

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 4 June 2019

PRESENT: Councillor Oldham (Chair); Councillor Lane (Deputy Chair);
Councillors Birch, Choudary, Golby, Kilbride, Kilby-Shaw, M
Markham, McCutcheon and Russell

OFFICERS Peter Baguley (Head of Planning), Nicky Scaife (Development
Management Team Leader), Adam Smith (Principal Planning Officer),
James Chadwick (Legal Advisor), Ed Bostock (Democratic Services
Officer)

1. APOLOGIES

Apologies for absence were received from Councillors Bottwood and Lane. It was noted that Councillors Golby and Kilby-Shaw would be arriving late.

2. MINUTES

It was explained that there were typographical errors in the minutes contained within the printed agenda. Corrected versions of these were circulated.

The minutes of the meetings held on 19th February, 16th April and 7th May 2019 were then agreed, and signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

RESOLVED:

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

N/2018/0837

Cathrine Russell
Councillor Birch
John Byrne

N/2019/0052

Barry Waine
Councillor Davenport

N/2018/1348

Gary Owens

N/2018/1770

Gary Owens

N/2019/0141

Gary Owens

N/2019/0324

Gary Owens

N/2019/0337

Gary Owens

N/2019/0387

Gary Owens

4. DECLARATIONS OF INTEREST/PREDETERMINATION

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

Councillor Kilbride declared a personal and disclosable pecuniary interest in respect of items 11a, 11b, 11c, 11d, 11e, 11f and 11g as a board member of NPH.

Councillor Russell declared a predetermination in respect of item 10a and advised that she would leave the room after addressing the Committee.

Councillor Birch declared a predetermination in respect of item 10a and advised that she would leave the room after addressing the Committee.

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 2 of 3 appeals relating to applications for a change of use to residential apartments at 36 Derrigate, and a new dwelling at 8 Grange Avenue, refused under delegated powers had been dismissed, with the inspector agreeing with findings made by planning officers. An appeal relating to 24 Lawson Crescent for a new dwelling had been allowed; the Inspector concluded that the impact on the neighbouring property would not be significant.

In response to a question on the prior notification applications for telecom proposals awaiting appeal decisions, the Head of Planning clarified that the only matters officers could consider in respect of such proposals were siting and external appearance. The Head of Planning advised that developers were using loopholes in planning policy for such telecoms equipment, the majority of which include advertisements, as a way of getting around the advertisement regulations; the Inspectorate were inundated with appeals and this was a likely reason for delays in appeal decisions.

RESOLVED:

That the report be noted.

7. OTHER REPORTS

None.

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

None.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

(A) N/2019/0435 - CONSTRUCTION OF NEW BRICK BUILT BIN STORE AND PATHWAY FOR KERBSIDE COLLECTION. CHESTER HOUSE, GALLFIELD COURT

The Development Management Team Leader submitted a report to the Committee. She explained that the application sought to provide storage for Euro bins; the flats currently used standard wheelie bins so this would provide more organised refuse storage for residents.

The Committee heard that the refuse storage would be brick built and gated for security.

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/2018/0837 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 5 OCCUPANTS. 82 STANHOPE ROAD

The Development Management Team Leader submitted a report to the Committee. Members' attention was drawn to the addendum which contained 2 further objections to the application. The Committee heard that the ground floor living room would be divided to create 2 bedrooms and the upstairs bathroom divided to create an extra bathroom. It was noted that Private Sector Housing raised no objection to the application and the concentration of HIMO properties in a 50m radius, including the application site, would be 7.4%. Although the Local Highway Authority objected to the application and requested a parking beat survey be carried out, the applicant declined due to the property being in a sustainable location within 400m of bus stops and walking distance of local facilities.

Cathrine Russell, as a local resident, spoke against the application and commented that the property, due to its size, would lend itself much better as a home for a couple or small family, but not 5 single adults. She explained that HIMOs in the area were already causing issues including antisocial behaviour, noise, waste, and parking problems.

Councillor Russell left the room for the remainder of the discussion.

Councillor Birch, in her capacity as the Ward Councillor, spoke against the application and stated that double parking frequently reached levels where emergency vehicles could not access the road and commented that HIMO's were causing an unbalancing of communities. She further commented that the application was misleading in that the 2 off-road parking spaces were shown accessed via a service road over which the applicant had no access.

When asked if she was challenging the 7.4% concentration figure, Councillor Birch explained that the general area was high and that HIMO's were disruptive to long-standing residents. She further commented that she regularly attended residents' meetings and confirmed that parking was residents' main concern.

Councillor Birch left the room for the remainder of the discussion.

Alan Byrne, the owner and applicant, spoke in favour of the application and confirmed that there were 5 bus stops within 400m of the property, 2 specifically serving the university. He further confirmed that his property would be let to students of the university. Mr Byrne noted recent planning decisions where properties sat in a sustainable location and advised that his application met the requirements set by national and local policies.

Responding to a question, Mr Byrne explained that he reduced the number of bedrooms from 6 to 5 as recommended by Private Sector Housing.

The Development Management Team Leader advised that the number of occupants was controlled by a condition and that if breached, the owner would be subject to enforcement.

Committee members requested that the "2 parking spaces" as written in the report be removed due to them not being accessible to occupants of the premises.

Members discussed the report.

RESOLVED:

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

(B) N/2019/0052 - SINGLE STOREY REAR EXTENSION TO HOUSE IN MULTIPLE OCCUPATION. 144 LONDON ROAD

Councillors Russell and Birch re-joined the meeting.

Councillor Kilby-Shaw joined the meeting at this point and advised of no declarations of interest.

The Development Management Team Leader submitted a report to the Committee. Members' attention was drawn to the addendum which contained additional comments from the Local Highway Authority. The Committee heard that since the

property was currently operating as a HIMO, concentration figures were not a consideration in this instance.

Councillor Davenport, in her capacity as the Ward Councillor, spoke against the application and commented that existing HIMO properties were causing problems for residents, including parking and waste issues. She advised that a parking survey carried out in June 2018 had revealed that the street had reached 111% parking capacity.

Responding to a question around noise, Councillor Davenport explained that it was noise from HIMO properties, and not general street noise, that she referred to when calling in the application.

The Head of Planning confirmed that it fell to the 2 parties to agree when dealing with party walls issues; this was separate to planning legislation.

Barry Waine, the agent on behalf of the applicant, spoke in favour of the application and commented that there would be no visual impact on the conservation area, and confirmed that there were strict rules around the times that parking beat surveys could be carried out. Mr Waine further confirmed that the application accorded with the Interim Planning Policy Statement (IPPS), concentration was not a material consideration in this instance, and that there were no objections from any other regulatory bodies.

Members discussed the report.

RESOLVED:

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

(C) N/2019/0383 - REMOVE SLOPE TO GROUND LEVEL AND BUILD RETAINING WALL AROUND EDGE, TURF AND LIMESTONE SLAB AREA. 84 MAIDENCASTLE

The Principal Planning Officer submitted a report to the Committee. Members were informed that the application sought approval to dig down and create a flat and more usable garden space for the occupant 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.

(D) N/2019/0425 - VARIATION OF CONDITION 2 OF PLANNING PERMISSION N/2018/0743 (TWO STOREY SIDE AND REAR EXTENSIONS) TO REFLECT TRUE POSITION OF EXISTING GROUND FLOOR WINDOW IN RELATION TO FIRST FLOOR DORMERS AND ADDITION OF 3NO NEW ROOFLIGHTS (2NO TO FRONT AND 1NO TO REAR ELEVATION) RETROSPECTIVE. 18 TANFIELD LANE

The Development Management Team Leader submitted a report to the Committee. Members' attention was drawn to the addendum which contained further objections to the application. Members heard that the retrospective application sought to vary the plans to reflect the true position of an existing window, and add 3 roof lights. It was noted that consultation would not end until the 5th June 2019 so a change to the recommendation was suggested, that delegated authority be given to the Head of Planning in consultation with the Chair to consider any further representations.

In response to a question, the Committee heard that there was no usable room proposed in the roof space.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to delegated powers to the Head of Planning in consultation with the Chair to consider any further representations received following expiry of neighbour re-consultation period.

(E) N/2019/0470 - VARIATION OF CONDITIONS 2 AND 8 OF PLANNING PERMISSION N/2019/0127 (CHANGE OF USE FROM HOUSE IN MULTIPLE OCCUPATION FOR 4 OCCUPANTS (USE CLASS C4) TO HOUSE IN MULTIPLE OCCUPATION FOR 5 OCCUPANTS (USE CLASS C4) WITH SINGLE STOREY REAR EXTENSION) TO SWITCH LOUNGE WITH BEDROOM AND PROVIDE EN-SUITE FACILITY TO BEDROOM 5. 6 HOLLY ROAD

The Development Management Team Leader submitted a report to the Committee. Members' attention as drawn to the addendum which contained an additional objection to the application. The Committee heard that the application sought permission to swap the ground floor living room and bedroom.

In response to questions, the Committee were informed that every bedroom in the property benefitted from an en-suite bathroom, with an additional bathroom as well.

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

(A) N/2018/1348 - DEMOLITION OF 7NO DOMESTIC GARAGES AND CONSTRUCTION OF ONE NEW-BUILD SHELTERED HOUSING BUNGALOW. LOCK UP GARAGES REAR OF 56 TO 64 GLOUCESTER AVENUE

The Principal Planning Officer submitted a report to the Committee. Members were informed that the application sought approval for the demolition of 7 garages to allow for the construction of a sheltered housing bungalow and 4 parking spaces.

In response to questions, the Committee heard that there was no proposal for an electric vehicle charging point to be installed at the property and that the service would be gas and electricity. Gary Owens, Project Manager at NPH, advised that a replacement tree could be provided and that 1 of the 7 garages on site was occupied and had since been relocated. He further explained that new homes were not to be offered solar panels as part of a government scheme; the deal ended in March 2018.

Councillor Kilby-Shaw stated that he could not support the application due to the Council passing 2 motions at its meeting on 3rd June declaring a “climate emergency” and the proposed dwellings running on fossil fuels.

Councillor Joyce echoed the comments made by Councillor Kilby-Shaw and both councillors 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.

(B) DEMOLITION OF 6NO. GARAGES AND ERECTION OF 1 NEW BUILD DWELLING AND PARKING. GARAGES 19 TO 24, PIKEMead COURT

The Principal Planning Officer submitted a report to the Committee. Members’ attention was drawn to the addendum which contained further objections to the application. Members were informed that the development would comprise of a single bungalow and 3 off-street parking spaces. A footpath to the rear of the property provide access to neighbouring gardens. It was reported that Councillor Duffy had withdrawn her objection to the application.

Members discussed the report.

RESOLVED:

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

(C) N/2019/0138 - DEMOLITION OF 13NO DOMESTIC GARAGES AND ERECTION OF 1NO NEW BUILD BUNGALOW AND PARKING. LOCK UP GARAGES ADJACENT TO 55 NEWTON ROAD

The Principal Planning Officer submitted a report to the Committee. It was explained that one bungalow and 9 parking spaces would be provided as part of the development, representing a net increase of 4 spaces.

In response to questions, the Committee heard that 6 garages were previously occupied and had been relocated. Gary Owens, Project Manager for NPH, confirmed that consultation included letters and telephone calls as well as visits to new garages. He further explained that there were several options for residents whose boundary walls were formed from garage walls, including replacing walls like for like, or retaining the backs of garages during demolition.

Members discussed the report.

RESOLVED:

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

(D) N/2019/0141 - DEMOLITION OF 5NO DOMESTIC GARAGES AND ERECTION OF 1NO NEW BUILD BUNGALOW AND 5NO CAR PARKING. LOCK UP GARAGES, SHADOWFAX DRIVE

The Development Management Team Leader submitted a report to the Committee. She noted that the number of parking spaces had been reduced from 7 to 5 following comments made by the Local Highway Authority. The Committee heard that several trees on site would be retained, protected by a condition.

In response to a question around neighbour concerns, specifically the development harming neighbours with existing medical conditions, Gary Owens explained that NPH could look to take steps to reduce any harm to those people, and that any action would depend on the type of medical condition a person had.

Members discussed the report.

RESOLVED:

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

(E) N/2019/0324 - DEMOLITION OF 16NO DOMESTIC LOCK UP GARAGES AND ERECTION OF 2NO DWELLINGS AND PROVISION OF PARKING AREA. GARAGE 1 LOCK UP GARAGES, PENDLE ROAD

The Development Management Team Leader submitted a report to the Committee. Members' attention was drawn to the addendum which contained an additional objection to the application. The Committee heard that the application sought approval for the demolition of 16 garages to allow for the construction of 2 dwellings and 22 parking spaces. It was explained that the original application was for 3 properties. It was further explained that the scrub hedges lining part of the site could have been removed at any time.

In response to a question, the Committee were informed that with the additional properties, surveillance in the area would increase also.

Members discussed the report.

RESOLVED:

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

(F) N/2019/0337 - ERECTION OF 2 NEW DWELLINGS. LOCK UP GARAGES, CROFTMEADOW COURT

The Principal Planning Officer submitted a report to the Committee. Members' attention was drawn to the addendum which contained further representations from the Local Highway Authority. The Committee were informed that a couple of trees on site would be removed and that 9 parking spaces would be created as part of the development.

Members discussed the report.

RESOLVED:

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

(G) N/2019/0387 - DEMOLITION OF 18NO DOMESTIC LOCK UP GARAGES AND CONSTRUCTION OF 2NO NEW BUILD UNITS. LOCK UP GARAGES, CARDIGAN CLOSE

The Principal Planning Officer submitted a report to the Committee. Members' attention was drawn to the addendum which contained an additional objection and further representations from the Local Highway Authority, also additional and amended Conditions. The Committee heard that the application sought approval for 2 semi-detached bungalows and associated parking.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the reasons and conditions within the report, with **amended Condition 2** and **additional Condition 10** in the addendum.

The meeting concluded at 7:25 pm