



PLANNING AGENDA

Tuesday, 16 January 2018

The Jeffrey Room, St. Giles Square, Northampton,
NN1 1DE.

6:00 pm

Members of the Committee

Councillor: Brian Oldham (Chair), Jamie Lane (Deputy Chair)

Councillors: James Hill, Mary Markham, Matthew Golby, Andrew Killbride, Samuel Kilby-Shaw, Julie Davenport, Jane Birch, Nazim Choudary, Zoe Smith, Arthur McCutcheon and Brian Markham.

Interim Chief Executive

Simon Bovey

If you have any enquiries about this agenda please contact
democraticservices@northampton.gov.uk or 01604 837722

PLANNING COMMITTEE

AGENDA

Meetings of the Planning Committee will take place at 6.00pm on 4th July, 25th July, 5th September, 26th September, 17th October, 21st November, 19th December 2017 and 16th January, 13th February, 13th March, 10th April, 8th May and 7th Jun 2018.

The Council permits public speaking at the Planning Committee as outlined below:

Who Can Speak At Planning Committee Meetings?

- Up to 2 people who wish to object and up to 2 people who wish to support an individual planning applications or any other matter on the public agenda.
- Any Ward Councillors who are not members of the Planning Committee. If both Ward Councillors sit on the Planning Committee, they may nominate a substitute Councillor to speak on their behalf.
- A representative of a Parish Council.

How Do I Arrange To Speak?

- Anyone wishing to speak (not including Ward Councillors who must let the Chair know before the start of the meeting) must have registered with the Council's Democratic Services section not later than midday on the day of the Committee.

NB: the Council operate a 'first come, first serve' policy and people not registered to speak will not be heard. If someone who has registered to speak does not attend the meeting their place may be relocated at the discretion of the Chair.

Methods of Registration:

- By telephone: 01604 837722
 - In writing to: Northampton Borough Council, The Guildhall, St. Giles Square, Northampton , NN1 1DE, Democratic Services (Planning Committee)
- by email to: democraticservices@northampton.gov.uk

When Do I Speak At The Meeting

- A Planning Officer may update the written committee report then those registered to speak will be invited to speak.
- Please note that the planning officer can summarise issues after all the speakers have been heard and before the matter is debated by the Planning Committee Members and a vote taken.

How Long Can I Speak For?

- All speakers are allowed to speak for a maximum of three minutes.

Other Important Notes

- Speakers are only allowed to make statements – they may not ask questions or enter into dialogue with Councillors, Officers or other speakers.
- Consideration of an application will not be delayed simply because someone who is registered to speak is not in attendance at the time the application is considered
- Confine your points to Planning issues: Don't refer to non-planning issues such as private property rights, moral issues, loss of views or effects on property values, which are not a material consideration on which the decision will be based.
- You are not allowed to circulate new information, plans, photographs etc that has not first been seen and agreed by the Planning Officers

- Extensive late representations, substantial changes, alterations to proposals etc. will not be automatically accepted, due to time constraints on Councillors and Officers to fully consider such changes during the Planning Committee Meeting.

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Your attendance is requested at a meeting to be held:
in The Jeffrey Room, St. Giles Square, Northampton, NN1 1DE.
on Tuesday, 16 January 2018
at 6:00 pm.

AGENDA

1. **APOLOGIES**
2. **MINUTES**
3. **DEPUTATIONS / PUBLIC ADDRESSES**
4. **DECLARATIONS OF INTEREST/PREDETERMINATION**
5. **MATTERS OF URGENCY WHICH BY REASON OF SPECIAL CIRCUMSTANCES THE CHAIR IS OF THE OPINION SHOULD BE CONSIDERED**
6. **LIST OF CURRENT APPEALS AND INQUIRIES**
Report of Head of Planning (copy herewith)
7. **OTHER REPORTS**
8. **NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS**
9. **NORTHAMPTON BOROUGH COUNCIL APPLICATIONS**
(A) N/2017/1420 - LISTED BUILDING CONSENT APPLICATION FOR REMOVAL OF DISPLAY CABINETS WITHIN EAST AND WEST WINGS. ABINGTON MUSEUM MANOR HOUSE ABINGTON PARK, WELLINGBOROUGH ROAD
10. **ITEMS FOR DETERMINATION**
(A) N/2017/1428 - CONVERSION OF AN EXISTING FLAT, CURRENTLY HOUSING A COMMUNITY HUB, TO A SOLELY RESIDENTIAL DWELLING WITH ENTRANCE CANOPY, EXTENSION OF FRONT DWARF WALL AND RENDERING TO FRONT. SPRING BOROUGHS COMMUNITY CENTRE BLACKFRIARS HOUSE, UPPER CROSS STREET
(B) N/2017/1429 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 5 OCCUPANTS. 35 HUNTER STREET

- (C) **N/2017/1430 - CONVERSION OF EXISTING BUNGALOW, CURRENTLY HOUSING A COMMUNITY ROOM, INTO A SOLELY RESIDENTIAL 2 BEDROOM DWELLING FOR IN-HOUSE CARE, INCLUDING THE ADDITION OF 1NO NEW WINDOW. COMMUNITY ROOM, 28 HARDY DRIVE**
- (D) **N/2017/1467 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 4 OCCUPANTS. 132 SOUTHAMPTON ROAD**
- (E) **N/2017/1544 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 3 OCCUPANTS. 36 COWPER STREET**

11. ENFORCEMENT MATTERS

12. ITEMS FOR CONSULTATION

- (A) **N/2017/1448 - EXTRACTION OF SAND AND GRAVEL, CONSTRUCTION OF CONCRETE BATCHING PLANT, PROCESSING PLANT, INCLUDING ANCILLARY WEIGHBRIDGE, OFFICE, WORKSHOP, RECYCLING ACTIVITIES AND ACCESS, PLUS IMPORTATION OF INERT MATERIAL AND RESTORATION TO AGRICULTURE AND NATURE CONSERVATION. J THOMAS HAULAGE LAKESIDE WORKS, 37 CROW LANE**

13. EXCLUSION OF PUBLIC AND PRESS

THE CHAIR TO MOVE:

“THAT THE PUBLIC AND PRESS BE EXCLUDED FROM THE REMAINDER OF THE MEETING ON THE GROUNDS THAT THERE IS LIKELY TO BE DISCLOSURE TO THEM OF SUCH CATEGORIES OF EXEMPT INFORMATION AS DEFINED BY SECTION 100(1) OF THE LOCAL GOVERNMENT ACT 1972 AS LISTED AGAINST SUCH ITEMS OF BUSINESS BY REFERENCE TO THE APPROPRIATE PARAGRAPH OF SCHEDULE 12A TO SUCH ACT.”

PHOTOGRAPHY AND AUDIO/VISUAL RECORDINGS OF MEETINGS Anyone may record meetings of the Council, the Cabinet, any Committee or Sub-Committee of the Council through any audio, visual or written method to include taking photographs of meetings, filming meetings or making audio recordings of meetings. The Chair of the meeting shall have the discretion to revoke the permission in the event that the exercise of the permission is disturbing the conduct of the meeting in any way or when it is otherwise necessary due to the nature of the business being transacted at the meeting. Permission may only be exercised where the public have the right to attend the meeting; and if a meeting passes a motion to exclude the press and public, then in conjunction with this, all rights to record the meetings are removed.

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 19 December 2017

PRESENT: Councillor Oldham (Chair); Councillor Lane (Deputy Chair);
Councillors Birch, Golby, J Hill, Kilbride, Kilby-Shaw, B 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), Theresa Boyd (Planning
Solicitor), Ed Bostock (Democratic Services Officer)

1. APOLOGIES

Apologies for absence were received from Councillors M Markham and Choudary.

2. MINUTES

The minutes of the meeting held on 21st November 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/2017/0789
Councillor Stone

N/2017/1046
Councillor Birch
Brian Burnett
Simon Stringer
Greg Pearce

N/2017/1270
David Suter

N/2017/1374
Councillor Smith

N/2017/1402
Councillor Hibbert
Darmesh Patel

N/2017/1501
Councillor Meredith

Helen Town

4. DECLARATIONS OF INTEREST/PREDETERMINATION

Councillor Kilbride declared a disclosable, pecuniary interest in items 10g, 10k, 10l and 10m as a board member of Northampton Partnership Homes.

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

Councillor Smith declared a predetermination in item 10i and advised that she would leave the room after addressing the Committee. Councillor Smith further declared an interest in items 10c and 10f as the Ward Councillor but stated that she had no predetermination.

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. The Committee were informed that an appeal relating to a childminding business had been allowed. Complaints had been received from neighbours relating to noise and disturbance, however, conditions had been included to limit the number of children allowed outside at any one time and a maximum of 2 hours outdoor play per day in total.

7. OTHER REPORTS

(A) N/2017/0401 - VARIATION OF SECTION 106 AGREEMENT IN RELATION TO AFFORDABLE HOUSING PROVISION. FORMER KINGSTHORPE MIDDLE STREET, NORTHFIELD WAY

The Principal Planning Officer submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee heard that following difficulties identifying a Registered Provider to manage the affordable dwellings in their original form, Council had agreed to a variation. This application for a further variation sought to alter the composition of the affordable housing provision in the Section 106 Agreement closer to that originally agreed.

In response to questions, the Committee were informed that under the Rentplus model, tenants of these properties would have the option to buy their homes after 5 years of occupancy. It was noted that the level of affordable housing would remain at 35% but that the tenures would change.

Members discussed the report.

RESOLVED:

That the application be **AGREED** subject to the reasons as set out in the report.

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

There were none.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

There were none.

10. ITEMS FOR DETERMINATION

(M) N/2017/1501 - PRIOR NOTIFICATION OF THE DEMOLITION OF THE TANNERS PUBLIC HOUSE. THE FORMER TANNERS PUBLIC HOUSE, 32 FARMFIELD COURT

Councillor Kilbride left the room, having declared an interest as a board member of Northampton Partnership Homes.

The Principal Planning Officer submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee heard that the method of demolition, and not the principle, was to be considered by Members. It was noted that a future application would be received for the provision of housing on the site.

Councillor Meredith, as the Ward Councillor, spoke in favour of the application and commented that anti-social behaviour around the site had increased in recent weeks and that rough sleepers were living inside the pub. He stated that housing would be a much better use for the site and thanked officers for their work.

Helen Town, Head of Asset Management for Northampton Partnership Homes, spoke in favour of the application and commented that an application for developing the site had already been submitted and it was intended that should the application be approved, the pub would be demolished early in 2018.

In response to questions, Ms Town explained that NPH were working closely with the Police to ensure that the site was kept secure.

Members discussed the report.

RESOLVED:

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

(G) N/2017/1340 - ADDITION OF JULIET BALUSTRADES TO 6NO FLATS (NOS. 30-40) AND INSTALLATION OF NEW FULL HEIGHT GLAZED PATIO DOORS INTO EXISTING FRAMED OPENING. 30 DODDRIDGE STREET

The Development Manager submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee heard that windows on 6 flats would be replaced with patio doors and Juliet balconies, as part of a wider project to refurbish Northampton's housing stock.

Members discussed the report.

RESOLVED:

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

(L) N/2017/1464 - PRIOR NOTIFICATION OF THE DEMOLITION OF TWO SECTIONS OF CONCRETE OVERHANG COVERING THE WALKWAYS AT THE END OF PARK SQUARE ENTERING INTO PARK WALK. 16 PARK SQUARE

The Principal Planning Officer submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee heard that the method of demolition, and not the principle, was to be considered. It was explained that by removing the concrete overhangs, unauthorised access to the upper stories would be prevented.

Members discussed the report.

RESOLVED:

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

(K) N/2017/1444 - VARIATION OF CONDITION 8 OF PLANNING PERMISSION N/2016/0773 (ERECT SINGLE STOREY BUILDING FOR CONVENIENCE STORE) TO AMEND SHOP OPENING HOURS TO 6.30AM TO 9.00PM. 2 LITTLE CROSS STREET

The Development Manager submitted a report on behalf of the Head of Planning and elaborated thereon. Members heard that they approved the construction of the retail unit in 2016 and that this application sought to vary a condition to extend the shop's opening hours. No objections had been received from the Environmental Health or residents, and the shop's delivery times 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.

(A) N/2017/0789 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 5 OCCUPANTS IN 4 BEDROOMS (RETROSPECTIVE). 20 HOOD STREET

Councillor Kilbride returned to the meeting.

The Principal Planning Officer submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee heard that the property was situated close to local amenities and bus routes. It was noted that a condition had been added to prevent the basement from being used as a bedroom and that all of the bedrooms complied with Private Sector Housing standards. Should the application be approved, the concentration of HIMO properties in a 50m radius would be 6.32%.

Councillor Stone, as the Ward Councillor, spoke against the application and commented that of her entire Ward, she received the highest number of complaints from Hood Street. She stated that there were 10 existing HIMO's on Hood Street and considered it an overdevelopment. Councillor Stone noted that double parking was a regular occurrence and fly-tipping was a problem in the area.

In response to questions, the Committee were informed that the garden of the property was currently being used to store waste; a condition was included to ensure that full details of proper waste storage were submitted and implemented following the application's approval. It was noted that the Highway Authority had concluded that the parking situation was considered "severe" in the area.

Members discussed the report.

RESOLVED:

That the application be **REFUSED** against the officer recommendation on parking and highway grounds, the final wording of which to be agreed with the Chair.

(B) N/2017/1046 - VARIATION OF CONDITIONS 13 & 14 OF PLANNING PERMISSION N/2015/1228 (DEMOLISH FORMER CAR SHOWROOM AND ERECT BUILDING WITH RETAIL (USE A1) ON GROUND FLOOR AND 14NO. FLATS INCLUDING NEW ACCESS AND ANCILLARY DEVELOPMENT, AND CREATION OF RESIDENTIAL CAR PARKING AREA) TO AMEND OPENING HOURS AND DELIVERY HOURS. 194-200 KINGSTHORPE GROVE

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 further representations from Queens Park Residents Association (QPRA) and a revised Condition 14. The Committee heard that the applicant sought to increase the opening and delivery hours of the shop by varying Conditions 13 and 14 of the previous planning consent. It was noted that an additional delivery time of 6:00-7:00 was requested for the delivery of newspapers by means of a small van.

Councillor Birch, as the Ward Councillor, spoke against the application and commented that the original application had not been supported by locals. She stated that the extended opening times would result in additional disturbance and inconvenience to residents and that the narrow roads in the area were often blocked by double parked vehicles. Councillor Birch further stated that the extended opening times would lead to street-drinking and anti-social behaviour.

In response to questions, the Committee heard that there were no junctions on Stanhope Road and any delivery would block the street.

Councillor Birch then left the meeting whilst the item was discussed.

Brian Burnett, Chairman of QPRA, spoke against the application and commented that the residents had previously objected to the retail unit and that their position had not changed. He questioned whether delivery drivers would use the car park to the rear of the unit as there was no parking enforcement late at night. He stated that

there was no support for the extended opening hours and asked the Committee to consider the views of residents.

Simon Stringer, on behalf of the owner, spoke in favour of the application and commented that work would commence early in the New Year, should the application be approved. Mr Stringer stated that his client was keen to supply a good service as well as housing and commented that help had been sought to address the noise concerns, which was the main concern for objectors.

In response to questions, it was noted that unless the opening hours were extended, the shop would be more akin to a small supermarket, and not a convenience store.

Greg Pearce, the agent, spoke in favour of the application and commented that the proposed variation in Conditions 13 and 14 were minor but would make the retail unit commercially attractive. He noted that Environmental Health had not objected to the application and that the proposal would not negatively affect neighbouring residents.

Members discussed the report.

RESOLVED:

That the application be **APPROVED IN PRINCIPLE** subject to the prior finalisation of an S106 Agreement, and the conditions and reasons as set out in the report and the addendum.

(C) N/2017/1161 - ENLARGEMENT OF EXISTING FLAT ROOF DORMER TO FORM UTILITY ROOM. 10 CHRISTCHURCH ROAD

Councillor Birch re-joined the Committee.

The Development Management Team Leader submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee heard that the side-facing windows on the proposed development would be obscure glazed to prevent overlooking of the neighbouring property. It was noted that the tiles used would match existing materials. It was further noted that there had been no objection from the Conservation Officer.

It was explained to Members that Condition 3 could be amended to ensure that the side windows were fixed closed, to further ensure neighbours' privacy.

In response to questions, it was explained that 4 separate objections had been received from local residents.

Members were advised that a further letter of objection had been received, which raised no new issues to those outlined in the report.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report, with an amended Condition 3 re: fixed shut windows.

(D) N/2017/1214 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 4 OCCUPANTS IN 3 BEDROOMS. 83 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 an additional Condition to ensure that bedrooms were all located on the 1st floor. The Committee heard that the property was located close to shops and public transport links and that the bedrooms all met Private Sector Housing requirements. It was explained that should the application be approved, the concentration of HIMO properties in a 50m radius would be 14.8%.

Members discussed the report.

RESOLVED:

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

(E) N/2017/1220 - PARTIAL CHANGE OF USE TO INCLUDE HOT FOOD TAKEAWAY AND CAFE/RESTAURANT USES WITH ERECTION OF EXTRACTION FLUE (PART RETROSPECTIVE). THE FORMER ECTON BROOK PUBLIC HOUSE, ECTON BROOK ROAD

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 further representations from Northamptonshire Police and Billing Parish Council. The Committee heard that part of the building would be used as a hot food takeaway, using the current kitchen with a flue installed at the rear of the building. The hours would remain the same as the existing community centre.

Members discussed the report.

RESOLVED:

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

(F) N/2017/1270 - TWO STOREY REAR EXTENSION, FRONT ROOF LIGHTS AND REAR DORMER WINDOWS, TWO STOREY FRONT BAY, ALTERATIONS TO FENESTRATION DETAILS TO FRONT AND REAR ELEVATIONS, NEW FRONT BRICK GARDEN WALL AND ALTERATIONS AND EXTENSION TO GARAGE. 53 PARK AVENUE SOUTH

The Development Management Team Leader submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee heard that as part of the development, the small rear building would be demolished to allow for a two-storey rear extension, two storey front bay, a small extension and alterations to the garage, and changes to the fenestration details to the front and rear elevations. It was explained that the plans had been amended since submission and that the NBC Conservation Officer had raised no objections to the revised plans.

Members discussed the report.

RESOLVED:

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

(H) N/2017/1371 - NEW TWO BEDROOM DETACHED HOUSE. LAND REAR OF 133 LINDSAY AVENUE

At this juncture of the meeting, Councillor Hill left the room.

The Development Management Team Leader submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee heard that the proposed development would sit 1 metre from the site's rear boundary, the majority of space to the side of the proposed dwelling would be taken by 2 off-road parking spaces. It was noted that a previous application in 2014 included part of the garden of no.131 Lindsay Avenue. It was further noted that there would be a distance of 10 metres between this and the rear of nos. 133 and 131 Lindsay Avenue, which was contrary to Planning Policy.

Members discussed the report.

RESOLVED:

That the application be **REFUSED** subject to the reasons as set out in the report.

(I) N/2017/1374 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 5 OCCUPANTS. 27 LUTTERWORTH ROAD

Councillor Hill returned to his seat.

The Principal Planning Officer submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee heard that the property was situated close to local amenities, a condition had been added to ensure the basement was used for storage only, as well as the maximum number of occupants and provision for waste storage. It was explained that due to the site's sustainable location, the applicant was under no obligation to carry out a parking beat survey. Should the application be approved, the concentration of HIMO properties in a 50m radius would be 12.5%.

Councillor Smith, as the Ward Councillor, spoke against the application and commented that the applicant's refusal to carry out a parking beat survey was unfortunate and asked that the item be deferred until one could be done. She reasoned that the "sustainable" argument fell when there was such a large parking problem in an area

Councillor Smith then left the room whilst the item was considered.

In response to questions, the Committee heard that the cost of a parking beat survey varied between £250-£500.

Members discussed the report.

RESOLVED:

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

(J) N/2017/1402 - ALTERATION TO SHOP FRONT WITH SHUTTERS AND LEVEL ACCESS. STANDENS BARN SUPERMARKET, UNIT 2 STANDENS BARN LOCAL CENTRE, WALLEDWELL COURT

Councillor Smith returned to her seat.

The Development Management Team Leader submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee heard that the application sought to install a new shop front, level access ramp and replace the roller shutters. The application proposed solid shutters, however the Police Crime Prevention Design Adviser advised that solid shutters created an undesirable streetscape and a surface on which to graffiti and recommended perforated shutters; these would let out light and help to deter anti-social behaviour. The applicant subsequently agreed to perforated shutters with details to be submitted as part of Condition 3 in the report.

Councillor Hibbert, as the Ward Councillor, spoke in favour of the application and commented that the applicant would prefer solid shutters on the grounds that they offered increased security, noting that people congregated on the square at night.

Darmesh Patel, the leaseholder, addressed the Committee and commented that the area saw various problems related to anti-social behaviour. He voiced concerns regarding the visibility of a safe to be installed with the addition of a post office on the premises. Mr Patel stated that the Police were only seen in the area if they were called out; he did not know of any patrols ever having taken place in the area

In response to questions, the Committee heard that his shop, or the neighbouring shop, had not been vandalised in the time that Mr Patel had the lease. It was noted that the perforations on the shutter recommended by the Police were very small and offered the same level of security as a solid roller shutter.

Members discussed the report.

RESOLVED:

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

11. ENFORCEMENT MATTERS

There were none.

12. ITEMS FOR CONSULTATION

(A) N/2017/1221, N/2017/1222, N/2017/1248, N/2017/1249 - APPLICATION A - OUTLINE APPLICATION FOR THE DEMOLITION OF EXISTING BARNS AND THE ERECTION OF UP TO 1750 DWELLINGS, A PRIMARY SCHOOL,

A MIXED USE LOCAL CENTRE (USE CLASSES A1-A5, D1) TOGETHER WITH ASSOCIATED PUBLIC OPEN SPACE, LANDSCAPING, HIGHWAYS SUSTAINABLE DRAINAGE SYSTEMS, AND ALL ANCILLARY INFRASTRUCTURE WORKS, INCLUDING A NEW PRIMARY SUB-STATION. (APPLICATION ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT). APPLICATION B - OUTLINE APPLICATION FOR THE ERECTION OF UP TO 600 DWELLINGS, A PRIMARY SCHOOL, A MIXED USE LOCAL CENTRE (USE CLASSES A1-A5, D1), TOGETHER WITH ASSOCIATED PUBLIC OPEN SPACE, LANDSCAPING, HIGHWAYS, SUSTAINABLE DRAINAGE SYSTEMS AND ALL ANCILLARY INFRASTRUCTURE WORKS INCLUDING A NEW PRIMARY SUB-STATION (APPLICATION ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT). LAND AT DUSTON ROAD, UPPER HARLESTONE

At this juncture of the meeting, Councillor Lane left the room.

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 amendment to paragraph 8.3 of the report. The Committee heard that the report related to 4 consultations from Daventry District Council and South Northamptonshire Council on 2 planning applications submitted by both authorities. Application A comprised of the entire 83 hectare site allocated for a Sustainable Urban Extension (SUE), whereas Application B encompassed a smaller, 30 hectare site. A Masterplan had been submitted for the larger site, in which vehicle access would be gained through New Sandy Lane, Port Road and Roman Road. It was noted that discussions with Stagecoach were ongoing to establish public transport links to and from the development. It was further noted that the developer would contribute to the North West Bypass, sought as Section 106 contributions. It was further noted that 35% affordable housing would be required as part of both of the applications.

In response to questions, the Committee heard that the Council would request that the developer ensure sufficient provision be made to mitigate the development's impacts on the existing highway as early as would be feasible. It was noted that the contribution towards the North West Relief Road, along with other SUEs, would contribute significantly to the delivery of the road. It was explained that 35% affordable housing would be required throughout both sites. It was also suggested that a condition be added to prevent "ghettoization" of the developments.

Members discussed the report.

RESOLVED:

That the Planning Committee **RAISE NO OBJECTIONS** to the development as proposed subject to the recommendations set out in the report, with an additional comment regarding pepper potting of affordable housing within the development.

The meeting concluded at 8:57 pm

Directorate: Regeneration, Enterprise and Planning

Head of Planning: Peter Baguley



List of Appeals and Determinations – 16th January 2018

Written Reps Procedure

Application No.	DEL/PC	Description	Decision
N/2016/1025 APP/V2825/Y/17/3181261	DEL	Listed building consent application for demolition of existing conservatory and erection of two storey extension, removal of existing roof to side addition and replace with new roof and new roof light; new internal partition walls at 2 Willow Lane	DISMISSED
N/2016/1026 APP/V2825/W/17/3181256	DEL	Demolition of existing conservatory and erection of two storey extension; removal existing roof to side addition with new roof and roof light at 2 Willow Lane	DISMISSED
N/2016/1553 APP/V2825/W/17/3178646	PC	Change of use of dwelling (Use Class C3) to a house in multiple occupation (Use Class C4) for 5 residents at 75 Abington Avenue	AWAITED
N/2017/0049 APP/V2825/W/17/3182240	DEL	Erection of part first and second floor extension to provide 7 x Studio and 7 x 1 Bed self-contained apartments with associated cycle store and designated refuse storage including formation of an entrance lobby to apartments off St. Giles Terrace and new doors off Abington Street at Eastgate PH, 98-102 Abington Street	DISMISSED
N/2017/0053 APP/V2825/W/17/3179259	DEL	Conversion of garage to one bedroom flat and off road parking to front at 24 Queen Eleanor Road	AWAITED
N/2017/0250 APP/V2825/W/17/3181070	PC	New 3 bedroom student accommodation annex to the rear of 2 Gray Street	AWAITED
N/2017/0342 APP/V2825/W/17/3179350	DEL	Proposed 2no new single storey dwellings to the rear of 79-83 Semilong Road	AWAITED
N/2017/0488 APP/V2825/W/17/3186374	PC	Change of Use from a Dwelling (Use Class C3) to a House in Multiple Occupation (Use Class C4) for 5 residents (part retrospective) at 51 Southampton Road	AWAITED
N/2017/0690 APP/V2825/W/17/3186111	DEL	Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 residents at 47 Southampton Road	AWAITED
N/2017/0702 APP/V2825/W/17/3184371	PC	Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for up to 4 occupants at 36 Southampton Road	AWAITED
N/2017/0727 APP/V2825/Z/17/3185240	DEL	Replacement of existing illuminated 48-sheet advertising display with a 48-sheet digital LED display on gable end at 19-21 Alexandra Terrace	AWAITED
N/2017/0769 APP/V2825/W/17/3183616	DEL	Appeal against Condition 1 in relation to planning permission for the Change of Use from House in Multiple Occupation (Use Class C4) to a Flexible Planning Permission of House in Multiple Occupation (Use Class C4) for a maximum of 4 occupants and Dwellinghouse (Use Class C3) at 105 Abington Avenue	AWAITED
N/2017/1192 APP/V2825/W/17/3189565	DEL	Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 3 occupants and alterations at 36 Southampton Road	AWAITED

Public Inquiry

None

Hearings

None

Enforcement Appeals

None

Tree Preservation Order (TPO) Appeals

None

The Address for Planning Appeals is:

Mr Brian Rowe, Room 301, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

Appeal decisions can be viewed at - www.planningportal.co.uk

Local Government (Access to Information) Act 1985

Background Papers

The Appeal Papers for the appeals listed

Author and Contact Officer:

Mrs Rita Bovey, Development Manager
Telephone 01604 837237
Planning and Regeneration
The Guildhall, St Giles Square,
Northampton, NN1 1DE



PLANNING COMMITTEE:	16 th January 2018
DIRECTORATE:	Regeneration, Enterprise and Planning
HEAD OF PLANNING:	Peter Baguley
APPLICATION REF:	N/2017/1420
LOCATION:	Abington Museum Manor House Abington Park, Wellingborough Road
DESCRIPTION:	Listed Building Consent application for removal of display cabinets within east and west wings
WARD:	Abington Ward
APPLICANT:	Northampton Borough Council
AGENT:	N/A
REFERRED BY:	Head of Planning
REASON:	Council owned land
DEPARTURE:	No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The proposed works would, subject to conditions, preserve this Grade I Listed Building's setting and features of special and historical interest as required by the National Planning Policy Framework and Policies BN5 and S10 of the West Northamptonshire Joint Core Strategy.

2. THE PROPOSAL

2.1 The applicant has applied for Listed Building Consent to remove existing museum display cabinets and undertake small scale repair to plaster, where necessary. It is intended that these would be replaced by new installations (which would be the subject of a future application).

3. SITE DESCRIPTION

3.1 The application site consists of Abington Park Museum (which has been open since 1899), which was formerly Abington Abbey. The building was constructed in the early 16th century surrounding a quadrangle. The building was altered during the latter part of the 17th century, before seeing more alterations being carried out to the exterior in the 18th century. The building is largely two storeys with an attic and key features include corncicing, a parapet, dormers, pediments and arches. The interior contains a number of important features, including framed roof to the Great Hall, tall mullioned windows that serve the Great Hall, panelling and plaster ceilings.

- 3.2 Due to the age and design of the building, its special features and historic use, it is a Grade I Listed Building.
- 3.3 In addition, the application site is in close proximity to the Grade A (akin to Grade I) Listed Church of St Peter and St Paul and the Grade II Listed Abington Park Cottages.
- 3.4 Furthermore, the site is within Abington Park and as a result benefits from a great deal of prominence and is also within the Abington Park Conservation Area.

4. PLANNING HISTORY

- 4.1 N/1991/0107 – Structural, stonework and window repairs; redecoration; new ceiling linings; and damp proofing – Approved.
 N/1992/1403 – Minor building works for public display of collections – Approved.
 N/2016/1672 – Listed Building Consent for Phase 1 internal refurbishment and repairs to various areas at Abington Museum – Approved.
 N/2017/0567 – Listed Consent Application for repositioning of 1no radiator and installation of 1no additional radiator to southern window wall in 'The Long Room – Approved

5. PLANNING POLICY

Statutory Duty

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

5.1 National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system.

- 5.2 Paragraph 17 requires that heritage assets are conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. This is strengthened by paragraph 132. In addition, paragraph 129 requires that the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) is identified and assessed. Paragraph 134 requires that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

- BN5 – The Historic Environment and Landscape
- S10 – Sustainable Development Principles

5.4 Northampton Local Plan 1997 (Saved Policies)

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policy is material to this application:

E20 – New development (Design)

6. CONSULTATIONS/ REPRESENTATIONS

- 6.1 **Conservation (NBC)** – No objections, subject to a condition requiring that lime plaster is used for any repair works to walling.
- 6.2 **Historic England** – No observations.

7. APPRAISAL

- 7.1 The cabinets themselves are relatively recent additions to the building, having been installed subsequent to the building's change of use to a museum (which accounts for a comparatively short period of the building's history). As a consequence, it is considered these installations are not of particularly historic importance and therefore, their removal would not result in any significant harm to the historic environment.
- 7.2 The applicant seeks Listed Building Consent to remove existing display cabinets. It is understood that once the cabinets have been removed, a more detailed survey of the building would be undertaken in order to devise a strategy for the installation of new display cabinets. This would, of course, stimulate the need for a further application for Listed Building Consent, which would be considered by the Council in due course. In addition, this creates the potential for installation of more historically sympathetic cabinets to be installed.
- 7.3 The application is accompanied by a method statement, which details the broad method by which the cabinets would be removed. This has been reviewed by the Council's Conservation Officer, to which no objections have been raised. In keeping with the advice of the Conservation Officer, a condition is recommended that would ensure that any replacement plaster is of a lime type. This condition is necessary as many of the cabinets include wooden batons, which would need to be removed. The new plaster would be required to make good any holes left by fixings.

8. CONCLUSION

- 8.1 Whilst it is appreciated that, as a Grade I Listed Building, the site is a heritage asset of the highest significance, it is concluded that the proposed works would not result in the loss of any feature of historical significance and that conditions can be imposed in order to ensure that the works are carried out in an appropriate manner.

9. CONDITIONS

1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Floor plans; 007; 008; and 019.

Reason: For the avoidance of doubt and to accord with the terms of the listed building consent application.

3. The works hereby permitted shall be carried out in accordance with the submitted method statement, dated the 13th November 2017.

Reason: In the interests of securing a satisfactory standard of development, in accordance with the requirements of Policy BN5 of the West Northamptonshire Joint Core Strategy.

4. Any replacement plaster work shall be carried out using a lime plaster only.

Reason: In the interests of securing a satisfactory standard of development, in accordance with the requirements of Policy BN5 of the West Northamptonshire Joint Core Strategy.

10. BACKGROUND PAPERS

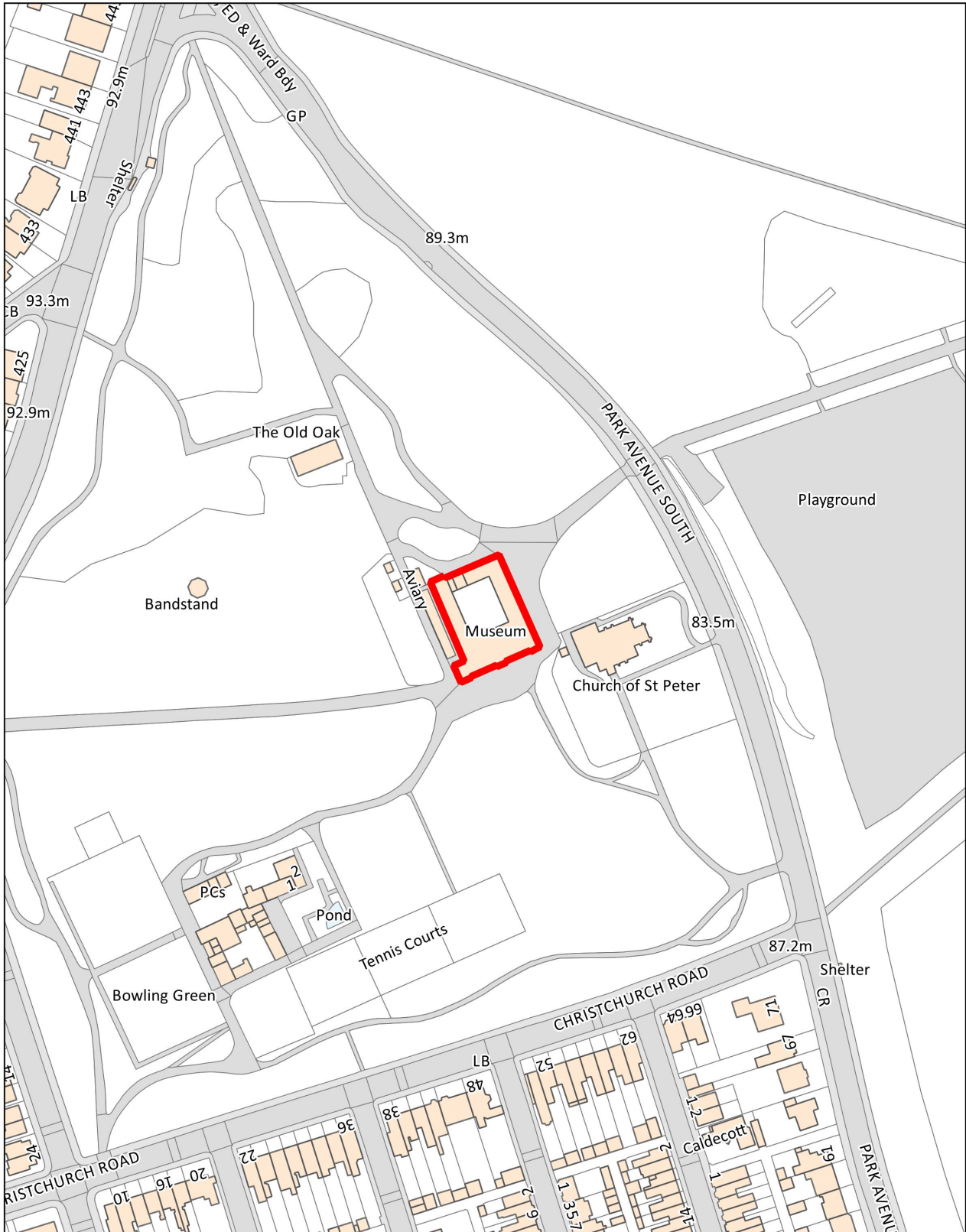
- 10.1 N/2017/1420.


11. LEGAL IMPLICATIONS

- 11.1 None.

12. SUMMARY AND LINKS TO CORPORATE PLAN

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



 <p>NORTHAMPTON BOROUGH COUNCIL</p>	<p>Title: Abington Museum Manor House</p>	<p>Date: 04-01-2018</p>
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Addendum to Agenda Items Tuesday 16th January 2018

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

9a

N/2017/1420

Listed Building Consent application for removal of display cabinets within east and west wings

Abington Museum Manor House Abington Park, Wellingborough Road

No update.

10. ITEMS FOR DETERMINATION

10a

N/2017/1428

Conversion of an existing flat, currently housing a community hub, to a solely residential dwelling with entrance canopy, extension of front dwarf wall and rendering to front
Spring Boroughs Community Centre Blackfriars House, Upper Cross Street

No update.

10b

N/2017/1429

Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants

35 Hunter Street

No update.

10c

N/2017/1430

Conversion of existing bungalow, currently housing a community room, into a solely residential 2 bedroom dwelling for in-house care, including the addition of 1no new window

Community Room, 28 Hardy Drive

No update.

10d

N/2017/1467

Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants

132 Southampton Road

Paragraph 7.2 should be read as follow:

“Council records evidence that there are 11 confirmed HIMO’s on Southampton Road, Penrhyn

Road and Euston Road within a 50m radius of the application site. The use of this property as a HIMO would equate to less than 11.7% concentration in the area”.

10e

N/2017/1544

Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 3 occupants

36 Cowper Street

No update.

12. CONSULTATION

12a

N/2017/1448

Extraction of sand and gravel, construction of concrete batching plant, processing plant, including ancillary weighbridge, office, workshop, recycling activities and access, plus importation of inert material and restoration to agriculture and nature conservation

J Thomas Haulage Lakeside Works, 37 Crow Lane

No update.



PLANNING COMMITTEE: 16th January 2018
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/1428

LOCATION: Spring Boroughs Community Centre Blackfriars House, Upper Cross Street

DESCRIPTION: Conversion of an existing flat, currently housing a community hub, to a solely residential dwelling with entrance canopy, extension of front dwarf wall and rendering to front

WARD: Castle Ward

APPLICANT: Keepmoat Regeneration Engie
AGENT: Halsall Lloyd Partnership

REFERRED BY: Head of Planning
REASON: Council owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The proposed development is acceptable in principle and would have no adverse impact on the street scene or on the amenities of adjoining and nearby residential occupiers and would not have a significant impact in respect of highway safety and amenity. The proposal thereby accords with Policies S10 and H1 of the West Northamptonshire Joint Core Strategy, Policies 1 and 24 of the Central Area Action Plan and the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The proposal is for the change of use of an existing community room to create a one bedroom flat, including a bedroom, kitchen, wet room, lounge and dining room.

3. SITE DESCRIPTION

3.1 The site consists of a ground floor unit which was previously in use as a community hub, in the form of a residents drop in centre. Before this, the unit was used as a café.

3.2 The site is located at the corner of Upper Cross Street and Scarletwell Street. The upper floors of the building are in residential use. The area is predominantly residential in character.

4. PLANNING HISTORY

4.1 None relevant.

5. PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and Central Area Action Plan (2013).

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraph 17 sets out core planning principles that include seeking to secure high quality design and a good standard of amenity for existing and future occupiers; encouraging the effective use of land by using brownfield sites; managing patterns of growth to make fullest use of sustainable transport methods and in sustainable locations.

Paragraph 47 requires Local Planning Authorities to meet objectively assessed housing needs for their area and to identify and update a supply of deliverable sites to provide 5-years' worth of housing against these requirements.

Paragraph 49 housing applications should be considered with a presumption in favour of sustainable development.

Paragraph 56 good design is a key aspect of sustainable development and should contribute to making places better for people.

5.3 West Northamptonshire Joint Core Strategy

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

- Policy S1: The distribution of Development
- Policy S3: Scale and Distribution of Housing Development
- Policy S10: Sustainable Development Principles
- Policy H1: Housing Density and Mix and Type of Dwellings
- Policy H2: Affordable Housing

5.4 Northampton Central Area Action Plan

The Central Area Action Plan (CAAP) provides specific planning policy and guidance for the town centre and adjoining areas where significant regeneration and investment is proposed in the period up to 2026 and is in conformity with the objectives of the NPPF. Relevant policies include:

- 5.5 **Supplementary Planning Documents**
Northamptonshire County Parking Standards 2016
Planning out Crime in Northamptonshire SPG 2004

6. CONSULTATIONS/ REPRESENTATIONS

- 6.1 None received.

7. APPRAISAL

Principle of Development

- 7.1 The premises are located within an established residential area which is allocated as being within a Primarily Residential Area in the Local Plan. It is also identified as a housing area in the Spring Boroughs Neighbourhood Plan. Residential use is therefore considered to be acceptable in principle.
- 7.2 The premises have been in use as a community hub, however this has now closed with the space being used more recently as a site office. The community hub has been replaced with a new Spring Borough's Community Hub nearby. There would, therefore, be no loss of a community facility from the proposed change of use.

Street Scene Impact

- 7.3 The proposal entails the removal of the existing shop windows from the unit and the installation of windows with more of a domestic scale. The walls would be infilled and rendered to match the neighbouring flats. It is considered, therefore, that there would be no adverse visual impact.

Impact on Adjoining Occupiers

- 7.4 As the proposal is for a residential use, it is considered that the use in itself would not have any undue impact on neighbouring occupiers.

Highway / Parking issues

- 7.5 The proposal does not include any specific parking for this unit. On-street parking is available in the area, although this is limited. However, it is considered that as the site is within a sustainable location, the future occupants need not have a car.
- 7.6 In any event, it can be noted that the former use as a café would have the potential, in theory, for more vehicular movements to be attracted to the site than would result from the proposed residential use.

8. CONCLUSION

- 8.1 In conclusion, it is considered that a residential use is appropriate in this location and would contribute to the Borough's housing supply. The use as proposed would not result in any adverse impact on the street scene, on the amenities of adjoining and nearby occupiers or on highway amenity.

9. CONDITIONS

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- (2) The development hereby permitted shall be carried out in accordance with the following approved plan: N1477 102.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

10. BACKGROUND PAPERS

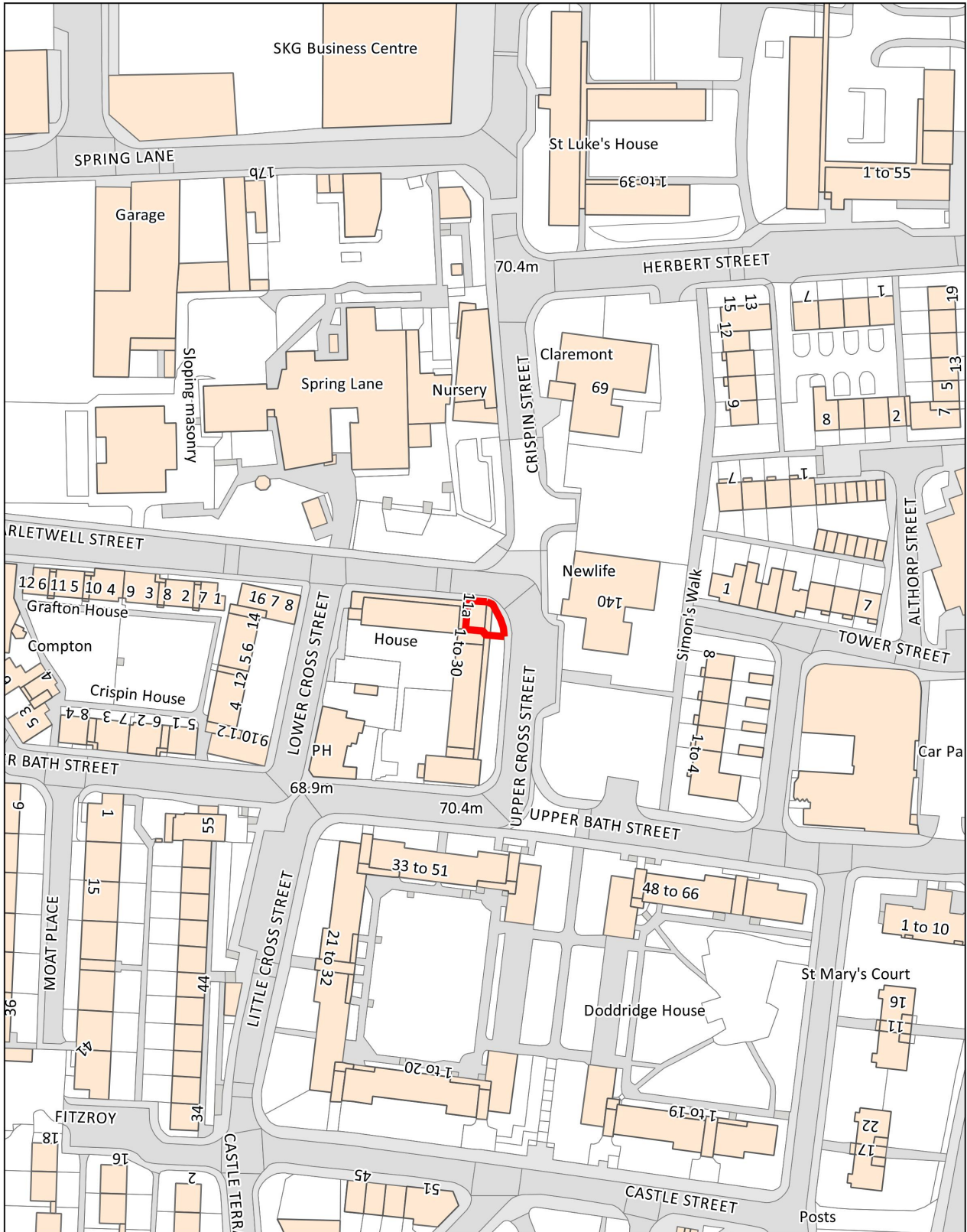
- 10.1 Application file N/2017/1428.

11. LEGAL IMPLICATIONS

- 11.1 The development is not CIL liable.

12. SUMMARY AND LINKS TO CORPORATE PLAN

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Title: **Blackfriars House. Little Cross Street**

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PLANNING COMMITTEE: 16th January 2018
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/1429

LOCATION: 35 Hunter Street

DESCRIPTION: Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants

WARD: Castle Ward

APPLICANT: Suzanne Messinger
AGENT: Ontime Design

REFERRED BY: Councillor D Stone
REASON: Overdevelopment

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL** subject to the conditions as set out below 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, would not be at risk from flooding or have significant adverse impacts on parking provision in this sustainable location. In addition, the proposal would preserve the character and appearance of the Conservation Area. The proposal thereby complies with Policies H1, H5, BN5, BN7 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 (IPPS) and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 Change of use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (HIMO) (Use Class C4) for 5 occupants.

2.2 The site lies within an Article 4 Direction Area which removes permitted development rights for a change of use from a dwelling to HIMO.

3. SITE DESCRIPTION

3.1 The application site is located in Hunter Street, which consists of a traditional late 19th Century mid-terrace house, within the Boot and Shoe Quarter Conservation Area. The property has a small rear garden and parking is provided on-street along Hunter Street. To the rear of the site is the Territorial Army Centre which is a Grade II listed building.

4. PLANNING HISTORY

4.1 None.

5. PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014), Northampton Local Plan (1997) saved policies.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraph 17 - Seeks to secure high quality design and a good standard of amenity for existing and proposed occupiers.

Paragraph 49 - Housing applications should be considered with a presumption in favour of sustainable development.

Paragraph 50 - To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, Local Planning Authorities are advised to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.

Paragraph 132 - In considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy H1: Housing Density & Mix & Type of Dwellings

Policy H5: Managing the Existing Housing Stock

Policy S10: Sustainable Design Principles

Policy BN5: The Historic Environment and Landscape
Policy BN7: Flood Risk

5.4 **Northampton Local Plan 1997 (Saved Policies)**

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

Policy E20: New development (design)
Policy H30: Multi-occupation with a single dwelling
Policy E26: Development in Conservation Areas

5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG 2004

5.6 **Other Material Considerations**

Houses in Multiple Occupation (HIMO) Interim Planning Policy Statement (IPPS)
(November 2014)

Proposals for HIMOs should:

- Result in a balanced and mixed community and protect the physical character of the street and neighbourhood as a whole by not resulting in a concentration of similar uses; a material change or adverse impact on the character of the area; or more than 15% of HIMOs within a 50m radius.
- Secure the provision of adequate facilities, amenities and minimise flood risk.
- Promote use of public transport, cycling and walking and secure provision of adequate parking.
- Ensure provision of adequate refuse and recycling storage.

6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **NCC Highways** - Objected to the proposed change of use. The area has been the subject of a number of parking beat surveys which have identified that there is limited parking available in the area. The cumulative impact from the high concentration of HIMOs in the immediate vicinity is contributing to the excessive demand. This demand is resulting in parking on double yellow lines, across dropped kerbs, on the corners of junctions and double parking. The conversion of a residential dwelling to a house in multiple occupancy for 5 residents would further exacerbate the already severe impact on the HIMO properties in the area.
- 6.2 **NBC Private Sector Housing** – in the absence of figured dimensions or a scale bar, it is not possible to determine whether the letting room and shared kitchen sizes are sufficient for the proposed level of occupancy. The letting rooms would be required to have a minimum floor area of 10m² and the shared kitchen a minimum floor area of 7m².
- 6.3 **NBC Conservation Section** - No objection on conservation grounds.
- 6.4 **Councillor D. Stone** – concerned over development, pressure on services. Refuse in the area undermining the efforts of both residents associations in the area who are working hard to maintain a clean, safe, balanced and cohesive community. Double and dangerous parking being a regular feature. Called in the application.

- 6.5 **Neighbours** – four neighbour objections were received which related to the increase in parking and the lack of parking within the area, which could lead to vehicles being parked illegally and causing a risk to residents. The increase in noise and rubbish from this type of accommodation.

7. APPRAISAL

Principle of Use

- 7.1 The conversion of the existing dwelling to a HIMO is considered to be in line with national policy requirements to deliver a wide choice of homes to create sustainable and mixed communities. Policy H5 of the JCS allows for HIMOs where the proposal would not adversely impact on the character of the area and amenity of residential areas.

Area Concentration

- 7.2 The surrounding area is predominantly residential in character. It would appear from Council records that there are six other HIMOs within a 50m radius of the application site that either are existing or have consents (in addition to this application). The addition of a further HIMO as proposed would lead to a concentration of 12%, this would fall within the 15% maximum threshold recommended by the Council's HIMO Interim Policy Statement. As such, the HIMO proposed would not lead to any significant impact on the character and amenity of the surrounding area as a result and the principle is therefore considered acceptable.

Size of property and facilities for future occupiers

- 7.3 Policy H30 of the Local Plan, although dated, is in line with the aims of NPPF in respect of the provision of adequate amenity for proposed occupiers and requires HIMOs to be of sufficient size to accommodate the proposed use. The property is considered to be of sufficient size, providing room sizes in accordance with the Council's HIMO Facilities and Amenities Guidance and appropriate kitchen/dining, WC and wash facilities. A condition restricting the use of the property to a maximum of 5 people would ensure over-development does not occur. All bedrooms would be served by adequate outlook and light. Private Sector Housing confirm they were unable to establish the room sizes and that letting rooms would be required to have a minimum floor area of 10m² and the shared kitchen a minimum area of 7m², and should be in line with the IPPS room sizes. The plan shows the kitchen having an area of 7.5m², with the letting rooms ranging from 12.2m² to 18.5m² and would comply with the IPPS room sizes.

- 7.4 Details have been submitted for cycle storage and bin storage which will be located at the rear of the property, within the communal garden area, which is accessed via the kitchen located on the ground floor.

Highways/Parking

- 7.5 The IPPS sets out clearly that where limited or no parking provision is proposed, the site must be either within 400m of a bus stop, or within walking distance of a district centre, local centre or neighbourhood parade. Only outside such locations is parking required to be provided.
- 7.6 The application sites does not benefit from any on-site parking. The nearest bus stops on Kettering Road are approximately 482m from the property and the property is within approximately a 1 minute walk to the Local Convenience store, located on the junction of Clare Street and Hunter Street. In this regard, although the proposal does not meet the requirements to be within 400m of a bus stop, the policy within the IPPS set out that if the proposal is within walking distance of the town centre, district centre, local centre or neighbourhood parade, this would satisfy the requirements of limited or no parking provision on the site.

- 7.7 The site is centrally located to the town and is within walking distance of the facilities along Kettering Road. The JCS Policy S2 sets out the hierarchy of centres and identifies Kettering Road as a local centre. The site is within a 6 minutes' walk (440 metres) to Kettering Road from the site, which provides a range of retail facilities, along with, a Public House, and variety of takeaway premises. This is also where the closest bus stops are located. Therefore the proposal is considered acceptable in relation to the requirements of the IPPS in respect of parking considerations.
- 7.8 Within such area, the IPPS recommends that storage space should be provided which is accessible to cycle users. The plans indicate that five cycle racks will be provided in the rear garden area.
- 7.9 The proposal is, therefore, in compliance with this principle of the IPPS. However, a further consideration in respect of parking is the Northamptonshire Parking Standards. This document was adopted in September 2016, after the IPPS.
- 7.10 The Northamptonshire Parking Standards state that HIMOs shall provide on plot parking at the ratio of one parking space per bedroom and where the proposal is less than this requirement, the Local Highway Authority (LHA) will require a parking beat survey of the surrounding streets, to ascertain whether the additional parking demand resulting from the change of use can be accommodated.
- 7.11 The proposed development will produce a demand for 5 parking spaces, which is an increase of 2 compared to the previous dwelling, as the parking requirement for a 4-bed dwelling is 3 spaces. In this case, no on-site parking is proposed. The LHA did not request a parking beat survey be carried out as a number had been carried out recently in the area, which indicated that parking was at 85-90% capacity. Inspections were also carried out by the LHA during the early morning period (1am – 4am) where it was identified that there were no parking spaces available in the area.
- 7.12 The LHA has provided a very detailed analysis of the parking situation in this area, which demonstrates that there is no residual parking capacity on-street. Furthermore, the cumulative impact from the high concentration of HIMO in the immediate vicinity is contributing to the excessive demand. This demand is resulting in parking on double yellow lines, across dropped kerbs, on the corners of junctions and double parking. Although the cumulative impact of minimal development can lead to an impact on highways safety, it is noted that the application site is in a sustainable location close to existing services. The Highway response to the proposal also outlined that not all residents of a HIMO would have a car and that being in a sustainable location close to small shops can decrease vehicle use.
- 7.13 Notwithstanding the Highway Authority's objection, there is no evidence to support that all 5 residents would own cars. Given the number of occupants arising from the existing use and the sustainable location of the property, it is not considered that a refusal on highway grounds could be upheld at appeal, and therefore, on balance, permission should not be refused on this basis.

Amenity

- 7.14 All the bedrooms are of reasonable sizes and would meet the requirements for a HIMO. The bedrooms measure between approximately 12m² and 18m² in floor area. Where there is a separate lounge and kitchen the standards require at least 7m² floor area. In this instance the kitchen is 7.5m², and the lounge is for exclusive use of bedroom two. On this basis, the space standards would be acceptable.

- 7.15 The HIMO is intended to provide accommodation for 5 persons. Anti-social behaviour and impact on quality of life of surrounding residents are often concerns raised by local residents, and a number neighbour objections were received, which related to the lack of parking in the area and the noise and rubbish that would be create from this type of accommodation. There is no evidence to support that all 5 residents would own cars. Given the number of occupants arising from the existing use and the sustainable location of the property, it is not considered that there is a significant adverse impact on the surrounding area.
- 7.16 The Local Planning Authority has an obligation to determine planning applications submitted for consideration. Unless it can be demonstrated that there would be significant harm on the character of an area or its residents. In this instance harm cannot be demonstrated.

Impact on the Conservation Area

- 7.17 The proposal does not involve any external alterations to the building and the use is not considered to have an adverse impact on the character of the area. It is therefore concluded that there is no demonstrable adverse impact on the setting and appearance of the Boot and Shoe Quarter Conservation Area.

8. CONCLUSION

- 8.1 The proposed change of use would comply with the requirements of the IPPS on HIMOs, and would not result in an over concentration of HIMOs within the locality and would provide suitable accommodation for the number of occupants proposed.
- 8.2 The issues in relation to parking and highway safety are a concern, however, it is considered that the proposal complies with the IPPS in relation to parking considerations and, in view of recent appeal decisions and the potential number of people that could occupy the property under the existing use, it would be difficult to uphold a refusal at appeal.
- 8.3 There are no external alterations proposed to the building and it is therefore considered there are no adverse impacts on the Boot and Shoe Quarter Conservation Area.
- 8.4 The proposal is therefore recommended for approval.

9. CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 35/HS/17/01 C.
Reason: For the avoidance of doubt and to accord with the terms of the planning application.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
3. The development hereby permitted shall be occupied by a maximum of five residents at any one time.
Reason: In the interests of amenity of the proposed occupiers and the surrounding area in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy.
4. Prior to the occupation of the development, full details of facilities for the storage of refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority. The

approved details shall be implemented prior to the development being first brought into use and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

5. Prior to the occupation of the development, full details of facilities for the secure and covered parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development being first brought into use and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

6. The cellar shall be used as a lounge area only and shall not be used as a bedroom at any time.

Reason: In the interests of residential amenity and to secure a satisfactory standard of development in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

10. BACKGROUND PAPERS

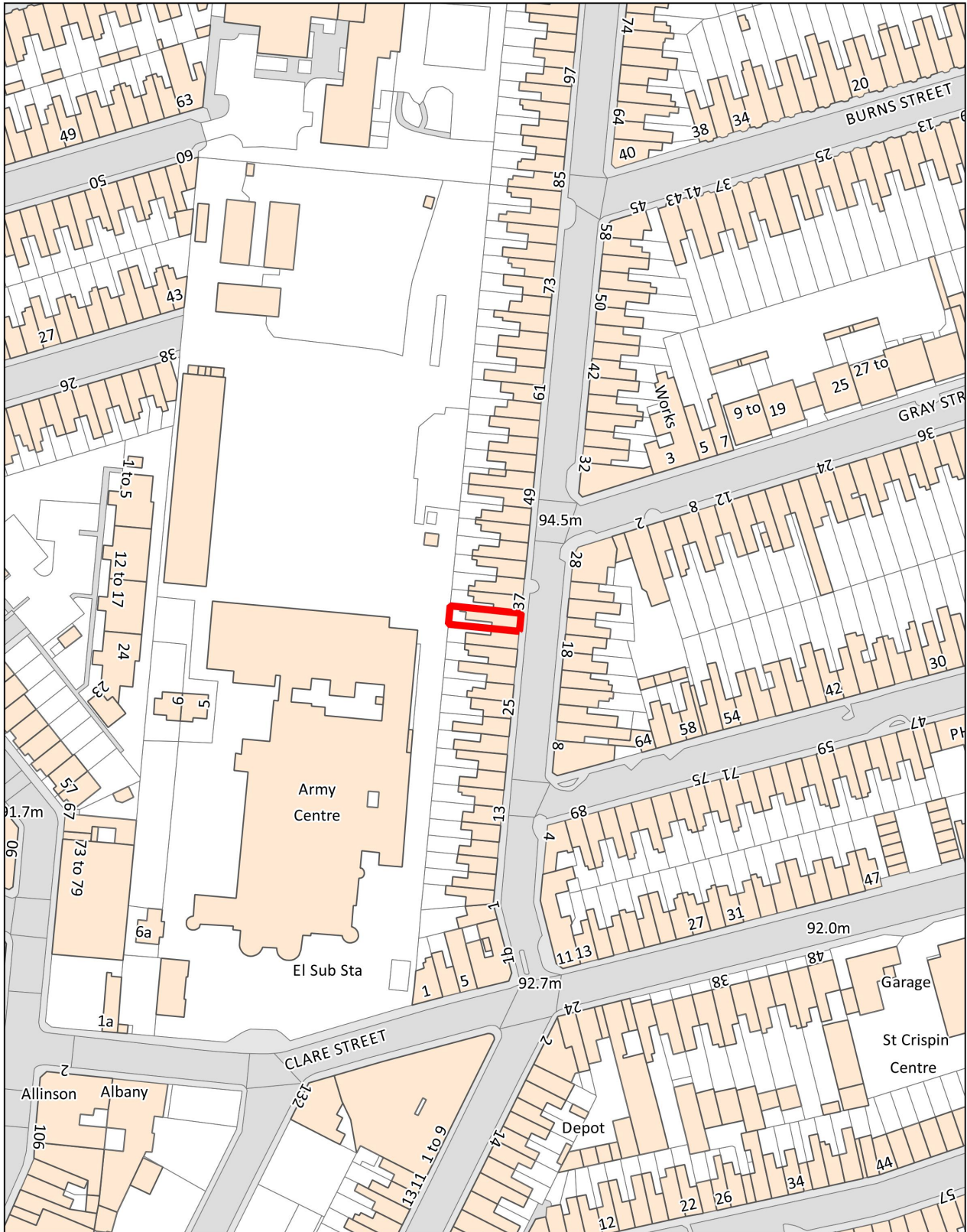
- 10.1 None.

11. LEGAL IMPLICATIONS

- 11.1 The development is not CIL liable.

12. SUMMARY AND LINKS TO CORPORATE PLAN

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



 <p>NORTHAMPTON BOROUGH COUNCIL</p>	<p>Title: 35 Hunter Street</p>	<p>Date: 04-01-2018</p>
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PLANNING COMMITTEE: 16th January 2018
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/1430

LOCATION: Community Room, 28 Hardy Drive

DESCRIPTION: Conversion of existing bungalow, currently housing a community room, into a solely residential 2 bedroom dwelling for in-house care, including the addition of 1no new window

WARD: Nene Valley Ward

APPLICANT: Keepmoat Regeneration Engie
AGENT: Halsall Lloyd Partnership

REFERRED BY: Head of Planning
REASON: Council owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The proposed development is acceptable in principle and would have no adverse impact on the street scene or on the amenities of adjoining and nearby residential occupiers and would not have a significant impact in respect of highway safety and amenity. The proposal thereby accords with Policies S10 and H1 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan and the National Planning Policy Framework.

2. THE PROPOSAL

- 2.1 The proposal is for the change of use of an existing building housing a community room to create a two bedroom bungalow, incorporating a lounge / diner, kitchen and wet room. One of the two bedrooms would be for a carer.
- 2.2 Hardy Drive is a predominantly residential area with a mixed of bungalows and two storey dwellings.

3. SITE DESCRIPTION

- 3.1 The site consists of a single storey building, which was previously in use as a community room. The building has the characteristics and appearance of a bungalow and is attached to an existing bungalow.

4. PLANNING HISTORY

4.1 The only planning history relates to the original development of the estate in 1987 to 1990.

5. PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and Northampton Local Plan (1997) saved policies.

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraph 17 sets out core planning principles that include seeking to secure high quality design and a good standard of amenity for existing and future occupiers; encouraging the effective use of land by using brownfield sites; managing patterns of growth to make fullest use of sustainable transport methods and in sustainable locations.

Paragraph 47 requires Local Planning Authorities to meet objectively assessed housing needs for their area and to identify and update a supply of deliverable sites to provide 5-years' worth of housing against these requirements.

Paragraph 49 housing applications should be considered with a presumption in favour of sustainable development.

Paragraph 56 good design is a key aspect of sustainable development and should contribute to making places better for people.

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy S1: The distribution of Development

Policy S3: Scale and Distribution of Housing Development

Policy S10: Sustainable Development Principles

Policy H1: Housing Density and Mix and Type of Dwellings

Policy H2: Affordable Housing

5.4 Northampton Local Plan 1997 (Saved Policies)

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policy is material to this application:

Policy E20: New Development (Design)

- 5.5 **Supplementary Planning Documents**
Northamptonshire County Parking Standards 2016
Planning out Crime in Northamptonshire SPG 2004

6. CONSULTATIONS/ REPRESENTATIONS

- 6.1 None received.

7. APPRAISAL

Principle of Development

- 7.1 The premises are located within an established residential area which is allocated as being within a Primarily Residential Area in the Local Plan. Residential use is therefore considered to be acceptable in principle.
- 7.2 The premises have been in use as a community room, however this use has now closed and this function has now been replaced in the nearby facility at Bouverie House. There would, therefore, be no loss of a community facility from the proposed change of use.

Street Scene Impact

- 7.3 The proposal involves little in the way of physical changes to the building, with only one additional window proposed. This would be in keeping with the appearance of the building as existing and would not, therefore, adversely affect the street scene.

Impact on Adjoining Occupiers

- 7.4 As the proposal is for a residential use, it is considered that the use in itself would not have any impact on neighbouring occupiers, greater than could have resulted from the previous community use.
- 7.5 The proposal does not include any specific parking for this unit. On-street parking is available in the area, and it is not considered that the residential use of this particular single additional unit would have a significant effect in this regard, particularly when compared to the previous community use which could potentially generate significant parking demand.

8. CONCLUSION

- 8.1 In conclusion, it is considered that a residential use is appropriate in this location and would contribute towards the Borough's housing supply. The use as proposed would not result in any adverse impact on the street scene, on the amenities of adjoining and nearby occupiers or on highway amenity.

9. CONDITIONS

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- (2) The development hereby permitted shall be carried out in accordance with the following approved plan: N1477/103.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

10. BACKGROUND PAPERS

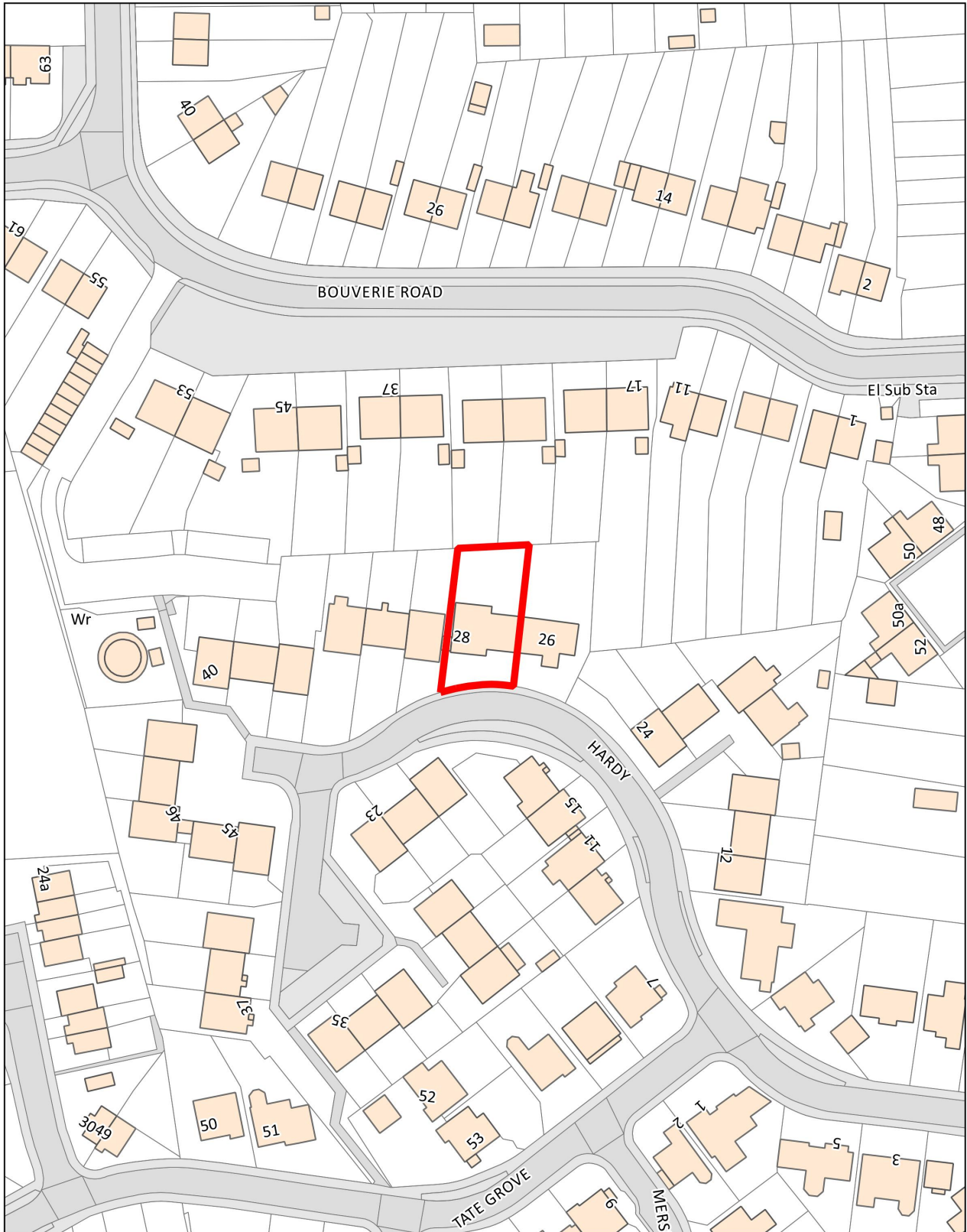
10.1 Application file N/2017/1430.

11. LEGAL IMPLICATIONS

11.1 The development is not CIL liable.

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



<p>Title: 28 Hardy Drive</p>	<p>Date: 04-01-2018</p>
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PLANNING COMMITTEE: 16th January 2018
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/1467

LOCATION: 132 Southampton Road

DESCRIPTION: Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants

WARD: Delapre & Briar Ward

APPLICANT: Mrs Jacqueline Abbott
AGENT: N/A

REFERRED BY: Councillor V Culbard and G Walker
REASON: Concerns on parking, refuse and loss of a family home

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The proposed development is considered acceptable in principle as it would not result in an overconcentration of similar uses within the vicinity of the site, would provide adequate facilities for future occupants and would not be at risk from flooding. 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.

2. THE PROPOSAL

- 2.1 Permission is sought for a change of use from a dwellinghouse (Use Class C3) to a house in multiple occupation (HIMO) (Use Class C4) for 4 people.
- 2.2 The site lies within an Article 4 Direction area, which removes permitted development rights for change of use from a dwelling to a HIMO.
- 2.3 Parking would be on-street.

3. SITE DESCRIPTION

- 3.1 The application site comprises a two storey, mid-terraced, three-bedroom property on Southampton Road, located in a residential area with similar terraced properties on both sides of the street. The property has a kitchen, dining/lounge and a bathroom on the ground floor, three bedrooms on the first floor.
- 3.2 The site is in close proximity to St. Leonard's Road, which contains some retail units and access to bus routes.
- 3.3 The application site lies in a Flood Zone 2.

4. PLANNING HISTORY

- 4.1 None.

5. PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014), Northampton Local Plan (1997) saved policies.

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

- 5.3 Paragraph 17 - Core Principles seeks to secure high quality design and a good standard of amenity for existing and proposed occupiers.
- 5.4 Paragraph 49 - Housing applications should be considered with a presumption in favour of sustainable development.
- 5.5 Paragraph 50 - states that planning should deliver a wide choice of high quality homes; widen opportunities for home ownership and create sustainable, inclusive, and mixed communities; should plan for a mix of housing based on current and future demographic trends, market trends, and the needs of different groups in the community.

5.6 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

- Policy H1 - Housing Density & Mix & Type of Dwellings
- Policy H5 - Managing the Existing Housing Stock
- Policy S10 - Sustainable Development Principles

5.7 Northampton Local Plan 1997 (Saved Policies)

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

Policy E20 – new development

Policy H30 – Multi occupation with a single dwelling

5.8 Supplementary Planning Documents

Northamptonshire Parking Standards (September 2016)

Planning out Crime in Northamptonshire SPG 2004

5.9 Other Material Considerations

Houses in Multiple Occupation (HIMO) Interim Planning Policy Statement (IPPS) (November 2014)

Proposals for HIMOs should:

- Result in a balanced and mixed community and protect the physical character of the street and neighbourhood as a whole, by not resulting in a concentration of similar uses, a material change or adverse impact on the character of the area, or more than 15% of HIMOs within a 50 metre radius.
- Secure the provision of adequate facilities, amenities and minimise flood risk;
- Promote use of public transport, cycling and walking and secure provision of adequate parking;
- Ensure provision of adequate storage for refuse and materials for recycling.

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **Councillor V Culbard** - raised objection on the basis that there are too many HIMOs in this area. Anymore will add to pressures on parking, fly tipping and littering and pressure on the neighbourhood due to increased transience, turnover of tenants unsettling the area and would result in loss of family home. Calls in the application for consideration by the Planning Committee.
- 6.2 **Councillor G Walker** - raised objection on the basis of loss of a family home and parking problem and that the property falls in 15%. Calls in the application for consideration by the Planning Committee.
- 6.3 **Highway Authority (NCC)** – has advised that although in isolation one might consider the increase in demand generated by this development to be minimal or negligible, the LHA would argue that the cumulative impact of “minor” developments such as this need to be considered as a whole and that the impact on highway safety is severe.
- 6.4 **Private Sector Housing (NBC)** – has advised that the room areas and the facilities and amenities to be provided will be sufficient to meet the standards required for licensing for occupation as a four person HIMO, subject to appropriate fire precautions being provided in accordance with a fire risk assessment taking into account. However, Officer has raised concerns about the size of the dining room which does not meet criteria for a licensed property. The minimum combined area required is 13 square metres or 7 square metres for the kitchen and 11 square metres for the dining room, if separate.

6.5 **Environment Agency (EA)** - No objection on the basis of flood risk assessment submitted with the application.

6.6 **3 representations** have been received from 2 neighbouring properties. The representations has been summarised as follow:

- Parking issues in the Southampton Road and wider area.
- Inadequate refuse storage and fly tipping.
- Noise issues.
- Not appropriate for the area, as the development would affect the mix of the houses and would result in high density of HIMOs in the area.
- The proposal would result in anti-social behaviour.
- Impact on community cohesion.
- Impact on the character of Victorian terraces.

7. APPRAISAL

Principle of the development

7.1 The conversion of the existing dwelling to a HIMO is considered to be in line with national policy requirements to deliver a wide choice of homes to create sustainable and mixed communities. Policy H5 of the JCS allows for HIMOs where the proposal would not adversely impact on the character of the area and amenity of residential areas.

Area concentration

7.2 Council records evidence that there are 9 confirmed HIMOs on Southampton Road, Penrhyn Road and Euston Road within a 50m radius of the application site. The use of this property as a HIMO would equate to less than 11.7% concentration in the area. This would clearly fall within the 15% maximum threshold recommended by the Council's adopted Interim Planning Policy Statement in relation to HIMOs. It is considered therefore that there would still be a reasonable mixture of house types within the vicinity in order to meet the differing needs of residents.

Size of property and facilities for future occupiers

7.3 Policy H30 of the Local Plan, although dated, is in line with the aims of NPPF in respect of the provision of adequate amenity for proposed occupiers and requires HIMOs to be of sufficient size to accommodate the proposed use. The property is considered to be of sufficient size, providing room sizes in accordance with the Council's IPPS and appropriate kitchen/dining, WC and wash facilities. A condition restricting the use of the property to a maximum of 4 people would ensure over-development does not occur. All bedrooms would be served by adequate outlook and light. Private Sector Housing has advised that they will be satisfied with the accommodation proposed apart from raising concerns regarding the size of the dining room i.e. 9.41 square metres instead of the standard of 11 square metres, as well as the fact that one of the bedrooms would have access via the dining room.

7.4 Notwithstanding the comments from Private Sector Housing, the fact that the bedroom has access via the dining room would not be unacceptable in planning terms and so would not warrant a refusal of planning permission. This arrangement is not uncommon in some dwellinghouses. In terms of space standards, as per the IPPS, the kitchen diner combined should be 13 square metres as a through room. In this instance, the combined area of the kitchen and a separate dining room is 18.21 square metres. It is considered that the proposed development would provide adequate facility for the future occupants.

- 7.5 No details have been submitted for cycle storage, but there is adequate space to the rear of the property that can be used for the storage of bins and cycles, the details of which would be required by conditions.

Flood Risk

- 7.6 The application site lies in Flood Zone 2 and the Flood Risk Assessment (FRA) submitted is acceptable and the Environment Agency (EA) has not raised any objection. EA has advised that the FRA submitted with the application complies with the requirements of the NPPF, as set out in paragraph 30 of the flood risk and coastal change chapter of the Planning Practice Guidance, and therefore provides a suitable basis for assessment to be made of the flood risks arising from the proposed development.

Highways/Parking

- 7.7 The Interim Planning Policy Statement for HMOs (IPPS) sets out clearly that where limited or no parking provision is proposed, the site must be either within 400m of a bus stop, or within walking distance of a district centre, local centre or neighbourhood parade. Only outside such locations is parking required to be provided.
- 7.8 The application property is located within easy walking distance to the facilities on St Leonards Road. It is considered that the application site is in a sustainable location within 300 metres of bus stops on St Leonards Road and Towcester Road. In this regard, the proposal is considered to be in accordance with the requirements of the IPPS in respect of parking considerations.
- 7.9 Within such areas, the IPPS recommends that storage space should be provided which is accessible to cycle users. Space is available to the rear of the house, and a condition is recommended requiring details to be submitted for approval for secure cycle storage.
- 7.10 The proposal is, therefore, in compliance with this principle of the IPPS. However, a further consideration in respect of parking is the Northamptonshire Parking Standards. This document was adopted in September 2016, after the IPPS.
- 7.11 The Northamptonshire Parking Standards state that HMOs shall provide on plot parking at the ratio of one parking space per bedroom. The proposed development will produce a demand for 4 parking spaces, which is an increase of 2 compared to the existing use, as the parking requirement for a 3-bed dwelling is 2 spaces.
- 7.12 In this case, the Highway Authority object to the proposal because the potential cumulative impacts on highway safety are considered severe, and concern is raised regarding the potential negative impacts of an increase in parking demand on the amenity of neighbouring residents. Notwithstanding the Highway Authority's objection, there is no evidence to support that all 4 residents would own cars. Given the number of occupants arising from the existing use and the sustainable location of the property, it is not considered that a refusal on highway grounds could be upheld at appeal.
- 7.13 Furthermore, regard must be paid to previous appeal decisions over the past few months where Planning Inspectors have consistently taken the view that where a site is close to local amenities and public transport, and no parking is provided, considerable weight has been given to the sustainable location of the site, and the appeals concerned have been allowed. Indeed, some Inspectors have taken the view that proposed occupiers in recognising the lack of parking provision and proximity to amenities, may choose the location for this purpose and not wish to have cars.

- 7.14 In view of the recent appeal decisions, and the weight the Inspectors have given to the sustainability of locations, and having regard to the sustainable location of the application site, the number of occupants proposed, and that there is sufficient room within the site to provide secure bicycle storage, in accordance with the requirements of the IPPS, it is not considered that a refusal on highway grounds could be upheld.

Refuse storage

- 7.15 No details have been submitted for refuse storage or bin location. There is sufficient space to the rear of the property for bin storage, a condition is recommended to agree the details of refuse storage for the property to ensure it is of an appropriate size.

Amenity

- 7.16 The proposed use falls within Use Class C4, which in effect categorises this as a residential use. There is no evidence to demonstrate that the proposal would generate adverse amenity impacts such as noise or anti-social behaviour over and above those created by a more conventional C3 dwelling. Consequently, it is not considered that a refusal of planning permission, or the imposition of conditions in relation to amenity issues would be reasonable or sustainable at appeal.

8. CONCLUSION

- 8.1 The proposed development would not lead to an unacceptable concentration of HIMO's within the locality that would adversely affect upon the character of the local area, street scene, nor would the development have significant adverse impacts on neighbouring amenity or parking provision. The property is of sufficient size to accommodate the level of accommodation as proposed.
- 8.2 The proposed development would be in accordance with the requirements of 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 and the aims and objectives of the National Planning Policy Framework.
- 8.3 The proposed development is recommended for approval subject to the following conditions.

9. CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, Proposed Plans 02 of 2.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

3. The development hereby permitted shall be occupied by a maximum of four residents at any one time.

Reason: In the interests of amenity of the proposed occupiers and the surrounding area in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy

4. Full details of facilities for the refuse storage shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

5. Full details of facilities for the secure and covered parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

10. BACKGROUND PAPERS

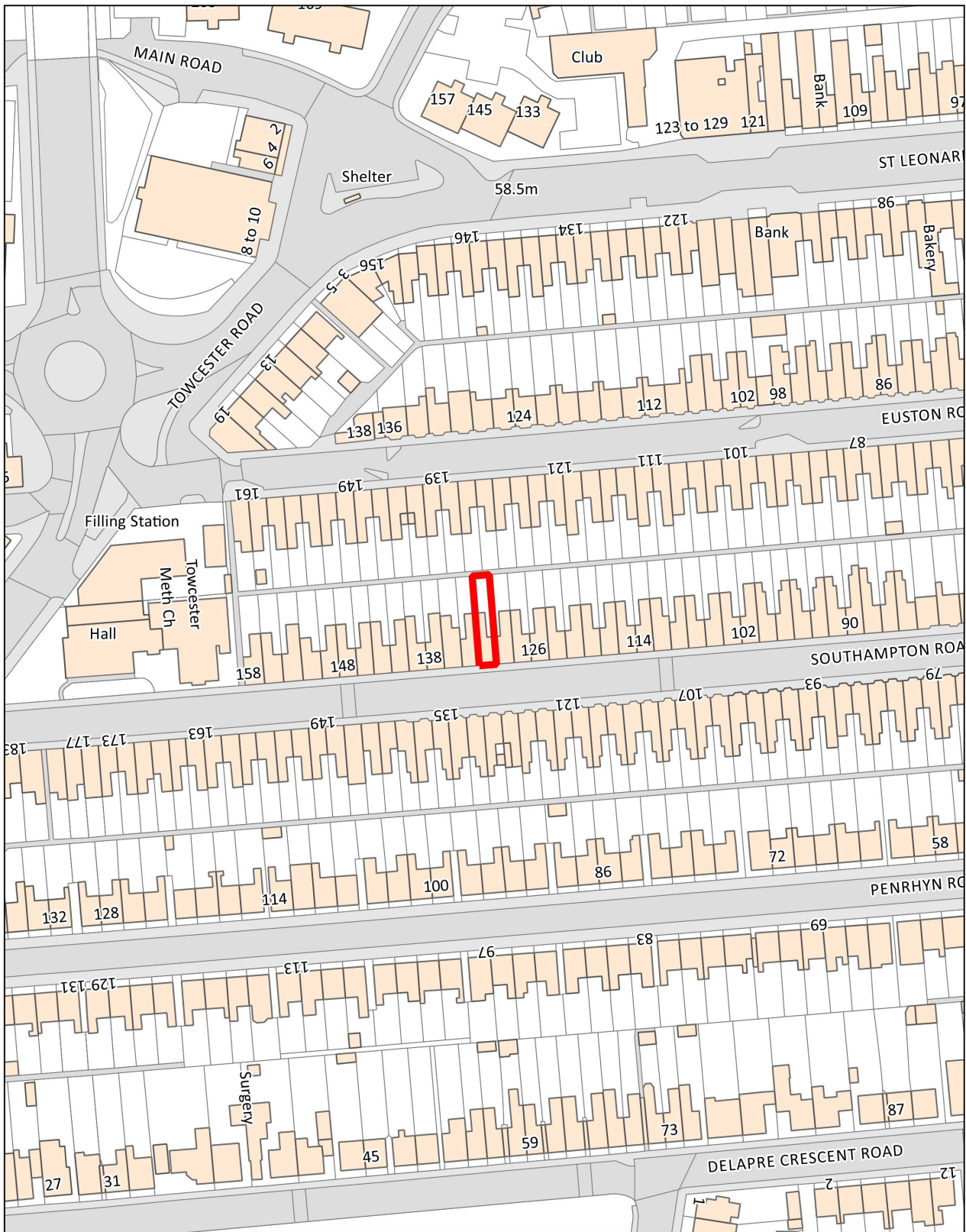
- 10.1 N/2017/1467.

11. LEGAL IMPLICATIONS

- 11.1 The development is CIL not chargeable.

12. SUMMARY AND LINKS TO CORPORATE PLAN

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Title: **132 Southampton Road**

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Date: 04-01-2018

Scale: 1:1,250

Drawn by: -----



PLANNING COMMITTEE: 16th January 2018
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/1544

LOCATION: 36 Cowper Street

DESCRIPTION: Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 3 occupants

WARD: Castle Ward

APPLICANT: Mrs Liang Zong
AGENT: N/A

REFERRED BY: Councillor D Stone
REASON: Overdevelopment

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL** subject to the conditions as set out below 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, would not be at risk from flooding or have significant adverse impacts on parking provision in this sustainable location. In addition, the proposal would preserve the character and appearance of the Conservation Area. The proposal thereby complies with Policies H1, H5, BN5, BN7 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 (IPPS) and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 Permission is sought for a change of use from a dwellinghouse (Use Class C3) to a house in multiple occupation (HIMO) (Use Class C4) for 3 people. No external alterations are proposed to the property. Parking would be on-street.

2.2 The site lies within an Article 4 Direction area, which removes permitted development rights for change of use from a dwelling to a HIMO.

3. SITE DESCRIPTION

- 3.1 The application site comprises a two storey, mid-terraced, three-bedroom property on Cowper Street, located in a residential area with similar terraced properties on both sides of the street. The site falls within the Boot and Shoe Quarter Conservation Area.
- 3.2 The property has an open plan lounge, dining area and kitchen on the ground floor as well as a ground floor study and WC. On the upper floor, the property has 3 bedrooms and two bathrooms, one of which is an en-suite. The property also benefits from a cellar.
- 3.3 The site is in close proximity to the Kettering Road which contains some retail units and access to bus routes.
- 3.4 The application site does not fall within Flood Zones 2 or 3.

4. PLANNING HISTORY

- 4.1 N/2016/0103: Change of use from dwelling (Use Class C3) into a HIMO for 5 residents (Use Class C4). Refused for the following reason:

Due to there being no residual parking capacity for vehicles in the area, the greater parking demand generated by the proposed development would have a detrimental impact upon parking provision and highway safety. This would be contrary to Policies H5 and S10 of the West Northamptonshire Joint Core Strategy, Policy H30 of the Northampton Local Plan, and the aims and objectives of the National Planning Policy Framework.

5. PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014), and Northampton Local Plan (1997) saved policies.

- 5.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

5.3 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

- 5.4 Paragraph 17 - Core Principles seeks to secure high quality design and a good standard of amenity for existing and proposed occupiers.
- 5.5 Paragraph 49 - Housing applications should be considered with a presumption in favour of sustainable development.
- 5.6 Paragraph 50 - States that planning should deliver a wide choice of high quality homes; widen opportunities for home ownership and create sustainable, inclusive, and mixed communities;

should plan for a mix of housing based on current and future demographic trends, market trends, and the needs of different groups in the community

5.7 Section 12 - Seeks to conserve heritage assets in a manner appropriate to their significance and advises that great weight should be given to an asset's conservation.

5.8 **West Northamptonshire Joint Core Strategy (2014)**

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy H1 - Housing Density and Mix and Type of Dwellings

Policy H5 - Managing the existing housing stock

Policy S10 - Sustainable Development Principles

Policy BN5 - The Historic Environment and Landscape

Policy BN7 - Flood Risk

5.9 **Northampton Local Plan 1997 (Saved Policies)**

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

Policy E20 - New development (Design)

Policy E26 - Conservation Areas Development

Policy H30 - Multi-occupation with a single dwelling

5.10 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)

Planning out Crime in Northamptonshire SPG (2004)

5.11 **Other Material Considerations**

Boot & Shoe Quarter Conservation Area Appraisal and Management Plan (2011)

Houses in Multiple Occupation (HIMO) Interim Planning Policy Statement (IPPS) (November 2014) - Proposals for HIMOs should:

- Result in a balanced and mixed community and protect the physical character of the street and neighbourhood as a whole, by not resulting in a concentration of similar uses, a material change or adverse impact on the character of the area, or more than 15% of HIMOs within a 50metre radius.
- Secure the provision of adequate facilities, amenities and minimise flood risk;
- Promote use of public transport, cycling and walking and secure provision of adequate parking;
- Ensure provision of adequate storage for refuse and materials for recycling.

6. **CONSULTATIONS / REPRESENTATIONS**

Comments received are summarised as follows:

6.1 **Councillor D Stone** – Called the application in on the grounds of overdevelopment and pressure on services.

- 6.2 **Highway Authority (NCC)** – No comments.
- 6.3 **Private Sector Housing (NBC)** – The room sizes, amenities and facilities indicated on the submitted plans indicate that the proposed HIMO would meet the requirements for a three occupant HIMO. The applicant should be advised that the premises will require licensing under the additional licensing scheme.
- 6.4 **Conservation (NBC)** - No objection on conservation grounds.
- 6.5 **Town Centre Conservation Area Advisory Committee** – No objections.

7. APPRAISAL

Principle of the development

- 7.1 The conversion of the existing dwelling to a HIMO is considered to be in line with national policy requirements to deliver a wide choice of homes to create sustainable and mixed communities. Policy H5 of the JCS allows for HIMOs where the proposal would not adversely impact on the character of the area and amenity of residential areas.

Area concentration

- 7.2 Council records indicate that there are 4 confirmed HIMOs on Cowper Street and Hood Street within a 50m radius of the application site. The use of this property as a HIMO would equate to less than an 8% concentration in the area. This would clearly fall within the 15% maximum threshold recommended by the Council's adopted Interim Planning Policy Statement in relation to HIMOs. It is considered therefore that there would still be a reasonable mixture of house types within the vicinity in order to meet the differing needs of residents.

Size of property and facilities for future occupiers

- 7.3 Policy H30 of the Local Plan, although dated, is in line with the aims of NPPF in respect of the provision of adequate amenity for proposed occupiers and requires HIMOs to be of sufficient size to accommodate the proposed use. The property is considered to be of sufficient size, providing room sizes in accordance with the Council's HIMO Facilities and Amenities Guidance and appropriate kitchen/dining/living, WC and bathroom facilities. In addition, Private Sector Housing has advised that the proposed accommodation meets their requirements and all bedrooms would be served by adequate outlook and light. Conditions restricting the use of the property to a maximum of 3 people and preventing the use of the cellar as a bedroom would ensure overdevelopment does not occur and a good standard of amenity for future occupiers.
- 7.4 A site plan showing the proposed locations of bin and cycle storage accompanies the application, although no details have been submitted for the structures to facilitate such storage. However, there is adequate space in the rear garden for the storage of bins and cycles and further details of the structures can be required by conditions.

Flood Risk

- 7.5 The application site falls outside Flood Zones 2 and 3 and, as such, the proposal has no flood risk implications.

Highways/Parking

- 7.6 The Interim Planning Policy Statement for HIMOs (IPPS) sets out clearly that where limited or no parking provision is proposed, the site must be either within 400m of a bus stop, or within walking

distance of a district centre, local centre or neighbourhood parade. Only outside such locations is parking required to be provided.

- 7.7 The application property does not benefit from any on plot parking, but is in a sustainable location within easy walking distance to facilities along the Kettering Road and also has a bus stop less than 150 metres from the site. The proposal is therefore considered to be in accordance with the requirements of the IPPS in respect of parking considerations.
- 7.8 Within such areas, the IPPS recommends that storage space should be provided which is accessible to cycle users. Space is available to the rear of the house, and a condition is recommended requiring details to be submitted for approval for secure cycle storage.
- 7.9 The proposal is, therefore, in compliance with this principle of the IPPS. However, a further consideration in respect of parking is the Northamptonshire Parking Standards. This document was adopted in September 2016, after the IPPS.
- 7.10 The Northamptonshire Parking Standards state that Houses in Multiple Occupation shall provide on plot parking at the ratio of one parking space per bedroom. The Parking Standard for the proposed development is therefore 3 parking spaces, which is an increase of 1 space compared to the existing use, as a 3-bed dwellings require 2 parking spaces under the Standards. However, in this case, the Highway Authority do not object. As such, and given the number of occupants that could arise from the existing use and having regard to recent appeal decisions, it is considered that a shortfall of 1 parking space under the Parking Standards would not lead to unacceptable highway conditions in the area.

Refuse storage

- 7.11 The submitted plans show a bin storage area in the rear garden of the property and a condition is recommended to agree the specific details of refuse storage for the property to ensure it is of an appropriate size.

Amenity

- 7.12 The proposed use falls within Use Class C4, which in effect categorises this as a residential use. There is no evidence to demonstrate that the proposal would generate adverse amenity impacts such as noise or anti-social behaviour over and above those created by a more conventional C3 dwelling. Consequently, it is not considered that a refusal of planning permission, or the imposition of conditions in relation to amenity issues would be reasonable or sustainable at appeal.

Heritage Assets

- 7.13 The application property is located in the Boot and Shoe Quarter Conservation Area and, therefore, special attention must be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area, with great weight given the conservation of the heritage asset.
- 7.14 In this instance, the proposal involves no external alterations to the property. As such, and given that neither the Conservation Officer nor Town Centre Conservation Area Advisory Committee object to the application, it is considered that the proposal would not impact on the character or appearance of the Conservation Area.

8. CONCLUSION

- 8.1 The proposed development would not lead to an unacceptable concentration of HIMOs within the locality that would adversely affect upon the character of the local area, street scene, or Conservation Area nor would the development have significant adverse impacts on neighbouring amenity or parking provision. The property is also of sufficient size to accommodate the level of accommodation as proposed.
- 8.2 The proposed development would be in accordance with the requirements of Policies H1, H5, BN5, BN7 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.

9. CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan 1:1250; Site plan 1:100; and Proposed Floor Plan 1:100.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

3. Prior to the occupation of the development, full details of facilities for the storage of refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development being first brought into use and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

4. Prior to the occupation of the development, full details of facilities for the secure and covered parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development being first brought into use and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

5. The development hereby permitted shall be occupied by a maximum of three residents at any one time.

Reason: In the interests of amenity of the proposed occupiers and the surrounding area in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy

6. The existing cellar shall not be used as a bedroom at any time.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

INFORMATIVE: The applicant's attention is drawn to the consultation response from the Council's Private Sector Housing team, which is available to view on the Council's website and details that the premises will require licensing under the additional licensing scheme

10. BACKGROUND PAPERS

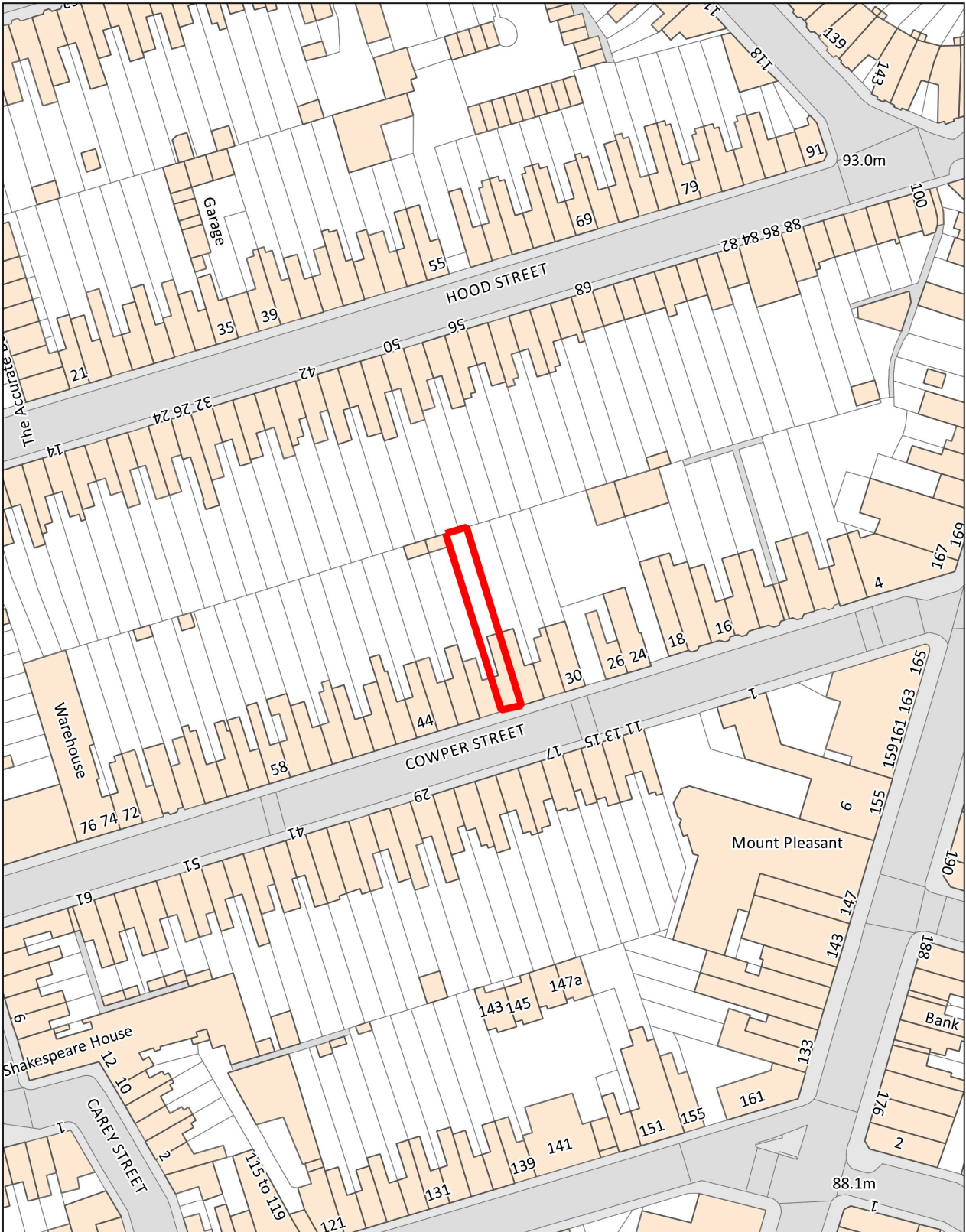
10.1 N/2016/0103.

11. LEGAL IMPLICATIONS

11.1 The development is not CIL liable.

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



 <p>NORTHAMPTON BOROUGH COUNCIL</p>	<p>Title: 36 Cowper Street</p>	<p>Date: 04-01-2018</p>
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PLANNING COMMITTEE: 16th January 2018
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/1448

LOCATION: Land to the East of Great Billing Waste Recycling Centre

DESCRIPTION: Extraction of sand and gravel, construction of concrete batching plant, processing plant, including ancillary weighbridge, office, workshop, recycling activities and access, plus importation of inert material and restoration to agriculture and nature conservation

WARD: Other Authority

APPLICANT: Anglian Water Services Ltd
AGENT: Mark Hodgson

REFERRED BY: Head of Planning
REASON: Major Fringe Application

DEPARTURE: No

APPLICATION FOR CONSULTATION BY NORTHAMPTONSHIRE COUNTY COUNCIL:

1. RECOMMENDATION

1.1 **NO OBJECTIONS** subject to the following matters being taken into account and controlled by planning conditions:

- That further consultation is carried out with this Council prior to the agreement of the detailed noise management plan (including provision for review and details of bunding);
- Hours of work to be conditioned to restrict works on site to 07:00 - 18.00 Mondays to Fridays and 07:00 - 13.00 Saturdays, with no working on Sundays and Bank/Public Holidays;
- That further consultation is carried out with this Council regarding the details of the Lorry Management Plan and that a specification be included within the plan seeking all HGVs to be at least to Euro 6 category, in order to minimise the impact on air quality;
- That NCC consider seeking a financial contribution towards the Northampton Growth Management Scheme towards the Great Billing Interchange in addition to the highway works already proposed at the site access/Crow Lane junction.
- Light pollution from the site should be controlled in terms of intensity and direction to prevent adverse impact on surrounding residents, users of the highway network and wildlife in the locality.

2. THE PROPOSAL

- 2.1 The application relates to a consultation from Northamptonshire County Council (NCC) in respect of the extraction of sand and gravel, construction of a concrete batching plant, processing plant, including ancillary weighbridge, office, workshop, recycling activities and access, plus importation of inert material and restoration to agriculture and nature conservation.
- 2.2 The majority of the site falls within the administrative boundaries of the Borough of Wellingborough, but as the application relates to a minerals proposal, the application is to be determined by NCC.
- 2.3 The application has been accompanied by an Environmental Statement (including various surveys to record ecology, flooding, landscape impact, heritage impact, air quality and traffic), phasing plan, details of levels, details of structures to be placed on the site and restoration strategy.
- 2.4 Access to the proposed works is taken from an existing access onto Ecton Lane (near the recycling centre) and onto Crow Lane.
- 2.5 The structures on the site comprise of a concrete batching plant (maximum height 13.9m above ground level, a portable control cabin (6.05m x 2.4m x 2.7m), portable office/mess room (12.1m x 2.4m x 2.7m), workshop (18.3m x 9.2m x 4m to eaves), office and weighbridge, fuelling area, security compound, wheel washing area and car parking. These are located close to the access to the site.

3. SITE DESCRIPTION

- 3.1 The application site is located to the east of the sewage treatment works at Billing and covers an area of approximately 110 hectares. To the north is the A45 with Ecton beyond. Between the application site and the A45 lies the Ecton Travellers site.
- 3.2 To the south is the River Nene, with Cogenhoe and Whiston beyond. The application site extends to the east to a tributary from Sywell Country Park into the River Nene (Ecton Brook). To the east of this tributary is a further minerals extraction site where works have recently commenced.
- 3.3 The land is currently predominantly in agricultural use, but has also been used for sewage sludge disposal. It is a relatively flat piece of land, with a slight fall towards the River Nene. The site is surrounded by a mixture of hedges and woodland, but is visible from the A45.

4. PLANNING HISTORY

- 4.1 There are no relevant planning applications on this land, but historic planning consents exist for the extraction of minerals from land to the south and east of this site.
- 4.2 Land to the south/south-east is a historic minerals working site that has been landscaped to form a series of lakes, following extraction.

5. PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014), Northampton Local Plan (1997) saved policies and the Northamptonshire County Council Minerals Local Plan.

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraphs 142 to 149 of the NPPF relate to minerals proposals, noting that they are essential to support sustainable economic growth and our quality of life. Proposals should consider the impacts on natural and historic environment, pollution and ensure that restoration and aftercare are carried out to the highest environmental standards. In addition the local planning authority is required to plan for future demand of minerals in local plans and designate minerals safeguarding areas to serve that need.

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy S10 - Sustainable Development Principles
Policy BN1 - Green Infrastructure Connection
Policy BN9 – Planning for Pollution Control

5.4 Northampton Local Plan 1997 (Saved Policies)

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policy is material to this application:

Policy E20: New Development (design)

5.5 Supplementary Planning Documents

Northamptonshire Parking Standards (September 2016)

5.6 Other Material Considerations

Northamptonshire County Council Minerals Local Plan identifies the site as being within the Central Nene and Great Ouse Valley area of focus for extraction. Policy 28 states:

“Mineral resources of economic importance will be safeguarded from sterilisation by incompatible non-mineral development through the designation of Minerals Safeguarding Areas.

Development of a significant nature within Minerals Safeguarding Areas will have to demonstrate that the sterilisation of proven mineral resources of economic importance will not occur as a result of the development, and that the development would not pose a serious hindrance to future extraction in the vicinity. If this cannot be demonstrated, prior extraction will be sought where practicable.

Development of a non-mineral related nature within the Mineral Safeguarding Areas which is incompatible with the safeguarding of minerals should not proceed unless:

- it can be clearly demonstrated to the satisfaction of the Mineral Planning Authority that the mineral concerned is no longer of any value, or potential value, or that substantial (economically viable) deposits of a similar quality exist elsewhere in the county, or

- the mineral can be extracted, where practicable, prior to the development taking place, or
- the incompatible development is of a temporary nature and can be completed with the site restored to a condition that does not inhibit extraction within the timescale that the mineral is likely to be needed, or
- the development is of a minor nature which would not inhibit extraction of the mineral resource, or
- there is an overriding need for the development.”

5.7 In addition Policy 24 relates to restoration and after-use following extraction.

6. CONSULTATIONS/ REPRESENTATIONS

6.1 **NBC Planning Policy** - In general the application does accord with the relevant planning policy set out in the Joint Core Strategy Policy BN1 Green Infrastructure Connections.

6.2 **NBC Public Protection** – comments provided in respect of noise and air quality, which have been incorporated into the appraisal below.

7. APPRAISAL

7.1 The application has been accompanied by an Environmental Statement which covers the principal environmental impacts of the proposal.

Noise and Disturbance

7.2 Given that this site is close to an already busy commercial sites including industrial units, sewage treatment works, recycling centre and the A45, ambient noise levels are already high. The noise report therefore has to consider the impact of the extraction work processes.

7.3 The closest noise sensitive receptors to the site which are located in Northampton are the residential units at the Ecton Lane Travellers site and the cottages close to the entrance of Billing Sewage Treatment works.

7.4 The proposal is essentially a weekday operation and the hours of 07:00 - 18.00 Mondays to Fridays and 07:00 - 13.00 Saturdays are proposed, with no working on Sundays and Bank Holidays. The hours proposed should form the basis of any possible planning condition to ensure work is undertaken within these times, in order to protect residential amenity and in line with the noise assessment work undertaken.

7.5 NBC Environmental Protection Officers have raised concerns directly with NCC regarding the control of reversing sirens. There is no mention of this type of noise and off-site impacts in the submitted report and this type of noise could carry across the Nene Valley and potentially be audible from properties further away than just the immediate dwellings.

7.6 The proposal includes noise bunding along the boundaries, but given the levels of the existing land and that of the surrounding dwellings, it is considered that a noise management scheme should be secured through a planning condition.

7.7 The application also indicates the addition of further buildings and plant on the site. It is considered that a further noise survey should be undertaken to establish impact and mitigation of any on-site operations, and should form the basis of a further noise condition. This is critical if any of these activities are likely to run through a 24 hour period.

- 7.8 As this project involves significant amounts of vehicle movements, and is likely to occur over many years, it is considered that details including noise mitigation should be sought from the applicant and that the details should be incorporated into any noise management plan condition imposed by NCC.
- 7.9 It is requested that this Council is consulted on the wording of the noise condition and subsequent discharge of the condition, including the details of the bunding.

Highway implications

- 7.10 As the site is located close to the Great Billing junction of the A45, the majority of the impact will be limited to this junction. The assessment that has been carried out indicates that the junction will operate within capacity for the duration of the works (up to 2029).
- 7.11 The Great Billing junction of the A45 is included within the Northampton Growth Management Scheme (NGMS) of highway improvements to accommodate the future growth of Northampton, including improve access to both lanes of the A45. This work is likely to be carried out within the duration of the proposed extraction works.
- 7.12 The proposal includes some improvements to the Crow Lane/site access junction to improve safety.
- 7.13 A Lorry Management Plan is to be submitted setting out details of restrictions on access times, access route restrictions and vehicle cleansing facilities within the site prior to entering the highway.
- 7.14 The Lorry Management Plan will allow the Highways Authority to ensure that flow of HGVs to the site will be managed during the peak flow traffic periods and so to reduce the impact on the highway network.
- 7.15 Whilst highway improvements are proposed, it is also considered that, given the duration of the works on site and that the vehicles are going to be predominantly HGVs, NCC should seek a financial contribution towards the NGMS Great Billing Interchange Scheme to improve access onto the A45 at this point.

Air Quality

- 7.16 The submission indicates that the proposal is likely to introduce around 182 new vehicle movements per day in and out of the site, over the duration of the works (12-13 years). It is also noted that the majority of these vehicles are articulated lorries, four axle lorries and concrete truck mixers. It is assumed that vehicles operating on-site will also be in continuous operation throughout each working day to undertake mineral extraction.
- 7.17 Predictions on emissions have been provided as part of the submission, however there are concerns about the modelling data used and the potential inaccuracies with modelling in general.
- 7.18 It is suggested that measures are incorporated in the development to support paragraphs 35,120 and 124 of the NPPF to take account of the impact of vehicles using the site and passing through the Borough's Air Quality Management Areas (AQMA).
- 7.19 From an air quality perspective, efforts should be made by the developer to reduce the impact on emissions, particularly nitrous oxide (NO₂). This can be done to a certain extent by requiring that all vehicle specifications of fleet site lorries and on-site fleet working vehicles should be Euro 6 compliant for emissions. This should be secured by a Section 106 agreement or through the Lorry Management Plan.

Contaminated Land

- 7.20 The site has been the subject of a number of current and historical industrial land uses at and around the site. These include substation use, sewage farms and sewage sludge disposal. Previous site investigation reports have been reviewed by the Public Protection Team. Laboratory testing has shown that human health screening levels for a commercial land use are not exceeded in soil beneath the mineral extraction area.
- 7.21 However concentrations of heavy metals in soils are shown to be elevated over background concentrations as a result of historic sewage disposal. Detailed risk assessment work has shown that levels of arsenic, cadmium and chromium exceed Site Specific Assessment Criteria for off-site dust movement.
- 7.22 Associated with these contaminants, once the land is disturbed, there is the potential for dust and ground based gasses to impact on human health, not only immediately around the site, but during transportation from the site.
- 7.23 Whilst the submitted information indicates that dust mitigation will be dealt with on site, this should be the subject of a condition, to allow enforcement in the event of a problem being identified.

Ecology and Light Pollution

- 7.24 The application is accompanied by a number of ecological surveys including hedgerows, reptiles, water voles, otters and bats. A Nature Conservation and Management Plan has also been submitted taking into account the outcomes of the surveys.
- 7.25 The RSPB, The Wildlife Trust and Natural England have been involved in discussions regarding the management of the site both during works and at the remediation and restoration stages.
- 7.26 Associated with the impact on wildlife, light pollution is also of key importance. It is noted that the majority of the works will be carried out during the daylight hours, although it is likely that the buildings on-site (e.g. weighbridge and fuel storage area) will be lit for security reasons.
- 7.27 The submission indicate that the lighting on-site will be designed in a way to reduce light pollution, but the direction and intensity should also be controlled to ensure that the impact on local residents, users of the A45 and wildlife is kept to a minimum.

Flooding

- 7.28 The site lies within the Nene Valley and is known to be subject to flooding. The Environment Agency will be consulted by NCC and will advise them direct on the impact on the water course, flooding and water quality.

8. CONCLUSION

- 8.1 The principle of the proposal is supported by the NCC Minerals Local Plan policy, therefore the comments that are made in response to this consultation can only relate to the management of the site over the 12-13 year duration of the mineral extraction of the site.
- 8.2 The extraction of minerals from this area is important to enable the economic growth of the area and promotion of the construction industry.

8.3 It is recommended that concerns should be expressed in respect of air quality, vehicle management, highway impact and light pollution as detailed in paragraph 1.1 above.

9. BACKGROUND PAPERS

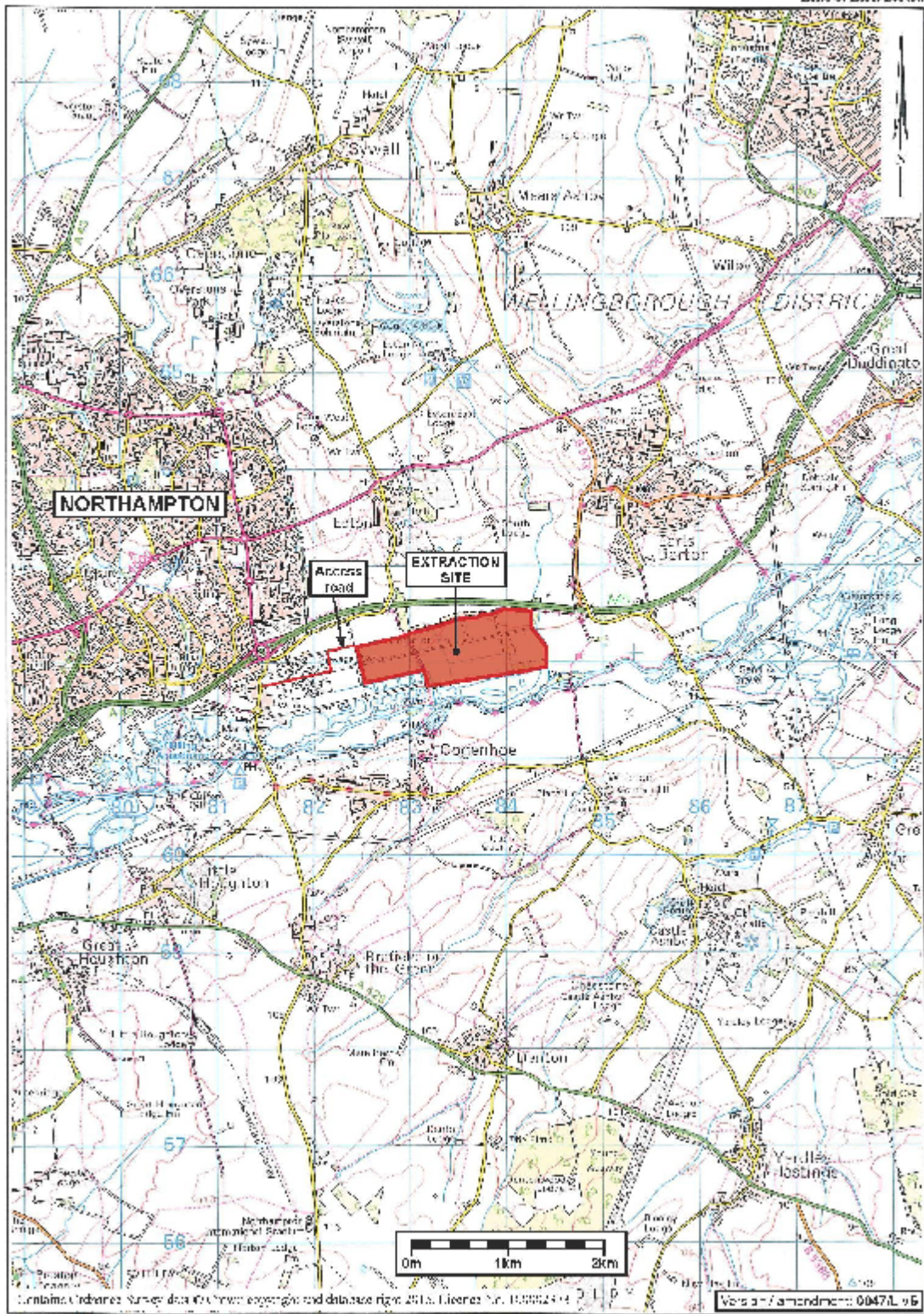
9.1 N/2017/1448 and NCC application 17/00053/MINFUL

10. LEGAL IMPLICATIONS

10.1 The development is not CIL liable

11. SUMMARY AND LINKS TO CORPORATE PLAN

11.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



D.K. Sykes Associates

Location Plan

Scale 1:50,000 (approx)

Date - 24-11-2016

Plan No. 00471