



PLANNING AGENDA

Tuesday, 13 March 2018

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

5:00 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, 13 March 2018
at 5:00 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/2018/0119 - LISTED BUILDING CONSENT APPLICATION TO ILLUMINATE THE EXISTING CUPOLA (BELL TOWER), FIT CUPOLA BIRD MESH & SPIKE PROTECTION, IMPROVED COURTYARD LIGHTING AND IMPROVED FRONT ENTRANCE DOOR LIGHTING. ABINGTON MUSEUM MANOR HOUSE ABINGTON PARK, WELLINGBOROUGH ROAD
10. **ITEMS FOR DETERMINATION**
(addendum attached)
(A) N/2017/1523 AND N/2017/1524 - CHANGE OF USE FROM RETAIL AND CAFE TO CAFE/RESTAURANT (USE CLASS A3) WITH 2NO TWO BED FLATS AND ASSOCIATED INTERNAL ALTERATIONS; AND LISTED BUILDING CONSENT APPLICATION FOR ALTERATIONS INCLUDING REMOVAL AND ADDITION OF INTERNAL WALLS, NEW INTERNAL DOORS AND ALTERATIONS TO STAIRCASES. J LAWRENCE & CO , 35 - 37 ST GILES STREET
(B) N/2017/1552 - RETENTION OF RESTAURANT/CAFE USE (USE CLASS A3). 60 ST GILES STREET

- (C) N/2017/1610 - DEMOLITION OF 2NO EXISTING SEMI-DETACHED HOUSES AND CONSTRUCTION OF 5NO NEW BUILD 2 BED 4 PERSON SOCIAL HOUSES WITH PARKING. 41A EASTFIELD ROAD AND 2 NORTHFIELD ROAD**
- (D) N/2017/1613 - DEMOLITION OF EXISTING GARAGES AND CONSTRUCTION OF 1NO DISABLED ACCESSIBLE SPECIAL DWELLING WITH ASSOCIATED PARKING. FORMER LOCK UP GARAGES, EDEN CLOSE**
- (E) N/2017/1630 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 4 OCCUPANTS. 10 VICTORIA PROMENADE**
- (F) N/2017/1689 - DEMOLITION OF EXISTING CAR SERVICING AND SALES GARAGE AND BUNGALOW TO THE REAR AND ERECTION OF NEW BUILT OFFICE PREMISES (PROFESSIONAL AND FINANCIAL SERVICES USE AND BUSINESS USE) WITH ASSOCIATED CAR PARKING AND LANDSCAPING. GARAGE PREMISES, 531 HARLESTONE ROAD**
- (G) N/2018/0003 - PRIOR NOTIFICATION FOR CHANGE OF USE FROM LIGHT INDUSTRIAL (USE CLASS B1C) TO 8NO DWELLINGS (USE CLASS C3). 20 SOUTHAMPTON ROAD**
- (H) N/2018/0011 - CHANGE OF USE FROM DWELLING HOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION FOR 4 OCCUPANTS (USE CLASS C4) INCLUDING SINGLE STOREY EXTENSIONS TO THE REAR, A LOFT CONVERSION WITH REAR DORMER WINDOW & INTERNAL ALTERATIONS. 70 VICTORIA ROAD**
- (I) N/2018/0029 - VARIATION OF CONDITION 3 OF PLANNING PERMISSION N/2017/0908 (CHANGE OF USE FROM DWELLING (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 3 OCCUPANTS) TO INCREASE NUMBER OF OCCUPANTS FROM 3 TO 4. 150 SOUTHAMPTON ROAD**
- (J) N/2018/0069 - VARIATION OF CONDITION 7 OF PLANNING PERMISSION N/2017/0949 (VARIATION OF CONDITION 2 OF PLANNING PERMISSION N/2016/0772 - DEMOLISH EXISTING FLATS AND ERECT THREE STOREY BUILDING WITH NINE FLATS ON THE GROUND FLOOR AND NINE MAISONETTES ON UPPER FLOORS - TO AMEND ROOF DESIGN TO THE THREE STOREY ELEMENT, REPLACING CAPPING WITH A PARAPET WALL) TO REVISE THE CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN. 33 LITTLE CROSS STREET**
- (K) N/2018/0083 - CHANGE OF USE AND ALTERATIONS FROM COMMERCIAL UNIT AND FLAT TO FORM HOUSE IN MULTIPLE OCCUPATION FOR 6 OCCUPANTS (CLASS C4). 47 ADAMS AVENUE**
- (L) N/2018/0091 - CHANGE OF USE FROM DWELLING (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION FOR 4 OCCUPANTS (USE CLASS C4). 74 ROTHERSTHORPE ROAD**
- (M) N/2018/0092 - CHANGE OF USE FROM DWELLING (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION FOR 5 OCCUPANTS (USE CLASS C4). 29 LUTTERWORTH ROAD**

(N) N/2018/0094 - VARIATION OF CONDITION 2 OF PLANNING PERMISSION N/2016/1443 (PROPOSED DEMOLITION OF EXISTING GARAGE AND ERECTION OF TWO STOREY SIDE, FRONT AND REAR EXTENSIONS, REAR BALCONY AND RAISE ROOF HEIGHT OF HOUSE) TO ENABLE HABITABLE SPACE WITHIN THE ROOF, ADDITIONAL ROOF LIGHTS, CHANGES TO INTERNAL LAYOUT AND AMENDMENT TO FRONT FENESTRATION. 31 HIGH STREET, GREAT HOUGHTON

(O) N/2018/0098 - NON-MATERIAL AMENDMENT TO PLANNING PERMISSION N/2017/0736 (ERECTION OF 3NO ONE BED SELF-CONTAINED FLATS) FOR CHANGE TO ELEVATIONS TO ALLOW THE BUILDING TO BE IN LINE WITH ADJOINING PROPERTY AND ALTERATION TO ROOF HEIGHT. LAND ADJOINING 54 THORN HILL

11. ENFORCEMENT MATTERS

12. ITEMS FOR CONSULTATION

(A) N/2018/0128 - APPLICATION FOR THE APPROVAL OF RESERVED MATTERS FOR (LAYOUT, SCALE, APPEARANCE & LANDSCAPING) PHASE 1 S/2016/0400/EIA) HYBRID APPLICATION: (I) OUTLINE APPLICATION FOR CLASS B2, B8 AND ANCILLARY B1, PROVISION OF A 2HA LORRY PARK AND ASSOCIATED INFRASTRUCTURE. (II) FULL APPLICATION FOR WORK ON THE A4500 COMPRISING: REFORMATTING THE ACCESS TO THE TRUCK STOP AND LAYBY (CLOSURE); CONSTRUCTION OF TWO ROUNDABOUTS; CLOSURE OF EXISTING ACCOMMODATION ACCESS NORTH SIDE OF THE A4500 AND REFORMATTING PROVISION OF NEW ACCESS FROM ROUNDABOUT; ENGINEERING OPERATIONS COMPRISING GROUND RE-PROFILING; THE REROUTING OF THE EXISTING WATERCOURSE; FLOOD PLAIN COMPENSATION WORK; ECOLOGICAL WORK AND ACCESS ON LAND ADJACENT TO JUNCTION 16 OF THE M1. (INCLUDES ENVIRONMENTAL STATEMENT)
LAND AT J16 M1 WEEDON ROAD, UPPER HEYFORD. CONSULTATION BY SOUTH NORTHAMPTONSHIRE COUNCIL

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.

