

# **NORTHAMPTON BOROUGH COUNCIL**

## **PLANNING COMMITTEE**

**Tuesday, 14 June 2016**

**PRESENT:** Councillor Oldham (Chair); Councillor Golby (Deputy Chair);  
Councillors Birch, Davenport, Haque, Hill, Kilbride, Lane,  
McCutcheon, Meredith, Patel and Shaw

**OFFICERS:** Peter Baguley (Head of Planning), Rita Bovey (Development  
Manager), David Rowen (Development Manager Team Leader),  
Nicky Toon (Principal Planning Officer), Theresa Boyd (Planning  
Solicitor), Michael Flynn (Democratic Services Officer).

### **1. APOLOGIES**

None.

### **2. MINUTES**

The minutes of the meeting held on the 10<sup>th</sup> May and 17<sup>th</sup> May were agreed and signed by the Chair.

### **3. DEPUTATIONS / PUBLIC ADDRESSES**

**RESOLVED:** That under the following items, the members of the public listed below was granted leave to address the Committee:

#### **N/2015/1249**

Steve Rockall  
John Roberts

#### **N/2016/0139**

Cllr Mary Markham  
Elizabeth Berrill  
Pat Dooley

#### **N/2016/0173**

Cllr Penny Flavell

#### **N/2016/0214**

Ifty Choudary

#### **N/2016/0326**

Mr Alistair Hague  
Mr Brian Mutton  
Cllr Tony Ansell  
Cllr Zoe Smith

**N/2016/0350**

Lawrence Roberts (c)  
Cllr John Caswell  
Simon Ackerman

**N/2016/0545**

Cllr Brandon Eldred  
Cllr Phil Larratt  
Ron Johnson  
Cllr Jonathan Nunn

**4. DECLARATIONS OF INTEREST/PREDETERMINATION**

Cllr Matt Golby declared a personal interest in item 12a as the Cabinet member for education at Northamptonshire County Council.

Cllr Dennis Meredith declared a personal interest in item 12a as a Northamptonshire County Council member.

Cllr Suresh Patel declared a personal interest in item 12a as a trustee of Wootton Hall Park School.

Cllr Arthur McCutcheon declared a person interest in item 12a as a Northamptonshire County Council member.

Cllr Andrew Kilbride declared a personal interest in item 5 as a Director of NPH.

Cllr Brian Oldham declared a personal interest in item 5 as a Director of NPH.

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

The Chair and Councillor Kilbride left the Committee having declared a personal interest on this item earlier at the meeting.

The Development Manager on behalf of the Director of Regeneration, Enterprise and Planning referred the committee item 5a to the addendum which related to 3 Buttermerek Close. It was advised that this was an application made by Northampton Partnership Homes for a non-material amendment to planning permission N/2015/1110 (single storey extensions) in relation to Eleanore House at 3 Buttermere Close which was approved by the Planning Committee on 17<sup>th</sup> of December 2015. As the Council has only 28 days to determine the application and the site is owned by the Council, this was raised as a matter of urgency and has been agreed by the Chair as an urgent item. The proposed amendments were considered minor and non-material to the original approval.

## **RESOLVED**

The Committee **APPROVED** the application as the proposed amendments are minor and they would not materially change the development permitted under planning permission reference N/2015/1110, and would have no additional detrimental impact on the character and appearance of the area or on residential amenity.

## **6. LIST OF CURRENT APPEALS AND INQUIRIES**

The Development Manager submitted a List of Current Appeals and Inquiries and elaborated thereon. She advised Members that the appeal in relation to Milton Ham will now be a public inquiry and the date and venue will be confirmed by the Planning Inspectorate in due course.

**RESOLVED:** That the report be noted.

## **7. OTHER REPORTS**

## **8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS**

None.

## **9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS**

### **(A) N/2016/0450 - LISTED BUILDING APPLICATION FOR THE EXTERNAL REPAIRS OF THE LODGE. DELAPRE LODGE, DELAPRE PARK, LONDON ROAD**

The Principal Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was advised that the application is a listed building application for external repairs to Delapre Lodge comprising of the repair of the slate roof; overboarding of the existing 'Sitex' security shutters to windows and doors to improve the appearance; and stone cleaning, repair and repointing of the elevations. It was advised that the works are required to arrest sources of decay and deterioration prior to looking at long term-plans for the re-use of the building.

The Committee discussed the report.

## **RESOLVED**

The Committee **APPROVED** the application subject to the conditions as set out in the report and for the following reason:

The proposed works would assist in the preservation, conservation and enhancement of the curtilage listed building and would not lead to any adverse impact on the character, appearance or historic significance of the surrounding listed buildings, conservation area or Registered Battlefield in accordance with the

requirements of Policies S10 and BN5 of the West Northamptonshire Joint Core Strategy, Policy E26 of the Northampton Local Plan and the aims and objectives of the National Planning Policy Framework.

## 10. ITEMS FOR DETERMINATION

### (A) N/2015/0872 - OUTLINE PLANNING APPLICATION FOR THE ERECTION OF UP TO 34NO. DWELLINGS, CONSTRUCTION OF PARKING SPACES, AREAS OF STRUCTURAL LANDSCAPING AND ANCILLARY WORKS. ALL MATTERS RESERVED APART FROM ACCESS. DEVELOPMENT LAND, UPTON VALLEY WAY EAST

The Development Management Team Leader submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was advised that outline planning permission is sought for the erection of up to 34no. dwellings including parking spaces, areas of structural landscaping and ancillary works.

The proposed development would deliver a mix of 3 and 4 bed dwellings. Affordable housing would be provided within the development and would constitute 35% of the total number of dwellings, with 12 affordable dwellings to be provided.

Access to the development site would be taken from Banbury Lane. Off-site highway works would be required to provide bus stops on Upton Valley Way East and a crossing on Banbury Lane.

The scheme proposes to incorporate a sustainable urban drainage system in the form of an above ground swale.

In response to questions from the Committee the Development Management Team Leader stated that once development is completed the area should increase in ecological value.

The Committee discussed the report.

## RESOLVED

That the application be **APPROVED IN PRINCIPLE** subject to:

The prior completion of a Section 106 Legal Agreement to secure:

- i) 35 % of the development to be used for affordable housing;
- ii) A financial payment to fund off-site highway improvement works including a Crossing on Banbury Lane between Upton Valley Way East and Lockgate Road and a Cantilever bus shelter on the north side of Upton Valley Way East and its ongoing maintenance;
- iii) A contribution towards Whitefield's Surgery;
- iv) A contribution towards construction futures; and
- v) The Council's monitoring fee.

The conditions as set out in the report and for the following reason:

The proposed development, subject to conditions, would represent the satisfactory use of the land and would contribute to the established housing need in Northampton. The proposal demonstrates a satisfactory layout and would not be detrimental to the amenities of surrounding occupiers, highway safety or risk of flooding. The development is therefore considered to be in accordance with Policies H1, H2, S3, S4 S10, BN2, BN7 and INF2 of the West Northamptonshire Joint Core Strategy and Policies E20 and H17 of the Northampton Local Plan and the National Planning Policy Framework.

It is also recommended that in the event of the Section 106 Legal Agreement not being completed within three calendar months of this Committee meeting, in addition to being able to grant planning permission as recommended above, the Director of Regeneration, Enterprise and Planning be given delegated authority to either refuse or finally dispose of the application (at his discretion) on account of the necessary mitigation measures having not been secured in order to make the proposal acceptable in line with the requirements of Policy INF2 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

**(B) N/2015/1228 - DEMOLISH FORMER CAR SHOWROOM AND ERECT BUILDING WITH RETAIL (USE CLASS A1) ON GROUND FLOOR AND 14NO FLATS INCLUDING NEW ACCESS AND ANCILLARY DEVELOPMENT, AND CREATION OF RESIDENTIAL CAR PARKING AREA. 194-200 KINGSTHORPE GROVE**

This item was withdrawn from the agenda.

**(C) N/2015/1249 - ERECTION OF 64NO DWELLINGS COMPRISING 1-BED FLATS, 2-BED AND 3-BED HOUSES AND ASSOCIATED ACCESS ROADS. ECTON BROOK PLAYING FIELDS, GREAT BILLING WAY**

The Development Manager submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. The addendum was referred to and advised Environmental Health confirmed that the addendum to the noise report, which takes into account the revised layout, is acceptable and that The Local Highway Authority have confirmed formally that the revised layout is acceptable, subject to landscaping being used at plots 10, 11 and 12 to prevent inappropriate parking between designated spaces.

Steve Rockall addressed the Committee on behalf of Billing Parish Council and spoke against the application, although he was not opposed to development he had concerns regarding potential problem with traffic.

John Roberts addressed the Committee as the agent and spoke in favour of the application.

The Development Manager advised the Committee that County Highways would have considered safety and will be carrying out safety audit for the development. She

also referred to condition 14 whereby no development shall take place until the applicant, their agents or their successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority.

## **RESOLVED**

That the application be **APPROVAL IN PRINCIPLE** subject to:

1.1.1 The prior completion of a Section 106 Legal Agreement to secure:

- i) 35% of the development to be used for affordable housing;
- ii) A financial payment to fund the provision of primary and secondary school education within the vicinity of the site;
- iii) The provision of on-site construction training and a financial contribution to cover the cost of training monitoring;
- iv) A contribution towards the provision of play equipment in the park neighbouring the development; and
- v) The Council's monitoring fee.

1.1.2 The conditions as set out in the report and addendum and for the following reason:

The principle of residential development has been established by the previous outline permission on this site and the detailed design and layout now proposed is considered to be acceptable, and would provide an acceptable living environment for future residents subject to the proposed conditions. The proposal would have no detrimental impact on the wider highway network or the amenities of neighbouring and nearby occupiers including the adjacent school. The proposed development would therefore be in accordance with Policies Policy H1, H2m S3, S10, and BN2 of the West Northamptonshire Joint Core Strategy and Policies E20, H17 and H32 of the Northampton Local Plan and the National Planning Policy Framework.

1.2 It is also recommended that in the event of the Section 106 Legal Agreement not being completed within three calendar months of this Committee meeting, in addition to being able to grant planning permission as recommended above, the Director of Regeneration, Enterprise and Planning be given delegated authority to either refuse or finally dispose of the application (at his discretion) on account of the necessary mitigation measures have not been secured in order to make the proposal acceptable in line with the requirements of Policy INF2 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

**(D) N/2016/0015 - OUTLINE APPLICATION (ALL MATTERS RESERVED EXCEPT ACCESS) FOR REMOVAL, LEVELLING AND REMODELLING OF THE EARTH MOUND AND DEVELOPMENT OF THE SITE FOR BUSINESS (USE CLASS B1), GENERAL INDUSTRIAL (USE CLASS B2) AND**

## **STORAGE AND DISTRIBUTION (USE CLASS B8) SITE 7C, EDGAR MOBBS WAY**

The Principal Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was advised that the application is in outline form (all matters reserved except access) for removal, levelling and remodelling of the earth mound and the development for business (Use Class B1), general industrial (Use Class B2) and storage and distribution (Use Class B8) of the eastern section of Site 7C, of an area of undeveloped land situated within the Northampton Waterside Enterprise Zone.

In response to questions from the Committee the Principal Planning Officer advised that parking details have yet to be reviewed but would ensure they are appropriate.

The Committee discussed the report.

### **RESOLVED**

That the application be **APPROVED IN PRINCIPLE** subject to:

1.1.1 The prior completion of a Section 106 Legal Agreement to secure a financial payment to fund improvements to the A5076 Upton Way/Edgar Mobbs Way roundabout.

1.1.2 The Conditions contained within paragraph 9 of the report and for the following reason:

The development of the site as proposed is in accordance with the aims and objectives of the Council to promote and develop the Northamptonshire Waterside Enterprise Zone for business and commercial use and would contribute towards the provision of jobs in Northampton. Subject to the conditions and mitigation measures proposed the development would not lead to any unacceptable impacts on existing highway conditions, ecology, contamination or flood risk in accordance with the requirements of Policies SA, S7, S8, S10, C2, E1, BN2, BN7, BN8, BN9, INF1 & 2 of the West Northamptonshire Joint Core Strategy, Policies E18, E19, E20, B13, T4 & T12 of the Northampton Local Plan and the aims and objectives of the National Planning Policy Framework.

1.1.3 Agreeing an appropriate drainage condition with the Lead Local Flood Authority if required.

1.2 It is also recommended that in the event of the Section 106 Legal Agreement not being completed within three calendar months of this Committee meeting, in addition to be able to grant planning permission as above, the Head of Planning be given delegated authority to either refuse or finally dispose of the application (at his discretion) on account of the necessary mitigation measures have not been secure in order to make the proposal acceptable in line with requirements of Policy INF2 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

**(E) N/2016/0139 - EXTENSIONS AND ALTERATIONS TO CREATE 18NO. ONE BEDROOM CLIENT ACCOMMODATION SUITES WITH ANCILLARY OFFICES AND DAY CENTRE; PROVISION OF ADDITIONAL PARKING AND BIN STORE, ERECTION OF BOUNDARY WALLS AND GATE. HARBOROUGH LODGE RENAL UNIT, HARBOROUGH ROAD**

The Development Management Team Leader submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was advised that this application proposes to extend the property and to change the use from a day care renal unit to a unit providing day care for persons with physical and learning disabilities, with additional accommodation for 18 one bed residential care units (Use Class C2). The proposal includes second storey extensions, internal alterations to the building, alterations to the parking layout, the erection of a cycle shelter and the erection of fencing to form an enclosed area.

Councillor Mary Markham addressed the Committee as a resident of Kingsthorpe and on behalf of Nicholas Rothwell house and spoke against the application.

Mrs Elizabeth Berrill addressed the Committee on behalf of St Giles Charity Estates and spoke against the application.

Mr Pat Dooley addressed the Committee as the Agent and spoke in favour of the application.

In response to questions from the Committee the Development Management Team Leader referred to paragraph 7.4 of the report which outlined what the 18 units would be used for.

The Committee discussed the report

**RESOLVED**

The Committee **APPROVED** the application subject to the conditions as set out in the report and for the following reason:

The proposal would support the re-use of a vacant building and provide a community facility to support community needs with regards to health and social well-being and subject to planning conditions, it is not considered that the proposal would lead to any significant adverse impacts on adjacent residential amenity or existing highway conditions in accordance with the requirements of Policies S10 and RC2 of the West Northamptonshire Joint Core Strategy, Policies E20, H29 and T22 of the Northampton Local Plan and National Planning Policy Framework.



**(F) N/2016/0173 - SINGLE STOREY REAR EXTENSION (PART RETROSPECTIVE) AND REPLACEMENT OF FRONT PORCH. BAY TREE COTTAGE, THE CROSS**

The Development Manager submitted report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was advised that permission is sought for the erection of a flat roof single storey rear extension and front porch with hipped roof.

Councillor Penelope Flavell addressed the Committee as Ward Councillor of Great Houghton and spoke against the application.

The Development Manager advised that condition 3 already in place regarding detailed materials.

The Committee discussed the report.

**RESOLVED**

The Committee **APPROVED** the application subject to the conditions as set out in the report and for the following reason:

The proposed development, subject to planning conditions, would not have an undue detrimental impact on the appearance and character of the host building, conservation area and neighbour amenity to comply with Policies E20, E26 and H18 of the Northampton Local Plan, S10 and BN5 of the West Northamptonshire Joint Core Strategy, SPD on Residential Extensions and aims of the National Planning Policy Framework.

**(G) N/2016/0178 - ERECTION OF A UNIT FOR GENERAL INDUSTRIAL (USE CLASS B2) AND STORAGE AND DISTRIBUTION (USE CLASS B8) INCLUDING MEZZANINE FLOOR, OFFICE ACCOMMODATION (USE CLASS B1), ASSOCIATED CAR PARKING, SERVICE YARD, NEW SPRINKLER TANK AND PUMP HOUSE, EXTERNAL LIGHTING, BOUNDARY TREATMENTS, HARD SURFACING AND LANDSCAPING. SITE 7C, EDGAR MOBBS WAY**

The Principal Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. She also referred to the addendum with the additional comments from the County Ecologist. It was advised that the application proposes the erection of a unit for general industrial (Use Class B2) and storage and distribution (Use Class B8) including a mezzanine floor for ancillary office accommodation (Use Class B1), a new sprinkler tank and pump house and associated car parking and service yard on an area of undeveloped land which forms the western section of Site 7C, situated within the Northampton Waterside Enterprise Zone.

In response to questions from the Committee the Principal Planning Officer advised that a change of use to retail would require planning permission.

The Committee discussed the report.

## RESOLVED

That the application be **APPROVED IN PRINCIPLE** subject to:

1.1.1 The prior completion of a Section 106 Legal Agreement to secure a financial payment to fund improvements to the A5076 Upton Way/Edgar Mobbs Way roundabout.

1.1.2 The Conditions contained within paragraph 9 of the report and for the following reason:

The development of the site as proposed is in accordance with the aims and objectives of the Council to promote and develop the Northamptonshire Waterside Enterprise Zone for business and commercial use and would contribute towards the provision of jobs in Northampton. The design and appearance are appropriate to the surroundings and subject to the conditions and mitigation measures proposed, the development would not lead to any unacceptable impacts on existing highway conditions, ecology, contamination or flood risk in accordance with the requirements of Policies SA, S7, S8, S10, C2, E1, BN2, BN7, BN8, BN9, INF1 & 2 of the West Northamptonshire Joint Core Strategy, Policies E18, E19, E20, B13, T4 & T12 of the Northampton Local Plan and the aims and objectives of the National Planning Policy Framework.

1.1.3 Agreeing an appropriate drainage condition with the Lead Local Flood Authority if required.

1.2 It is also recommended that in the event of the Section 106 Legal Agreement not being completed within three calendar months of this Committee meeting, in addition to be able to grant planning permission as above, the Head of Planning be given delegated authority to either refuse or finally dispose of the application (at his discretion) on account of the necessary mitigation measures have not been secure in order to make the proposal acceptable in line with requirements of Policy INF2 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

### **(H) N/2016/0214 - CHANGE OF USE OF 2ND FLOOR FROM SHOP (USE CLASS A1) TO DAY CENTRE (USE CLASS D1) INCLUDING DISABLED ACCESS THROUGHOUT AND THE CREATION OF A ROOF GARDEN TO THE REAR. 24 MARKET SQUARE**

The Principal Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was advised that the applicant seeks permission to change the use of the second floor to a day centre. This would include a small roof garden on an existing flat roof to the rear of the property. This would be accessed via an existing entrance, which is sited adjacent to the café entrance. No alterations are proposed to the front façade.

Mr Ifty Choudary addressed the Committee and spoke in favour of the application.

The Principal Planning Officer advised that the application would not have passed building regulations without a fire escape.

The Committee discussed the report.

## **RESOLVED**

The Committee **APPROVED** the application subject to the conditions as set out in the report and for the following reason:

The proposed development would have a neutral impact upon visual amenity, the character and setting of the All Saints Conservation and the adjoining Grade II Listed Building and neighbour amenity. In addition, the development would contribute to the ongoing viability and vitality of the Market Square. As a consequence, the development is in conformity with the requirements of the National Planning Policy Framework; Policies BN5 and S10 of the West Northamptonshire Joint Core Strategy; and Policies 1 and 31 of the Northampton Central Area Action Plan.

### **(I) N/2016/0273 - ERECTION OF CRICKET PAVILION (RESUBMISSION OF PLANNING APPLICATION N/2015/0149). NORTHAMPTON OLD SCOUTS RUGBY FOOTBALL CLUB, RUSHMERE ROAD**

The Development Management Team Leader submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was advised that the applicant seeks planning permission to erect a single storey building within the grounds of the Northampton Old Scouts Rugby Football Club that would feature a club room and changing rooms. The building would feature a combination of bricks and wooden cladding and would have a tiled roof.

The Committee discussed the report.

## **RESOLVED**

The Committee **APPROVED** the application subject to the conditions as set out in the report and for the following reason:

The proposed development would support the continued use of the site for sports purposes whilst having a neutral impact upon the character and appearance of the surrounding area and the amenities of the neighbouring properties. As a consequence, the development is in conformity with the requirements of the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan

**(J) N/2016/0326 - CHANGE OF USE FROM OFFICES (USE CLASS B1) TO A SINGLE DWELLING (USE CLASS C3) WITH A REAR EXTENSION AND A NEW TWO STOREY GARAGE IN THE REAR GARDEN, NEW FRONT BOUNDARY WALL AND GATE. 62 BILLING ROAD**

The Development Management Team Leader submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. The addendum was referred to and advised that further letters of objection have been received following the submission of revised plans to remove first floor windows from the proposed two storey garage and insert rooflights.

Mr Alistair Hague addressed the Committee as a resident for the area and spoke against the application.

Cllr Ansell addressed the Committee as Ward Councillor and spoke against the application

Cllr Zoe Smith addressed the Committee as Ward Councillor and spoke against the application.

Cllr Lane suggested the application be deferred.

The Head of Planning advised the Committee that their role is to determine applications and it is the role of Officers to deal with design. Deferment is possible however conservation officer had no issues and that bringing the building back into use as a dwelling is beneficial. It was also advised that a deferment is unlikely to change outcome and the role of the committee is not to redesign the scheme.

Cllr Meredith stated that community cohesion is very important and have to ensure residents are happy. He suggested the Officers consult further with the applications and express views of Committee.

The Development Manager advised the Committee that the application expires the following day.

Councillor McCutcheon proposed the recommendations.

The Chair seconded.

Three members voted in favour, eight voted against and one abstained. The Officer recommendations were not approved.

Councillor Lane proposed to defer the application and that the applicant be advised to reduce the height of the garage to single storey only.

Councillor Patel seconded the deferment.

**RESOLVED**

That the application be **DEFERRED**.

**(K) N/2016/0350 - 1.5 STOREY SIDE EXTENSION INCORPORATING EXISTING GARAGE. 63 WRENBURY ROAD**

The Development Management Team Leader submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was advised that permission is sought for the erection of a side extension above and to the rear of the existing garage to provide an annexe for a family member.

Lawrence Roberts addressed the Committee as an adjoining neighbour and spoke against the application.

Councillor John Caswell addressed the Committee as the Ward Councillor and spoke against the application.

Simon Ackerman addressed the Committee as the Agent and spoke in favour of the application.

The Committee discussed the report.

**RESOLVED**

The Committee **REFUSED** the application for the following reason:

**The development proposed would by virtue of its siting, scale and mass, result in an unacceptable impact on the neighbouring property (number 61 Wrenbury Road) in terms of overshadowing and overbearing to the detriment of residential amenity. If permitted this would be contrary to Policies H18 and E20 of the Northampton Local Plan, Policy H5 of the Duston Neighbourhood Plan and the aims and objectives of the National Planning Policy Framework (NPPF).**

**(L) N/2016/0393 AND N/2016/0395 - CHANGE OF USE FROM OFFICES (USE CLASS B1A) TO 12NO. ONE AND TWO BED FLATS TOGETHER WITH ANCILLARY STORAGE IN THE BASEMENT. INSTALLATION OF METAL STAIRS TO REAR, ALTERATIONS TO EXISTING WINDOWS AND INSERTION OF ROOF LIGHT AND WINDOW AND ASSOCIATED WORKS. LISTED BUILDING APPLICATION FOR INTERNAL AND EXTERNAL ALTERATIONS TO CONVERT BUILDING TO RESIDENTIAL USE INCLUDING REMOVAL AND PART REMOVAL OF INTERNAL WALLS AND DOORS, INSTALLATION OF PARTITION WALLS, INSERTION OF NEW DOORS, INSTALLATION OF BATHROOM EXTRACTION AND DUCTING WITH GRILLE EXTRACTS TO REAR AND SIDE ELEVATIONS, INSTALLATION OF METAL STAIRS TO REAR, INSERTION OF NEW WINDOW AND ROOF LIGHT TO REAR ELEVATION. ALTERATIONS TO EXISTING WINDOWS, INCLUDING REPLACEMENT AND BRICKING UP OF VARIOUS WINDOWS AND REPLACEMENT OF EXISTING METAL WINDOWS WITHIN THE MAIN LISTED BUILDING. 7 SPENCER PARADE**

The Principal Planning Officer submitted an application on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was advised that The planning application (N/2016/0393) relates to the change of use of the premises from offices (Use Class B1A) to 4 no. one and 8 no. two bedroom flats together with

ancillary storage in the basement. In addition, the scheme shows the installation of metal stairs to the rear, alterations to existing windows and the insertion of a roof light and window, along with associated works.

The separate application for Listed Building Consent (N/2016/0395) relates to alterations associated with the change of use.

The Principal Planning Officer advised that Councillor Stone had withdrawn her objections and the Development Manager stated that Members should contact Officers and find out more facts about applications before items being called in, as that would avoid unnecessary delay for applicants.

The Committee discussed the report.

## **RESOLVED**

The Committee **APPROVED** application **N/2016/0393** subject to the conditions as set out in the report and for the following reason:

The proposed change of use of the property from offices (use class B1) to a residential use would support the sensitive re-use of a vacant listed building and provide additional housing without significant harm to the character or appearance of the building, surrounding area, highway safety or the amenity of neighbouring properties. The proposal is therefore in accordance with Policies S10, BN5 and H1 of the West Northamptonshire Joint Core Strategy, Policies E20 and E26 of the Northampton Local Plan, Policies 1, 10, 15 and 16 of the Northampton Central Area Action Plan and National Planning Policy Framework.

The Committee **APPROVED** application **N/2016/0395** subject to the conditions as set out in the report and for the following reason:

The proposed works would represent the effective re-use of a vacant listed building without significant harm to the historic and architectural character of the listed building, its setting or the visual amenities of the conservation area. The proposal is therefore in accordance with Policies S10, BN5 and H1 of the West Northamptonshire Joint Core Strategy, Policies E20 and E26 of the Northampton Local Plan, Policies 1, 10, 15 and 16 of the Northampton Central Area Action Plan and National Planning Policy Framework.

## **(M) N/2016/0490 - INSTALL NEW SHOPFRONT AND ERECT METAL RAILINGS TO PROVIDE EXTERNAL SEATING AREA. 12-14 GOLD STREET**

The Development Management Team Leader submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was advised that the application seeks planning permission to install a new shop front to the property and to enclose the covered forecourt with railings to create an outdoor

seating area. Elements of the existing building would be clad as part of the proposals.

In response to questions from the Committee the Development Management Team Leader advised that condition 3 on page 131 requested details of railings.

The Committee discussed the report.

## **RESOLVED**

The Committee **APPROVED** the application subject to the conditions as set out in the report and for the following reason:

The development would be sympathetic to the existing building and would have no adverse impact on the conservation area or the setting of the adjacent listed building. This would be in accordance with Policies S10 and BN5 of the Joint Core Strategy, Policy 1 of the Central Area Action Plan, Policy E26 of the Local Plan and the aims and objectives of the National Planning Policy Framework.

### **11. ENFORCEMENT MATTERS**

None

### **12. ITEMS FOR CONSULTATION**

#### **(A) N/2016/0545 - ERECTION OF TEMPORARY MODULAR UNITS AND ASSOCIATED ALTERATIONS FOR EDUCATIONAL USE FOR A TEMPORARY PERIOD OF THREE YEARS. WOOTTON HALL POLICE HEADQUARTERS WOOTTON HALL PARK, MEREWAY**

Councillors Meredith, Patel, Golby and McCutcheon left the committee having declared a personal interest on this item earlier in the meeting.

The Development Manager elaborated on the report on behalf of the Director of Regeneration, Enterprise and Planning. She referred to the additional information contained in the addendum. She also stated that the comments from the resident of 18 Sherborne Way was forwarded to Northamptonshire County Council for their consideration. It was advised that this is an application for the erection of temporary modular units (some two storey) and associated external alterations for educational use (Use Class D1) for a temporary period of three years (September 2016 – August 2019) on part of the sports ground at Wootton Hall Park. The Development Manager stated that Amended plans have been received by Northamptonshire County Council which alter the red line on the site plan denoting the application site outlined in the report. The red line on the site plan now includes three access routes on the north side of the site:

1. Access to the car parking area adjacent to the club, providing 60 x staff and parent parking spaces, and drop-off zone;
2. Access for construction vehicles; and

### 3. Pedestrian / cycle route.

The temporary construction route across the playing fields is required in order to avoid damage to the existing trees adjacent to the proposed temporary cabins site and nearby fibre optic cable and prevents disruption to the Police Headquarters during the construction period.

It was reported that Northampton Borough Council are only consultees on the application and that Northamptonshire County Council will determine the application on the 28<sup>th</sup> June 2016.

Councillor Brandon Eldred addressed the Committee as Ward Councillor for East Hunsbury and spoke against the application.

Councillor Phil Larratt addressed the Committee as Ward Councillor for East Hunsbury and spoke against the application.

Mr Ron Johnson addressed the Committee and spoke against the application.

Councillor Jonathan Nunn addressed the Committee as a member of Wootton and East Hunsbury Parish Council and spoke against the application.

The Committee expressed their concerns regarding lack of consultation with the Parish Council and residents . and the short notice of the revised plans.

In response to questions from the Committee the Development Manager advised that NBC were informed of changes to the application on the 9<sup>th</sup> June 2016 and the County Council will have to consult Sports England.

The Committee discussed the report

### **RESOLVED**

The Committee raised **NO OBJECTIONS** to the proposed development, subject to the issues outlined below being addressed by Northamptonshire County Council:

- there should be no objections received from the Highway Authority in respect of the impact on the local road network;
- conditions should be added to ensure that the land is restored to open space after construction work has finished, and in a timely manner;
- provision to be made for adequate tree protection measures and replacement tree planting to mitigate for the tree loss necessitated by this development;
- suitable drawings of the site to be provided;
- the concerns of East Hunsbury Parish Council to be addressed;
- the proposed foot path/cycleway should not impact upon football pitches;
- a Management Plan to be submitted regarding impact on the social club, and football/cricket pitches;
- Sports England and other relevant sports bodies, such as the Northamptonshire Football Association, should be consulted; and
- the views of local residents to be considered.



The meeting concluded at 21:30