



# PLANNING AGENDA

**Tuesday, 27 October 2020**

This meeting will be held remotely at 5:00 pm at  
<https://www.youtube.com/user/northamptonbcTV>  
At 5:00 pm

## **Members of the Committee**

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

**Councillors:** Alan Bottwood, Mary Markham, Matthew Golby, Anna King, Samuel Kilby-Shaw, Catherine Russell, Jane Birch, Muna Cali, Naz Choudary, 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 14<sup>th</sup> April, 12<sup>th</sup> May, 19<sup>th</sup> May, 9<sup>th</sup> June, 7<sup>th</sup> July, 28<sup>th</sup> July, 1<sup>st</sup> September, 29<sup>th</sup> September, 27<sup>th</sup> October, 24<sup>th</sup> November, 22<sup>nd</sup> December 2020, and 21<sup>st</sup> January, 16<sup>th</sup> February and 16<sup>th</sup> March 2021.

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?

**PLEASE BE AWARE THAT THIS MEETING WILL BE TAKING PLACE REMOTELY – SEE BELOW FOR DETAILS OF PUBLIC SPEAKER REGISTRATION/HOW TO VIEW THE MEETING**

- 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)
- Once registered to speak, an invitation will be sent to join the Zoom video conferencing webinar for this meeting.

### 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.

**\*\*\*Remote Meeting Access for Participants\*\*\***

- Members of the public should register to speak by email ([democraticservices@northampton.gov.uk](mailto:democraticservices@northampton.gov.uk)) or telephone (01604 837722) by 12pm on the day of the meeting.
- An invitation will be sent to Members and registered Public Speakers for the meeting via Zoom Video Conferencing Webinar.

**\*\*\*Remote Public Access\*\*\***

- The meeting will be available to view here: <https://www.youtube.com/user/northamptonbctv>

**NORTHAMPTON BOROUGH COUNCIL**

**PLANNING COMMITTEE**

Your attendance is requested at a meeting to be held:

in This meeting will be held remotely at 5:00 pm at  
<https://www.youtube.com/user/northamptonbcTV>

on Tuesday, 27 October 2020

at 5:00 pm.

**AGENDA**

1. **APOLOGIES**
2. **MINUTES (p.1)**
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 (p.11)**  
Report of Head of Planning (copy herewith)
7. **OTHER REPORTS**
  - (A) **N/2020/1106**  
**VARIATION TO S106 AGREEMENT TO VARY THE MORTGAGEE EXCLUSION AND REINVESTMENT CLAUSES**  
**FORMER PARKLANDS MIDDLE SCHOOL, DEVON WAY (p.13)**
  - (B) **DELEGATED AUTHORITY FOR DIRECTOR OF PLANNING AND SUSTAINABILITY TO AGREE VARIATIONS TO SECTION 106 AGREEMENTS TO AMEND MORTGAGEE EXCLUSION CLAUSES (p.19)**

8. **NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS**

9. **NORTHAMPTON BOROUGH COUNCIL APPLICATIONS**

10. **ITEMS FOR DETERMINATION**

**(A) N/2016/0810**

**HYBRID APPLICATION FOR UP TO 170 NEW DWELLINGS IN TOTAL INCLUDING OUTLINE APPLICATION FOR THE DEMOLITION AND CONVERSION OF EXISTING UNIVERSITY BUILDINGS AND THE ERECTION OF NEW BUILDINGS TO PROVIDE RESIDENTIAL ACCOMMODATION (USE CLASS C3) OF UP TO 112 UNITS AND ASSOCIATED CAR PARKING (INCLUDING RECONFIGURATION OF NEWTON BUILDING CAR PARK), LANDSCAPING AND OPEN SPACE (ALL MATTERS RESERVED EXCEPT ACCESS) AND FULL APPLICATION FOR THE PART DEMOLITION, CONVERSION AND EXTENSION OF THE MAIDWELL BUILDING TO PROVIDE 58 NEW DWELLINGS TOGETHER WITH ACCESS AND PARKING UNIVERSITY OF NORTHAMPTON AVENUE CAMPUS, ST GEORGES AVENUE (page 23)**

**(B) N/2019/1055**

**PROPOSED CONSTRUCTION OF A RESIDENTIAL DEVELOPMENT, COMPRISING 22NO. SELF-CONTAINED APARTMENTS, WITH ASSOCIATED STORAGE, REFUSE STORE, CYCLE STORE AND EXTERNAL AMENITY.  
14 - 18 ST MICHAELS ROAD (page 53)**

**(C) N/2019/1063**

**APPLICATION FOR VARIATION OF CONDITIONS 2, 8, AND 13 OF PLANNING PERMISSION N/2017/0127 (DEMOLITION OF EXISTING BUILDING. ERECTION OF 40NO DWELLINGS (USE CLASS C3) WITH ASSOCIATED CAR PARKING AND ANCILLARY SPACE AND 130.10M2 OF RETAIL SPACE (USE CLASS A1)) TO ALTER THE DESIGN OF THE APPROVED BUILDING, TO AMEND THE FLOOD RISK ASSESSMENT AND TO REDUCE THE LEVEL OF PARKING BY 1 SPACE  
SOFA KING TIVOLI HOUSE, TOWCESTER ROAD (page 69)**

**(D) N/2020/0777**

**CHANGE OF USE FROM RETAIL SHOP (USE CLASS E) TO RESTAURANT/TAKEAWAY (SUI-GENERIS) INCLUDING INSTALLATION OF EXTRACTION DUCTING SYSTEM  
103 ST LEONARDS ROAD (page 81)**

**(E) N/2020/0805**

**SELF-CONTAINED ANNEXE ON FOOTPRINT OF APPROVED DOUBLE GARAGE  
24 PENFOLD DRIVE (page 89)**

**(F) N/2020/0866**  
**VARIATION OF CONDITION 5 OF PLANNING PERMISSION N/2018/0011**  
**(CHANGE OF USE FROM DWELLINGHOUSE (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) TO ALLOW THE PROPERTY TO BE OCCUPIED BY A**  
**MAXIMUM OF 5 OCCUPANTS**  
**70 VICTORIA ROAD (page 95)**

**(G) N/2020/1094**  
**PRIOR NOTIFICATION OF CHANGE OF USE FROM OFFICES (USE**  
**CLASS E) TO 25NO RESIDENTIAL UNITS (USE CLASS C3)**  
**PHOENIX COMPUTERS LIMITED DAISY GROUP HUNSBURY HILL**  
**AVENUE (page 103)**

**(H) N/2020/1109**  
**CONVERSION OF SINGLE DWELLING INTO 2NO APARTMENTS WITH**  
**NEW WINDOW TO BASEMENT AND ALTERATION TO WINDOW**  
**OPENING**  
**64 CHARLES STREET (page 111)**

**11. ITEMS FOR CONSULTATION**

**12. NORTHAMPTON PARTNERSHIP HOMES APPLICATIONS**

**(A) N/2020/0952**  
**SINGLE STOREY SIDE EXTENSION AND NEW FRONT PORCH**  
**TOGETHER WITH INTERNAL ALTERATIONS AND VEHICULAR**  
**CROSSOVER**  
**42 AYNHO CRESCENT (page 119)**

**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.

