

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Wednesday, 27 April 2016

PRESENT: Councillor Oldham (Chair); Councillor Lynch (Deputy Chair);
Councillors Aziz, Birch, Davenport, Golby, Haque, Hill, Larratt,
McCutcheon and Meredith.

OFFICERS: Steven Boyes (Director of Regeneration, Enterprise and Planning)
Peter Baguley (Head of Planning) Rita Bovey (Development
Manager) David Rowan (Development Management Team Leader)
Ben Clarke (Planning Officer) Theresa Boyd (Solicitor) Emma
Powley(Democratic Services)

1. APOLOGIES

Apologies for absence were received from Councillors Lynch and Lane.

2. DEPUTATIONS / PUBLIC ADDRESSES

RESOLVED: That under the following items, the Councillor listed below was granted leave to address the Committee:

N/2016/0411

Councillor Stone

3. DECLARATIONS OF INTEREST/PREDETERMINATION

There were none.

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

The Head of Planning elaborated on a report submitted by the Director of Regeneration, Enterprise and Planning relating to former St Edmunds Hospital site. It was explained that there were 2 applications to be considered, one for planning permission and one for listed building consent which had been considered by the Committee on the 9th June 2015. It was noted that since then, the Council had worked with the applicant to resolve outstanding matters to expedite the redevelopment of the site and that information about the issues needed to grant permission had been submitted and assessed by officers and independently verified and had satisfied the Director of Regeneration, Enterprise and Planning, subject to the conditions set out in the report. It was noted that the submitted viability assessment had satisfactorily addressed unresolved issues and therefore it was deemed that a Section 106 Agreement was no longer required and thus it was proposed to secure by conditions the requirement for submission of phasing plan detailing the programme of works.

In response to questions of the Committee, it was confirmed that the timescale of completion of works was not yet known and that demolition and redevelopment of the site would be sensitive to the heritage of the site. The Director of Regeneration, Enterprise and Planning explained that the site had been a problem for a considerable time but that there was a need for the developers to get on the site quickly.

RESOLVED:

That the Committee **AGREED** that the proposed phasing plan to carry out works to the Workhouse building be secured by planning conditions, set out in the report.

5. LIST OF CURRENT APPEALS AND INQUIRIES

The Development Manager, on behalf of the Director of Regeneration, Enterprise and Planning, submitted a List of Current Appeals and Inquiries and elaborated thereon. It was noted that the hearing for application N/2015/0419 Demolition of Bective Works and Jebez House was being heard that day and noted that it would be a few months until a final decision would be made.

RESOLVED: That the report be noted.

6. OTHER REPORTS

7. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

None.

8. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

(A) N/2016/0057 - VARIATION OF CONDITION 5 OF PLANNING PERMISSION N/2013/0612 (REPAIR AND REFURBISHMENT OF DELAPRE ABBEY) TO EXTEND OPENING HOURS OF CAFE/RESTAURANT AND HOLDING FUNCTIONS AND EVENTS BETWEEN 8AM TO MIDNIGHT (FRIDAY AND SATURDAY) AND 8AM TO 11PM (SUNDAY TO THURSDAY); BUSINESS STUDIOS/WORKSHOPS BETWEEN 7AM TO 6PM; VISITOR AND HERITAGE CENTRE FROM 9AM TO 7PM. DELAPRE ABBEY, LONDON ROAD

The Development Manager submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was explained that the application sought the variation of condition 5 of planning permission to increase the opening hours of various permitted functions of the Abbey Buildings. In response to questions asked, the Development Manager explained that they would monitor any complaints being received by local residents and act accordingly.

RESOLVED:

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

- (B) N/2016/0130 - LISTED BUILDING APPLICATION FOR ALTERATIONS TO G54 VISITOR RECEPTION TO INCLUDE REMOVAL OF EXISTING BOXING TO ENTRANCE DOOR, SELF-LEVELLING SCREED APPLIED TO EXISTING FLOOR, AREA OF EXCAVATION TO FLOOR FOR INSERTION OF NEW FLUSH ENTRANCE MATTING, NEW GLAZED ENTRANCE LOBBY, INSTALLATION OF 2NO. NEW STORES EITHER SIDE OF THE STAIRS, DEMOLITION OF EXISTING STAIRS TO BE REPLACED WITH NEW TIMBER STAIR AND LANDING, REMOVAL OF DOOR DG.103, INFILLED WITH STONE DELAPRE ABBEY, LONDON ROAD**

The Development Manager submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and explained that the application was for a listed building application for alteration to the Visitor Reception. It was noted that it was a very minor work being carried out and no objections had been received from Historic England.

The Committee discussed the application.

RESOLVED:

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

9. ITEMS FOR DETERMINATION

- (A) N/2015/1074 - ERECTION OF 81NO DWELLINGS COMPRISING 1 BED FLATS, 2, 3 & 4 BED HOUSES AND ASSOCIATED ACCESS ROADS AND PUBLIC OPEN SPACE. FORMER ST MARY'S MIDDLE SCHOOL, GRANGE ROAD**

The Senior Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was explained that the application was for the erection of 81 dwellings, 29 being accessed from Grange Road and 52 from Booth Lane and would include a pedestrian link and an area of public open space. In response to questions asked, it was explained that a condition could be added to include the erection of motorcycle barriers. It was also further explained that a public open space could not be provided on the smaller part of the site but it was noted that all properties had private gardens and the open space in the larger part of the site was easily accessible to all residents.

The Committee discussed the report.

RESOLVED:

That the application be **APPROVED IN PRINCIPLE** subject to:

1.1.1 The prior completion of a Section 106 Legal Agreement to secure:

- i) 35% of the development to be used for affordable housing and that 10% of all dwellings are constructed to mobility standards;

ii) A financial payment to fund the provision, improvements to connections and/or enhancements to areas of off-site public open space within the vicinity of the site;

iii) A financial payment to fund the improvements of bus services within the vicinity of the site;

iv) A financial payment to fund the provision of primary and secondary school education within the vicinity of the site;

v) A financial payment to fund improvements to and/or the provision of pedestrian ways and/or cycle ways;

vi) An obligation to ensure that the specification for the on-site proposed open space (including play equipment) is submitted to and approved by the Local Planning Authority and that this is made available for public access and is maintained in perpetuity;

vii) A scheme for the provision of construction worker training opportunities and a payment towards the operation of this programme; and

viii) The Council's monitoring fee subject to the Director of Regeneration, Enterprise and Planning being satisfied the monitoring fee is necessary and of an appropriate scale.

1.1.2 The Conditions as contained in the report and an additional condition to require motorcycle barriers to be installed at the footpath link and for the following reason:

The proposed development, subject to conditions, would represent the satisfactory reuse of the land and contribute to the established housing need in Northampton. The development is of a satisfactory design and layout and would not impinge upon the amenities of surrounding occupiers or highway safety. The development is therefore in accordance with the National Planning Policy Framework, Policies H1, H2, S1, S10, and INF2 of the West Northamptonshire Joint Core Strategy and Policies E20, H17 and H32 of the Northampton Local Plan.

1.2 It is also recommended that in the event of the Section 106 Legal Agreement not being completed within three calendar months of this Committee meeting, in addition to being able to grant planning permission as recommended above, the Head of Planning be given delegated authority to either refuse or finally dispose of the application (at his discretion) on account of the necessary mitigation measures have not been secured in order to make the proposal acceptable in line with the requirements of Policy INF2 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

(B) N/2015/1384 - RETROSPECTIVE PLANNING TO CHANGE OF USE FROM RESIDENTIAL (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION

FOR FOUR RESIDENTS (USE CLASS C4). RETROSPECTIVE APPLICATION. 23 NORFOLK STREET

The Senior Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning. Member's attention was drawn to additional information contained within the addendum. The Chair commented that the application was for retrospective permission to change the use from a single dwelling to a house in multiple occupation (HMO) and explained that it was specifically for 4 occupants.

Members discussed the report.

RESOLVED:

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

(C) N/2016/0259 - VARIATION OF CONDITION 2 OF PLANNING PERMISSION N/2015/0811 (ERECTION OF DETACHED 3-BED DWELLING AT THE REAR TOGETHER WITH PARKING SPACES AND WIDENING OF EXISTING VEHICULAR ACCESS) FOR ALTERATIONS TO ROOF FORM. 279 MAIN ROAD, DUSTON

The Development Management Team Leader submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. Member's attention was drawn to additional information that was contained within the addendum.

Members discussed the application.

RESOLVED:

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

(D) N/2016/0411 - PRIOR NOTIFICATION APPLICATION FOR THE DEMOLITION OF EXISTING 2 STOREY BUILDING AND ASSOCIATED STRUCTURES. 34 LITTLE CROSS STREET

The Development Management Team Leader submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. Member's attention was drawn to additional information that was contained within the addendum.

Councillor Stone addressed the Committee and stated that she was pleased to see that officers had a good dialogue with local residents and noted that they had recently had their Neighbourhood Plan accepted and hoped that this would give residents more control on local developments. She also commented on the area's heritage.

The Committee discussed the report.

RESOLVED:

That the Committee **AGREED** that the Authority's **Prior Approval would not be required** for the method of demolition and proposed restoration of the site for the following reason:

The means of demolition and the proposed restoration of the site are considered to be acceptable and would be consistent with the aims and objectives of policies of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

An informative will also be included to the decision notice to advise the applicant to be mindful of potential archaeological remains on site.

10. ENFORCEMENT MATTERS

None

11. ITEMS FOR CONSULTATION

None

The meeting concluded at 7.08pm