

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 25 July 2017

PRESENT: Councillor Oldham (Chair); Councillor Lane (Deputy Chair);
Councillors Birch, Choudary, Davenport, Golby, J Hill, Kilbride, Kilby-
Shaw, B Markham, M Markham, McCutcheon and Smith

OFFICERS: Peter Baguley (Head of Planning), Rita Bovey (Development
Manager), Nicky Toon (Development Management Team Leader),
Ben Clarke (Principal Planning Officer), Simon Aley (Planning
Solicitor), Ed Bostock (Democratic Services Officer)

1. APOLOGIES

There were none.

2. MINUTES

The minutes of the meeting held on 4th July 2017 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 were
granted leave to address the Committee.

N/2017/0271

Councillor Stone
Alex Putjatins

N/2017/0386

Jacqueline Abbott
Wes Boswell

N/2017/0465

Francesco Oppido

N/2017/0513

Graham Gill
Sarah Evans

N/2017/0620

Ricky Simmonds
Cllr Jane Birch

N/2017/0653

Wai Keung Chan

N/2017/0680

Stephen Pieterse
Cllr Zoe Smith

N/2017/0710

Catherine Thompson
Simon Phillips

N/2017/0757

Alan Earle
Rachel Boyd

4. DECLARATIONS OF INTEREST/PREDETERMINATION

Councillor Davenport declared a personal non-pecuniary interest in items 10c, 10e, 10f, 10g, 10h and 10i as the Ward Councillor for Delapre & Briar Hill.

Councillor Birch declared a personal non-pecuniary interest in item 10i as the Ward Councillor for Trinity and stated that she would be addressing the Committee on this item, then leaving the room.

Councillor Smith declared a personal non-pecuniary interest in item 10k as the Ward Councillor for Abington and stated that she would be addressing the Committee on this item, then leaving the room.

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 and elaborated thereon. Application N/2017/0005 had been dismissed, the Inspector finding that the demand for an extra 5/6 parking spaces would be significant and any increase in demand harmful. This was in contrast to a previous application on the same street that had been allowed at appeal, and not consistent with recent similar appeal decisions. It was also noted that the appeal for application N/2016/1546 had been withdrawn.

7. OTHER REPORTS

There were none.

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

There were none.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

There were none.

10. ITEMS FOR DETERMINATION

(A) N/2016/1439 - OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED FOR CONSTRUCTION OF 15 NO. 3-BEDROOM DWELLINGS. THE SILVER CORNET PUBLIC HOUSE, 21 WELLAND WAY

The Development Manager submitted a report on behalf of the Head of Planning and elaborated thereon. It was explained that the area had suffered with antisocial behaviour since the site had become vacant; a previous planning application had been approved in 2006 but the development had not been implemented. The proposed development would include 17 parking spaces and the 14 dwellings would contribute to the Council's 5 year housing supply.

In response to questions, the Committee were informed that the area surrounding the application site relied on on-street parking, but there were no major congestion issues.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to conditions as set out in the report and for the following reason:

The principle of residential development for the site for up to 14 dwellings is considered acceptable and would contribute towards the Council's 5-year housing supply. Subject to the conditions below, the development would result in the effective reuse of this vacant site and would have a neutral impact upon the character of the area, adjacent residential amenity and highway conditions in accordance with the aims and objectives of the National Planning Policy Framework, Policies SA, S3, S10, H1 and BN7 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.

(B) N/2017/0271 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO A HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 5 OCCUPANTS - RETROSPECTIVE. 11 COWPER STREET

The Development Management Team Leader submitted a report on behalf of the Head of Planning and elaborated thereon. Members' attention was drawn to the addendum which contained an additional condition restricting use of the basement. It was explained that the application recognised the need for mixed types of accommodation and noted that the site was well served by public transport.

Councillor Stone addressed the Committee in her capacity as the Ward Councillor and commented that parking and antisocial behaviour issues on the street were having a detrimental effect on the area. She also stated that a survey carried out by residents identified more HIMO properties than the Council had registered.

Alex Putjatins, the applicant, addressed the Committee. He stated that his application complied with Planning requirements and that time would be better spent tackling unlawful HIMOs. He suggested making Cowper Street permit parking only similarly to neighbouring streets. He noted that the residents in the property were working professionals, the majority of whom cycled.

In response to questions asked, the Committee heard that the property was already being used as a HIMO and was licensed as such. It was also explained that there was no specific evidence that antisocial behaviour and waste problems were the result of HIMOs in an area.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions as set out in the report, with additional Condition 6 contained in the addendum and for the following reason:

The proposed development is considered acceptable in principle as it would not lead to an unacceptable concentration of HIMOs within the locality that would adversely affect the character of the area, street scene, nor would the development have significant adverse impacts on neighbouring amenity, parking provision or the character and appearance of the Boot and Shoe Quarter Conservation Area. The property is of sufficient size to accommodate the level of accommodation as proposed, in accordance with the requirements of Policies H1, H5, BN5 and S10 of the West Northamptonshire Joint Core Strategy, saved Policies E20, E26 and H30 of the Northampton Local Plan, the Council's Houses in Multiple Occupation Interim Planning Policy Statement and the aims and objectives of the National Planning Policy Framework.

(C) N/2017/0386 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 4 OCCUPANTS. 48 SOUTHAMPTON ROAD

The Principal Planning Officer submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee were informed that the room sizes met Private Sector Housing standards and that due to there being communal areas throughout the property, there was no need for a living room. It was noted that the area was well served by public transport and close to local amenities.

Jacqueline Abbott, the owner and applicant, addressed the Committee. She stated that letting to students would contribute towards a balanced and mixed community and believed that there would be a positive effect on parking, as students and those living in rented accommodation had among the lowest level of car ownership; but added that she would be open to the addition of an extra clause in any tenancy agreements limiting the amount of vehicles her tenants used. She noted that the new university would not have enough housing to meet demand so properties like hers were essential. Looking to address concerns, Mrs Abbott explained that following the Planning Committee on 4th July 2017, she and another Far Cotton landlord, Mr Boswell, had discussed creating a "Good Landlord Association" to build a more positive relationship with residents.

In response to questions, Mrs Abbott, confirmed that consideration had been given to providing a living room, but had provided a second bathroom instead. The kitchen included a 'breakfast bar', which could be used for dining.

Wes Boswell, a landlord with property in Far Cotton, addressed the Committee. He acknowledged residents' concerns regarding the high number of non-compliant HIMO properties in the area and urged the Council to proactively address the situation. He also made mention of his discussion with Mrs Abbott regarding the lack of good landlords and tenants, leading to the future launch of a Far Cotton Landlord Association. Mr Boswell welcomed the application as he believed Mrs Abbott was, as a landlord, proactive in working with residents to ensure her property would not adversely affect the community.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions as set out in the report and for the following reason:

The proposed development is considered acceptable in principle as it would not result in an over concentration of similar uses within the vicinity of the site, would provide adequate facilities for future occupants and not have an adverse impact on flood risk. Notwithstanding existing parking conditions in the local area, the site is in a sustainable location close to bus stops and amenities and would provide adequate facilities for cycle storage and refuse storage. The proposal thereby complies with Policies H1, H5, BN7 and S10 of the West Northamptonshire Joint Core Strategy, Policies E20 and H30 of the Northampton Local Plan, the Council's Houses in Multiple Occupation Interim Planning Policy Statement (IPPS) and the aims and objectives of the National Planning Policy Framework.

(D) N/2017/0448 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE OF MULTIPLE OCCUPATION (USE CLASS C4) FOR 5 OCCUPANTS. 39 QUEENS ROAD

This item was withdrawn from the agenda.

Councillor Choudary left the room at this juncture.

(E) N/2017/0465 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 5 OCCUPANTS. 55 DELAPRE CRESCENT ROAD

The Principal Planning Officer submitted a report on behalf of the Head of Planning and elaborated thereon. It was noted that the application met Private Sector Housing requirements and that should it be approved, the capacity of HIMO properties in a 50m radius would be 4%.

Francesco Oppido, the applicant, addressed the Committee and commented that the concentration of HIMO properties in the area was well under the recommended 15%. His property complied with the relevant policies relating to HIMOs, noting that there was side access to space at the rear of the house for waste storage. He further noted that there was a need for student accommodation, it being low in the area.

In response to questions, the Committee heard that Mr Oppido had other properties rented out in Northampton. He also explained that the bedrooms had en-suite bathrooms to attract a higher quality of tenant.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions as set out in the report and for the following reason:

The proposed development is considered acceptable in principle as it would not result in an over concentration of similar uses within the vicinity of the site, would provide adequate facilities for future occupants and would not be at risk from flooding. In addition, the Local Highway Authority has raised no parking objections to the proposal and the site is in a sustainable location close to local facilities, bus services and amenities and would provide adequate facilities for cycle storage and refuse storage. The proposal thereby complies with Policies H1, H5 and S10 of the West Northamptonshire Joint Core Strategy, saved Policies E20 and H30 of the Northampton Local Plan, the Council's Houses in Multiple Occupation Interim Planning Policy Statement (IPPS) and the aims and objectives of the National Planning Policy Framework.

Councillor Choudary returned to the room.

(F) N/2017/0513 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 4 OCCUPANTS (PART RETROSPECTIVE). 131 SOUTHAMPTON ROAD

The Principal Planning Officer submitted a report on behalf of the Head of Planning and elaborated thereon. Members' attention was drawn to the addendum, which contained further objections relating to waste and parking. It was explained that there was a good level of amenity in the area it was well served by public transport.

Graham Gill, a local resident, addressed the Committee. He stated that double parking, parking on junctions and litter were already a problem on the street. He noted that the sewage systems, which were 100 years old, were not designed to be used in such a high capacity. These HIMO properties, he commented, were created solely for profit and added that including unlicensed HIMOs, capacity in a 50m radius was well over 15%.

In response to questions, Mr Gill stated his belief that sewage blockages on the street were due to the high number of tenants in HIMO properties.

Sarah Evans, a local resident, addressed the Committee and spoke against the application. She expressed concerns in relation to antisocial behaviour and waste.

In response to points raised, the Principal Planning Officer confirmed that as the number of residents within the proposed HIMO would be comparable to those that could potentially occupy the property as a family dwelling, there was unlikely to be a significant impact upon the drainage system. Evidence needed to be used in calculating the number of existing HIMOs and this was based on investigations by

the Council's Planning Enforcement team and the granting of other planning permissions and licences.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions as set out in the report and for the following reason:

The proposed development is considered acceptable in principle as it would not result in an over concentration of similar uses within the vicinity of the site, would provide adequate facilities for future occupants and would not be at risk from flooding. Notwithstanding existing parking conditions in the local area, the site is in a sustainable location close to a Local Centre, bus services and amenities and would provide adequate facilities for cycle storage and refuse storage. The proposal thereby complies with Policies H1, H5, BN7 and S10 of the West Northamptonshire Joint Core Strategy, saved Policies E20 and H30 of the Northampton Local Plan, the Council's Houses in Multiple Occupation Interim Planning Policy Statement (IPPS) and the aims and objectives of the National Planning Policy Framework.

(G) N/2017/0577 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 4 OCCUPANTS. 72 SOUTHAMPTON ROAD

The Principal Planning Officer submitted a report on behalf of the Head of Planning and elaborated thereon. Members' attention was drawn to the addendum which contained additional information from the applicant and an extra Condition specifying that the first floor common room not be used as a bedroom at any time. It was explained that the downstairs bathroom was to be removed to make the kitchen larger. It was further noted that the area was well served by public transport.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions as set out in the report, including additional Condition 6 in the addendum and for the following reason:

The proposed development is considered acceptable in principle as it would not result in an over concentration of similar uses within the vicinity of the site, would provide adequate facilities for future occupants and not have an adverse impact on flood risk. Notwithstanding existing parking conditions in the local area, the site is in a sustainable location close to bus stops and amenities and would provide adequate facilities for cycle storage and refuse storage. The proposal thereby complies with Policies H1, H5, BN7 and S10 of the West Northamptonshire Joint Core Strategy, Policies E20 and H30 of the Northampton Local Plan, the Council's Houses in Multiple Occupation Interim Planning Policy Statement (IPPS) and the aims and objectives of the National Planning Policy Framework.

(H) N/2017/0590 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 4 OCCUPANTS WITH NEW ROOFLIGHT. 20 THIRLESTANE ROAD

The Principal Planning Officer submitted a report on behalf of the Head of Planning and elaborated thereon. It was noted that an extra condition was recommended to ensure the loft space was not used at any time as a bedroom.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions as set out in the report and for the following reason:

The proposed development is considered acceptable in principle as it would not result in an over concentration of similar uses within the vicinity of the site and would provide adequate facilities for future occupants. The site is also in a sustainable location close to local amenities and would provide adequate facilities for cycle storage and refuse storage. There would be no impact on flood risk as the site is not in a high risk flood zone. The proposal thereby complies with Policies H1, H5, BN7 and S10 of the West Northamptonshire Joint Core Strategy, Policies E20 and H30 of the Northampton Local Plan, the Council's Houses in Multiple Occupation Interim Planning Policy Statement (IPPS) and the aims and objectives of the National Planning Policy Framework.

Councillor J Davenport left the room at this juncture.

(I) N/2017/0620 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION FOR 7 OCCUPANTS (SUI GENERIS) INCORPORATING DEMOLITION OF EXISTING GARAGES TO PROVIDE HARD SURFACE FOR PARKING AREA. 5 ELYSIUM TERRACE

At this juncture of the meeting Councillor Birch moved to public seating, having declared a personal non-pecuniary interest as the Ward Councillor and intending to speak on the item.

The Development Management Team Leader submitted a report on behalf of the Head of Planning and elaborated thereon. Members' attention was drawn to the addendum which contained further objections and an additional statement from the applicant. The Committee were informed that this application was a reduction from 8 to 7 occupants. It was explained that security concerns following the garages' demolition would be addressed by the construction of gated fencing along the property's rear boundary, and noted that all of the bedrooms would have kitchen areas.

Councillor Birch addressed the Committee and commented that she considered owner-occupiers were most qualified to maintain buildings of historical significance. She further expressed concern with regards to comments received from NCC Highways and believed that the proposed number of occupants could contravene Policies BN5 and S10 of the West Northamptonshire Joint Core Strategy.

Responding to questions, Councillor Birch agreed that whilst effort had been taken to appease objections, she still had reservations about potential waste issues coming from a house on a main road into the town centre.

After addressing the Committee, Councillor Birch left the room. Councillor Z Smith also left the room.

Ricky Simmonds, a friend of the landlord, addressed the Committee and commented that the previous owner had let the property fall into a state of disrepair. He explained that the landlord intended to rent rooms to working professionals only and noted that there was secure parking space for 4 vehicles and 7 bicycles.

In response to questions, the Committee were informed that waste storage on the property was provided and all tenants would be briefed on the correct way to recycle. It was noted that the landlord was willing to make any provisions regarding waste collection that the Committee saw necessary.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions as set out in the report and for the following reason:

The proposed development is considered acceptable in principle as it would not result in an over concentration of similar uses within the vicinity of the site, would provide adequate facilities for future occupants and would not be at risk from flooding. Notwithstanding existing parking conditions in the local area, the site is in a sustainable location close to a Local Centre, bus services and amenities and would provide adequate facilities for cycle storage and refuse storage. The proposal thereby complies with Policies H1, H5 and S10 of the West Northamptonshire Joint Core Strategy, saved policies E20 and H30 of the Northampton Local Plan, the Council's Houses in Multiple Occupation Interim Planning Policy Statement (IPPS) and the aims and objectives of the National Planning Policy Framework.

(J) N/2017/0653 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 3 OCCUPANTS. 22 CRANSTOUN STREET

Councillors Birch, Davenport and Smith returned to the room. Councillor Golby joined the Committee at this juncture.

The Development Management Team Leader submitted a report on behalf of the Head of Planning and elaborated thereon. Member's attention was drawn to the addendum in which a further condition was added, specifying that the basement not be used as a bedroom at any time, also comments received from the Town Centre Conservation Area Advisory Committee. It was noted that the room sizes complied with Private Sector Housing standards and that there was dedicated waste and cycle storage to the rear of the property.

Wai Keung Chan addressed the Committee and commented that he would be personally managing and maintaining the property. He assured the Committee that

his property was fully compliant with Planning Policies and regulations and stated that he was working hard to provide a good quality HIMO property as there was a need for mixed accommodation in the area.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions as set out in the report and the addendum and for the following reason:

The proposed development is considered acceptable in principle as it would not result in an over concentration of similar uses within the vicinity of the site and would provide adequate facilities for future occupants. Notwithstanding existing parking conditions in the local area, the site is in a sustainable location close to the town centre amenities and would provide adequate facilities for cycle storage and refuse storage. There would be no undue impact on the conservation area also. The proposal thereby complies with Policies H1, H5, BN5 and S10 of the West Northamptonshire Joint Core Strategy, Policies E20, E26 and H30 of the Northampton Local Plan, the Council's Houses in Multiple Occupation Interim Planning Policy Statement (IPPS) and the aims and objectives of the National Planning Policy Framework.

Councillor J Hill left the room at this juncture.

(K) N/2017/0680 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 4 OCCUPANTS. 23 KING EDWARD ROAD

At this juncture of the meeting Councillor Smith moved to public seating, having declared a personal non-pecuniary interest as the Ward Councillor and intending to speak on the item.

The Development Management Team Leader submitted a report on behalf of the Head of Planning and elaborated thereon. It was noted that there were no other HIMO properties within a 50m radius and that although the Highways Authority had objected to the application, the area was well served by public transport. It was further noted that there were conditions limiting the number of occupants in the property as well as details regarding storage facilities for waste and recycling.

Councillor Smith addressed the Committee in her capacity as the Ward Councillor and raised concerns about the objections raised by the Highways Authority and road safety.

After addressing the Committee, Councillor Smith left the room while the item was discussed.

Stephen Pieterse, a local resident, addressed the Committee and commented that the community had become unbalanced, resulting in parking problems and a rise in antisocial behaviour. He further stated that the increase in HIMO properties had affected the street scene due to overcrowding in the houses and high levels of noise.

In response to questions, the Committee were informed that there was no need for a dedicated living room in a HIMO property, if sufficient communal space was available elsewhere.

RESOLVED:

That the application be **APPROVED** subject to the conditions as set out in the report and for the following reason:

The proposed development is considered acceptable in principle as it would not result in an over concentration of similar uses within the vicinity of the site, would provide adequate facilities for future occupants and would not be at risk from flooding. Notwithstanding existing parking conditions in the local area, the site is in a sustainable location close to a Local Centre, bus services and amenities and would provide adequate facilities for cycle storage and refuse storage. The proposal thereby complies with Policies H1, H5 and S10 of the West Northamptonshire Joint Core Strategy, saved Policies E20 and H30 of the Northampton Local Plan, the Council's Houses in Multiple Occupation Interim Planning Policy Statement (IPPS) and the aims and objectives of the National Planning Policy Framework.

(L) N/2017/0710 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 4 OCCUPANTS. 100 SOUTHAMPTON ROAD

Councillors Smith and Hill returned to the room.

The Principal Planning Officer submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee were informed that the application sought to change the use of a dwellinghouse into a 4 bedroom HIMO. It was noted that although the Highways Authority had objected to the application, the site was in a sustainable location close to public transport and amenities, and would provide storage for waste and for bicycles.

Catherine Thompson, a local resident, addressed the Committee and stated that the area was overcome with HIMO properties which had led to parking and waste problems. She commented that she held no animosity towards students and recognised that they needed to live somewhere, but that something needed to be done to tackle antisocial behaviour and crime.

Simon Phillips, the owner, addressed the Committee and commented that since buying the property he had made an effort to speak to nearby residents and address any concerns they had. He noted that whilst some aspects of the build were yet to be completed, the work was being carried out to a very high standard.

Responding to questions, Mr Phillips stated that he believed that the social aspect of living in a property was very important so he had chosen to keep the common room, rather than convert it into an additional bedroom.

RESOLVED:

That the application be **APPROVED** subject to the conditions as set out in the report and for the following reason:

The proposed development is considered acceptable in principle as it would not result in an over concentration of similar uses within the vicinity of the site, would provide adequate facilities for future occupants and flood risk. Notwithstanding existing parking conditions in the local area, the site is in a sustainable location close to bus stops and amenities and would provide adequate facilities for cycle storage and refuse storage. The proposal thereby complies with Policies H1, H5 BN7 and S10 of the West Northamptonshire Joint Core Strategy, Policies E20 and H30 of the Northampton Local Plan, the Council's Houses in Multiple Occupation Interim Planning Policy Statement (IPPS) and the aims and objectives of the National Planning Policy Framework.

(M) N/2017/0757 - ADDITIONAL CAR PARKING PROVISION TO INCLUDE DISABLED AND COACH PARKING, ADDITIONAL PEDESTRIAN AND DELIVERY PROVISION, LIGHTING AND FENCING. DELAPRE ABBEY

The Development Manager submitted a report on behalf of the Head of Planning and elaborated thereon. Members' attention was drawn to the addendum, which contained comments from the Arboricultural Officer, Police Crime Prevention Design Advisor and a letter from a nearby resident. The Committee were informed that this was a revised application to include the provision of additional security measures; there had been problems relating to antisocial behaviour.

Alan Earle, a local resident, addressed the Committee and stated that whilst he had no objections with the car park, he did note concerns regarding security, stating that there were all kinds of crime taking place in the area, that crime had not reduced since the last application was submitted and urged the Committee to include additional conditions to address security issues.

Rachel Boyd, the applicant, addressed the Committee and stated the importance of parking at high profile locations such as Delapre Abbey. She commented that this was an intelligent design on a complex site that would cater to a wide range of users. She noted that there was a pressing need for the work to be completed as there had been a number of accidents due to the state of the car park as it stood. She added that the implementation of a CCTV system would contribute towards better security for the abbey and its surroundings.

In response to questions, the Committee heard that due to the number of conditions the application had to adhere to, it took longer than expected to come to Committee. It was explained that the surface of the new car park would be either porous or semi-porous to minimise potholes forming.

RESOLVED:

That the application be **APPROVED** subject to the conditions as set out in the report, including additional Conditions 10 and 11 contained in the addendum, and for the following reason:

Subject to planning conditions imposed, the impact of the proposed development on the character, appearance or historical significance of the listed building, the registered Battlefield and Delapre Conservation Area would be outweighed by the public benefit arising from the development, with no unduly adverse impacts on

neighbour amenity, road safety or drainage. The impact of the proposal on the registered Battlefield has been minimised by appropriate site selection of the proposed car park and the proposal would assist with the overall project to restore the Abbey and bring it back to viable use and thereby accords with Policies S10 and BN5 of the West Northamptonshire Joint Core Strategy, Policies E20 and E26 of the Northampton Local Plan and the National Planning Policy Framework.

11. ENFORCEMENT MATTERS

There were none.

12. ITEMS FOR CONSULTATION

There were none.

The meeting concluded at 9:17 pm