



# **PLANNING AGENDA**

**Tuesday, 23 October 2018**

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

5:15 pm

**Members of the Committee**

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

**Councillors:** Alan Bottwood, Mary Markham, Matthew Golby, Andrew Killbride, Samuel Kilby-Shaw, Catherine Russell, Jane Birch, Nazim Choudary, Zoe Smith, Arthur McCutcheon and Brian Markham.

**Chief Executive**

**George Candler**

If you have any enquiries about this agenda please contact [democraticservices@northampton.gov.uk](mailto:democraticservices@northampton.gov.uk) or 01604 837722



# PLANNING COMMITTEE

## AGENDA

Meetings of the Planning Committee will take place at 5:00pm on 3<sup>rd</sup> July, 31<sup>st</sup> July, 4<sup>th</sup> September, 25<sup>th</sup> September, 23<sup>rd</sup> October, 20<sup>th</sup> November, 18<sup>th</sup> December 2018, and 22<sup>nd</sup> January, 19<sup>th</sup> February, 19<sup>th</sup> March, 16<sup>th</sup> April, 7<sup>th</sup> May, 4<sup>th</sup> June, 2<sup>nd</sup> July and 30<sup>th</sup> July 2019.

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](mailto: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, The Guildhall, St. Giles Square, Northampton, NN1  
1DE

on Tuesday, 23 October 2018

at 5:15 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/2018/1133 - NEW PRE MANUFACTURED GRP SUB STATION ADJACENT TO THE EXISTING SUB STATION AT THE FORMER CONSTABULARY OFFICES. SUB STATION, ANGEL STREET**

- (B) N/2018/1218 & N/2018/1219 - VARIATION OF CONDITION 2 OF PLANNING PERMISSION N/2016/1428 TO REMOVE THE INTERNAL WALLS OF VICTORIAN WORKSHOPS AND PARTIAL DEMOLITION OF WALLS TO FORM NEW OPENINGS IN GUILDHALL ROAD BLOCK. ENTRANCES TO FETTER STREET STORES TO BE RATIONALISED AND NEW FACADE ELEMENTS INCLUDED, REMOVAL OF DISUSED LINTELS ETC. ALL EXISTING ELEMENTS TO BE REPAIRED AND REFURBISHED WHERE NECESSARY. AMENDMENTS TO ALLOW FOR VARIOUS EXTERNAL AND INTERNAL RE-ARRANGEMENTS AND TO CHANGE USE SOLELY FOR CREATIVE INDUSTRIES AND SMALL TO MEDIUM BUSINESS ENTERPRISES; AND LISTED BUILDING APPLICATION FOR AMENDMENTS TO N/2016/1388 TO REMOVE INTERNAL WALLS OF VICTORIAN WORKSHOPS AND PARTIAL DEMOLITION OF WALLS TO FORM NEW OPENINGS IN GUILDHALL ROAD BLOCK. ENTRANCES TO FETTER STREET STORES TO BE RATIONALISED AND NEW FACADE ELEMENTS INCLUDED, REMOVAL OF DISUSED LINTELS ETC. ALL EXISTING ELEMENTS TO BE REPAIRED AND REFURBISHED WHERE NECESSARY) TO ALLOW FOR INTERNAL AND EXTERNAL AMENDMENTS T
- (C) N/2018/1220 - VARIATION OF CONDITION 2 OF PLANNING PERMISSION N/2016/1425 (NEW 4 STOREY BUILDING TO PROVIDE SHARED OFFICE SPACE AND UNIT ROOMS FOR CREATIVE NEW SMALL AND MEDIUM-SIZED ENTERPRISES (SMES)) TO ALLOW FOR MINOR EXTERNAL ALTERATIONS INCLUDING PASSENGER LIFT OVERRUN TO ROOF. LINNELLS MOTORS, FETTER STREET

#### 10. ITEMS FOR DETERMINATION

(addendum herewith)

- (A) N/2016/1593 - VARIATION OF CONDITION 6 OF N/2014/0475 (OUTLINE PERMISSION FOR THE DEMOLITION OF THE EXISTING UNIVERSITY FACILITIES AND ERECTION OF NEW BUILDINGS COMPRISING RESIDENTIAL ACCOMMODATION (USE CLASS C3) OF UP TO 800 UNITS) TO AMEND WORDING OF CONDITION TO ENSURE THE PROVISION OF AN AVERAGE OF TWO PARKING SPACES PER DWELLING (UP TO A MAXIMUM OF 800 DWELLINGS). UNIVERSITY OF NORTHAMPTON PARK CAMPUS, BOUGHTON GREEN ROAD
- (B) N/2017/1653 - DEMOLITION OF EXISTING BUILDINGS WITHIN THE SITE BOUNDARY (TANNERS PUBLIC HOUSE, TAKEAWAY UNITS & POST OFFICE) AND PROPOSED DEVELOPMENT OF 17NO. NEW DWELLINGS TO INCLUDE 11NO. INDIVIDUAL RESIDENTIAL UNITS AND 6NO. PROPOSED FLATS WITH 400 SQM OF RETAIL UNITS ON GROUND FLOOR AND PROVISION OF PARKING. DEMOLITION OF 12NO. EXISTING GARAGES AND CAR PARKING SPACES TO BE REPLACED WITH 10NO. NEW GARAGES AND NEW CAR PARKING SPACES FOR EXISTING RESIDENTS' USE ONLY. THE TANNERS PH, 32 FARMFIELD COURT
- (C) N/2018/0390 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 4 OCCUPANTS. 43 CLINTON ROAD

- (D) N/2018/0664 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 5 OCCUPANTS. 9 TOWCESTER ROAD**
- (E) N/2018/0980 - VARIATION OF CONDITION 3 OF PLANNING PERMISSION N/2017/0999 (CHANGE OF USE FROM DWELLING (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 3 OCCUPANTS) TO INCREASE THE TOTAL NUMBER OF OCCUPANTS TO 4. 145 EUSTON ROAD**
- (F) N/2018/1085 & N/2018/1236 - CHANGE OF USE FROM RETAIL (USE CLASS A1) TO GIN & TONIC BAR (USE CLASS A4) AND ADVERTISEMENT CONSENT APPLICATION FOR A NON-ILLUMINATED HANGING SIGN. 21 ST GILES STREET**
- (G) N/2018/1149 - CHANGE OF USE FROM DWELLING (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION FOR 5 OCCUPANTS (USE CLASS C4). 109 LEA ROAD**
- (H) N/2018/1215 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS) FOR 8 OCCUPANTS TO INCLUDE DEMOLITION OF REAR DETACHED GARAGE AND PROVISION OF DRIVEWAY AND ALTERATION TO LIGHTWELL WINDOWS. 121 HOLLY ROAD**
- (I) N/2018/1229 - ERECTION OF 2NO ONE BEDROOMED DWELLINGS AND PARKING AREA (DEVELOPMENT FRONTING THORPE ROAD). 10 DELAPRE CRESCENT ROAD**
- (J) N/2018/1276 - CHANGE OF USE OF GROUND FLOOR SHOP (USE CLASS A1) TO RESTAURANT (USE CLASS A3) TO MERGE WITH NOS. 50-54 ST GILES STREET (RETROSPECTIVE). 44 - 46 ST GILES STREET**
- (K) N/2018/1315 - CONSTRUCTION OF 1NO BUNGALOW WITH ASSOCIATED PARKING. LAND REAR OF 40 TO 42 AVON DRIVE**
- (L) N/2018/1346 - PROPOSED FASCIA SIGNS, POSTER SIGNS AND WINDOW GRAPHICS TO EXISTING SHIP UNIT. 2 LITTLE CROSS STREET**

**11. ENFORCEMENT MATTERS**

**12. ITEMS FOR CONSULTATION**

- (A) N/2018/1274 - HYBRID APPLICATION COMPRISING: A FULL APPLICATION FOR THE ERECTION OF RETAIL UNITS, RESTAURANT UNITS, OFFICE FLOORSPACE, PHYSIOTHERAPY/LEISURE FLOORSPACE, ANCILLARY STORAGE FLOORSPACE, (WITH ASSOCIATED SITE CLEARANCE, EARTHWORKS, SITE LEVELLING AND FORMATION OF BANKS) TOGETHER WITH PROPOSALS FOR ACCESS, FOOTPATHS, PARKING AND SERVICING SPACE, HARD AND SOFT LANDSCAPING, DRAINAGE WORKS, ATTENUATION PONDS AND OTHER ASSOCIATED WORKS AND AN OUTLINE APPLICATION FOR THE ERECTION OF EMPLOYMENT UNITS AND RETAIL UNITS WITH SOME MATTERS RESERVED (LAYOUT, SCALE, APPEARANCE). PLUS CONSTRUCTION OF A NEW LINK ROAD BETWEEN DITCHFORD ROAD AND RUSHDEN LAKES (WITH ASSOCIATED SITE CLEARANCE AND EARTHWORKS) ALONGSIDE JUNCTION WORKS, FOOTPATHS, CYCLEWAYS, LIGHTING, HARD AND SOFT LANDSCAPING AND ASSOCIATED WORKS - CONSULTATION BY EAST NORTHAMPTONSHIRE COUNCIL. LAND WEST OF RUSHDEN LAKES, DITCHFORD LANE, RUSHDEN**

**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.



