley explained that this was an ongoing business for his client and that all of their properties were rented out and maintained to a very high standard.

Members discussed the report.

**RESOLVED:**

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

**(E) N/2019/0633 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 5 OCCUPANTS. 75 IVY ROAD**

The Development Management Team Leader submitted a report to the Committee. Members' attention was drawn to the addendum which contained revised concentration figures; the concentration currently stood at 14.4% in a 50m radius. The Committee were informed that as part of the proposal, the ground floor living room would be divided to create 2 bedrooms. The Local Highway Authority had objected to the application, however the property was situated close to public transport links and shopping facilities.

In response to questions, it was explained that due to the large size of the bedrooms, a communal living space was not required of the property.

Members discussed the report.

**RESOLVED:**

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

**(F) N/2019/0641 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 5 OCCUPANTS. 102 LEA ROAD**

The Principal Planning Officer submitted a report to the Committee. Members were informed that the application sought approval for a change in use from dwelling

house to House in Multiple Occupation. It was explained that a condition was included in the report to ensure that the basement would be used for storage. The Local Highway Authority had objected to the application, however the property sat within a sustainable location close to shopping facilities and public transport links.

Councillor Bottwood left the meeting at this juncture.

Members discussed the report.

**RESOLVED:**

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

- (G) **N/2019/0743 - LISTED BUILDING CONSENT APPLICATION FOR INSTALLATION OF 2NO SECURITY CAMERAS AND 1NO SOUNDER TO STABLE BLOCK & COACH HOUSE, INSTALLATION OF OVERFLOW HOPPER AND RAINWATER PIPE ON THE CAFE BUILDING, REPLACEMENT OF EXISTING WALL LANTERN LIGHT FITTINGS AT VARIOUS LOCATIONS AND REPLACEMENT OF EXISTING EXTERNAL BULKHEAD FITTINGS WITH NEW LED EMERGENCY LIGHTS. DELAPRE ABBEY, LONDON ROAD**

Councillor Birch left the meeting. Councillor Bottwood re-joined the meeting.

The Development Manager submitted a report to the Committee. Members' attention was drawn to the addendum which contained additional comments from NBC Conservation and Historic England. The Committee were informed that Delapre Abbey had been subjected to antisocial behaviour and several break-ins since it opened; the Listed Building Consent application would increase security by installing several new CCTV cameras. Additionally, several lanterns would be replaced with more appropriate fixtures and an overflow hopper and rainwater pipe onto the Café building.

Members discussed the report.

**RESOLVED:**

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

- (H) **N/2019/0753 - VARIATION OF CONDITIONS 2 AND 3 OF PLANNING PERMISSION N/2017/1125 (PROPOSED EXTENSIONS AND ALTERATIONS TO EXISTING CLUB HOUSE TO PROVIDE KITCHEN AND DINING FACILITIES AND TOILETS) TO ALTER PITCHED ROOF OVER PROPOSED DINING ROOM/KITCHEN EXTENSION FROM PITCHED TO FLAT ROOF AND INCLUDE 3NO ROOF LANTERNS, AMEND SOUTH EAST ELEVATION TO REMOVE WINDOW AND ALTER DOOR POSITION, INCLUDE NEW ENTRANCE LOBBY TO DINING AREA ON NORTH EAST ELEVATION AND DETACH PROPOSED EXTENSION FROM ADJACENT SCOUT BUILDING BY 1200MM. FERNIE FIELD SPORTS GROUND, FERNIE FIELD**



Councillor Birch re-joined the meeting.

The Development Manager submitted a report to the Committee. Members heard that planning permission was granted in October 2017; this application sought to vary Conditions 2 and 3 which would allow for a flat roof, including 3 roof lanterns, and amend the south east elevation to detach it from the north east elevation. The principle of the development would remain the same.

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**

- (A) N/2019/0850 - HYBRID APPLICATION COMPRISING: A FULL APPLICATION FOR THE ERECTION OF RETAIL UNITS, RESTAURANT UNITS, OFFICE FLOORSPACE, PHYSIOTHERAPY/LEISURE FLOORSPACE, ANCILLARY STORAGE FLOORSPACE, (WITH ASSOCIATED SITE CLEARANCE, EARTHWORKS, SITE LEVELLING AND FORMATION OF BANKS) TOGETHER WITH PROPOSALS FOR ACCESS, FOOTPATHS, PARKING AND SERVICING SPACE, HARD AND SOFT LANDSCAPING, DRAINAGE WORKS, ATTENUATION PONDS AND OTHER ASSOCIATED WORKS AND AN OUTLINE APPLICATION FOR THE ERECTION OF EMPLOYMENT UNITS WITH SOME MATTERS RESERVED (LAYOUT, SCALE, APPEARANCE). PLUS CONSTRUCTION OF A NEW LINK ROAD BETWEEN DITCHFORD ROAD AND RUSHDEN LAKES (WITH ASSOCIATED SITE CLEARANCE AND EARTHWORKS) ALONGSIDE JUNCTION WORKS, FOOTPATHS, CYCLEWAYS, LIGHTING, HARD AND SOFT LANDSCAPING AND ASSOCIATED WORKS (RESUBMISSION OF 18/01197/FUL). LAND WEST OF RUSHDEN LAKES, DITCHFORD LANE, RUSHDEN**

The Development Manager submitted a report to the Committee. Members were informed that the application, submitted by East Northamptonshire Council, was an extension to the Rushden Lakes centre. She explained that a previous consultation took place in October 2018, which the Planning Committee raised strong objections to at the time. She noted that the current application had a footprint roughly half the size as the previous one and advised that the proposed units were much smaller, allowing for the possibility of change of uses to retail. Officers were suspicious of the scheme and Members were advised that the development would likely have a negative impact upon Northampton town centre's viability and vitality.

Members discussed the report.

**RESOLVED:**

That the Council **RAISE OBJECTIONS** to the proposed development on the grounds of the impact on the viability and vitality of Northampton town centre.

## **11. NORTHAMPTON PARTNERSHIP HOMES APPLICATIONS**

### **(C) N/2019/0173 - CONVERSION AND ALTERATIONS OF THE EXISTING LOFT SPACE TO CREATE ONE 1- BED FLAT, INCLUDING A NEW REAR DORMER. EPWORTH HOUSE, 3 PARK AVENUE NORTH**

Councillors Bottwood, M Markham and Kilbride left the meeting, having declared interests in the following items.

The Principal Planning Officer submitted a report to the Committee. Members were informed that the application sought approval to convert the loft space into a single-occupancy flat. A rear dormer and 3 roof lights would be created also. It was explained that Building Control had stated that they would look at fire safety proposals and it was not a material planning consideration.

Patricia Turfrey, a resident of Epworth House, spoke against the application and voiced concern around the lack of a fire escape from the proposed flat.

In response to a question, Ms Turfrey advised that the building was not designated for elderly people.

Helen Town, of Northampton Partnership Homes (NPH), spoke in favour of the application and explained that NPH had been given a mandate to develop their existing properties; the empty loft space was perfect for development.

In response to questions, Ms Town advised that NPH would be managing the property. She stated that NPH had 2 Community Regeneration Officers who followed up with customer enquiries and would ensure that they followed up with Ms Turfrey.

Members discussed the report.

#### **RESOLVED:**

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

### **(A) N/2019/0137 - DEMOLITION OF 10NO DOMESTIC GARAGES AND ERECTION OF 2NO NEW BUILD UNITS. LOCK UP GARAGES, FIELDWAY**

The Development Management Team Leader submitted a report to the Committee. Members were informed that the application sought approval for the demolition of 10 garages to allow for the construction of 2 1-bedroom houses. 1 mature tree would be removed as part of the development with 1 parking space provided per dwelling, with access off Fieldway.

Members discussed the report.

#### **RESOLVED:**

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

**(B) N/2019/0142 - DEMOLITION OF 6NO DOMESTIC GARAGES AND ERECTION OF 1NO NEW BUILD UNIT. LOCK UP GARAGES OPPOSITE 49 PRENTICE COURT**

The Principal Planning Officer submitted a report to the Committee. Members' attention was drawn to the addendum which contained an additional objection from the Ward Councillor. The Committee were informed that 4 of the 6 garages on site had already been demolished due to structural safety issues and that 1 of the remaining garages was in use and the tenant had since been relocated. The proposed bungalow would be in keeping with the varied appearance of neighbouring properties and 7 parking spaces would be provided as part of the development.

In response to a question, the Committee heard that 1 parking space would be allocated to the bungalow.

Members discussed the report.

**RESOLVED:**

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

**(D) N/2019/0323 - DEMOLITION OF 16NO DOMESTIC LOCKUP GARAGES AND ERECTION OF 4 FLATS AND PROVISION OF PARKING AREA. LOCK UP GARAGES, BLAKESLEY CLOSE**

The Principal Planning Officer submitted a report to the Committee. Members' attention was drawn to the addendum which contained further consultation responses and additional conditions. The Committee heard that 3 of the garages to be demolished were currently in use and to be relocated. The proposed flats would be located on the car park site and the parking spaces to replace the garages.

Helen Town spoke in favour of the application and in response to questions, the Committee heard that 2 of the current garage users would be relocated closer to their homes than they were presently. They further heard that each flat would have its own separate access.

Members discussed the report.

**RESOLVED:**

That the application be **APPROVED** subject to the conditions and reasons as set out in the report and **additional Conditions 8, 9 and 10** in the addendum.

**(E) N/2019/0358 - DEMOLITION OF 17NO DOMESTIC LOCK UP GARAGES AND CONSTRUCTION OF 2NO NEW BUILD UNITS. GARAGE 1 LOCK UP GARAGES, HINTON CLOSE**

The Principal Planning Officer submitted a report to the Committee. Members were informed that the proposed semi-detached dwellings would be set back slightly from neighbouring properties to allow for parking spaces and that there was no highway objection. Of the 17 garages, 11 were occupied; 9 were relocated, however 2 occupiers were not local so were not offered replacements.

Members discussed the report.

**RESOLVED:**

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

- (F) **N/2019/0456 - DEMOLITION OF 4NO RESIDENTIAL BUILDINGS, GARAGES AND ASSOCIATED AREAS KNOWN AS BERKELEY HOUSE AND 3NO RESIDENTIAL BUILDINGS AND ASSOCIATED AREAS KNOWN AS ST MARY'S COURT. NEW DEVELOPMENT OF 126NO AFFORDABLE DWELLINGS CONSISTING OF 62NO ONE BED APARTMENTS, 40NO TWO BED APARTMENTS, 5NO TWO BED HOUSES, 17NO THREE BED HOUSES AND 2NO FOUR BED HOUSES WITH ASSOCIATED WORKS. BERKELEY HOUSE AND ST MARY'S COURT, HORSEMARKET**

The Development Management Team Leader submitted a report to the Committee. Members' attention was drawn to the addendum which contained several updates, including additional conditions and an amended recommendation. The Committee were informed that the application sought approval for the demolition of 4 residential buildings, garages and associated buildings (known as Berkeley House and St Mary's Court) to allow for the construction of a new development of 126 affordable dwellings. The south of the site would comprise an apartment block comprising 1 and 2 bedroom dwellings, parking, electric substations and bin storage. The north of the site would consist of 2, 3 and 4 bedroom houses with rear gardens and parking. It was explained that parking areas within the development would be gated and that electric vehicle charging points would be located throughout. Additional amenity space would be provided on the roof of the southern apartment block. Air quality and noise issues were addressed through conditions within the report, as well as details of materials to be used during construction. Due to the site offering 100% affordable housing, there would be no S106 financial contributions.

In response to questions, Helen Town advised that residents of the current properties were given the opportunity to relocate in February, which many did. She explained that residents had the right to return but many were taking the opportunity to move out of the area.

Members discussed the report.

**RESOLVED:**

That the application be **APPROVED IN PRINCIPLE** with delegated powers to the Head of Planning in consultation with the Chair to seek a mechanism to secure 100% affordable housing to be provided on site in perpetuity; with **additional conditions 23, 24 and 25** contained in the addendum.

The meeting concluded at 20:46