

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 16 February 2021

PRESENT: Councillor Oldham (Chair); Councillors Birch, Golby, Kilby-Shaw, B Markham, McCutcheon and Russell

OFFICERS: Peter Baguley (Director of Planning and Sustainability), Nicky Scaife (Interim Development Manager), Hannah Weston (Principal Planning Officer), Theresa Boyd (Planning Solicitor), Ed Bostock (Democratic Services Officer)

1. APOLOGIES

Apologies for absence were received from Councillors Bottwood, King, M Markham and Lane.

2. MINUTES

The minutes of the meeting held on 21st January 2021 were agreed and signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

None.

4. DECLARATIONS OF INTEREST/PREDETERMINATION

None.

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

None.

6. LIST OF CURRENT APPEALS AND INQUIRIES

The Interim Development Manager submitted a List of Current Appeals and Inquiries on behalf of the Director of Planning and Sustainability. 4 decisions had been reached by the Inspector which were all refused by officers through delegated powers. Regarding 39 Cottingham Drive, the Inspector noted that, notwithstanding neighbour objections, there were no parking restrictions in the area and allowed the appeal. With regard to appeals relating to 46 Adams Avenue, 5 Essex Street and 22 Watkin Terrace, the Inspector agreed with officer reasons for refusal and dismissed the appeals.

In response to questions, the Committee heard that the conversion of 46 Adams Avenue had taken place, however it had not been occupied; no further action had been taken.

RESOLVED:

That the report be noted.

7. OTHER REPORTS

None.

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

None.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

(A) N/2020/1556

CHANGE OF USE TO SECURE THE FOLLOWING USE CLASSES:

E(A) DISPLAY OR RETAIL SALE OF GOODS, OTHER THAN HOT FOOD

**E(C)(III) OTHER APPROPRIATE SERVICES IN A COMMERCIAL,
BUSINESS OR SERVICE LOCALITY**

**E(G)(I) OFFICES TO CARRY OUT ANY OPERATIONAL OR
ADMINISTRATIVE FUNCTIONS**

**E(G)(II) RESEARCH AND DEVELOPMENT OF PRODUCTS OR
PROCESSES**

**F1(B) DISPLAY OF WORKS OF ART (OTHERWISE THAN FOR SALE OR
HIRE)**

F1(C) MUSEUMS

F1(D) PUBLIC LIBRARIES OR PUBLIC READING ROOMS

F1(E) PUBLIC HALLS OR EXHIBITION HALLS

24 GUILDHALL ROAD

NBC OWNED BUILDING AND ARE THE APPLICANT

The Interim Development Manager submitted a report to the Committee. The application sought approval for a change of use to secure various Use Classes; these uses were considered appropriate for a building situated within the Northampton Cultural Quarter. The building itself is not Listed and ownership transferred to Northampton Borough Council in 2017. There were no external alterations proposed and only minimal internal alterations. No parking would be provided as part of the development; however, the location was considered sustainable and there had been no objections received from the Local Highway Authority.

It was explained that planning permission would not be necessary for the internal alterations.

Members discussed the report.

RESOLVED:

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

10. ITEMS FOR DETERMINATION

**(A) N/2020/1063
ERECTION OF BUILDINGS FOR USE FOR LIGHT INDUSTRIAL, GENERAL
INDUSTRIAL AND STORAGE/DISTRIBUTION USES WITH ANCILLARY
OFFICES, TOGETHER WITH MEANS OF ACCESS, SERVICING, CAR
PARKING, LANDSCAPING AND ASSOCIATED WORKS
FORMER OPUS CAR PARK, DEER PARK ROAD
MAJOR APPLICATION REQUIRING S106 AGREEMENT**

The Principal Planning Officer submitted a report to the Committee. The application sought approval for the erection of 12 units with a flexible use of light industrial, general industrial and storage/distribution uses with ancillary offices. Access to the development would be from Deer Park Road and it would be exited from Summerhouse Road. The units were proposed to be mainly single floor with a small mezzanine in each. The Local Highway Authority had raised no objection to the application, providing that there were restrictions on the level of general and light industrial floorspace on the site, alongside a condition on servicing. These are included and conditions 4 and 5. It was recommended that the application be approved in principle subject to the completion of a S106 requiring construction training.

In response to a question from Committee Members, it was advised that conditions relating to the provision of EV charging points and cycle storage were included.

Members discussed the report.

RESOLVED:

That the application be **APPROVED IN PRINCIPLE** subject to the completion of a S106 and the conditions and reasons as set out in the report.

11. ITEMS FOR CONSULTATION

None.

12. NORTHAMPTON PARTNERSHIP HOMES APPLICATIONS

None.

The meeting concluded at 5:25 pm