

# **NORTHAMPTON BOROUGH COUNCIL**

## **PLANNING COMMITTEE**

**Tuesday, 26 July 2016**

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

Steven Boyes (Director of Regeneration, Enterprise and Planning),  
Rita Bovey (Development Manager), Nicky Toon (Development  
Management Team Leader), Ben Clarke (Principal Planning Officer)  
Andrew Holden (Principal Planning Officer), Theresa Boyd (Planning  
Solicitor), Michael Flynn (Democratic Services Officer).

### **1. APOLOGIES**

Apologies were received from Councillor Patel

### **2. MINUTES**

The minutes of the meeting held on the 14<sup>th</sup> June 2016 and the 5<sup>th</sup> July 2016 were agreed and signed by the Chair.

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

#### **N/2015/0673 and 0674**

Mr Dobrafzczyk  
Cllr Danielle Stone

#### **N/2016/0378**

Councillor Smith  
James Fitzpatrick  
Daniel Morriss  
Cllr Jamie Lane

#### **N/2016/0412**

Cllr Tony Skirrow  
Natasha Declerck  
Robert Lamb  
Councillor Flavell  
Ricardo Rodriguez

#### **N/2016/0605**

Cllr Danielle Stone

#### **N/2016/0660**

Nick Bowden

**N/2016/0690**

Councillor Smith  
Lukman Ali  
Mohammed Ali

**N/2016/0703**

Cllr Danielle Stone

**N/2016/0769**

Mrs Janet Yates  
Helen Town  
Cllr Danielle Stone

**N/2016/0771**

Helen Town  
Cllr Danielle Stone

**N/2016/0772**

Dr Marie Dickie  
Helen Town  
Cllr Danielle Stone

**N/2016/0773**

Helen Town  
Cllr Danielle Stone

**4. DECLARATIONS OF INTEREST/PREDETERMINATION**

The Chair declared a personal interest and a disclosable pecuniary interest in items 10h-10m as a Director of Northampton Partnership Homes.

Councillor Kilbride declared a personal interest and a disclosable pecuniary interest in items 10h-10m as a Director of Northampton Partnership Homes.

Councillor Haque declared a personal interest in items 10h, 10j, 10k, 10l, 10m, as a Ward Councillor for Castle Ward.

Councillor Golby declared a personal interest in item 9a as a member of Duston Parish Council.

Councillor Hill declared a personal interest in item 10f as the Ward Councillor for Rectory Farm.

Councillor Lane declared a personal interest in item 10c.

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

The Development Manager submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was advised that this is a non-material amendment application to revise the layout of the new proposed car park within Delapre Park. Previously planning application was granted for the creation of an overspill car park providing a total of 131 general car parking spaces including 11 disabled spaces and 2 coach spaces. The current revised layout provides a total of 129 spaces including 6 disabled spaces and 2 coach spaces.

As the Council has only 28 days to determine the application and the site is owned by the Council, also there will not be a meeting scheduled until 6<sup>th</sup> of September, the matter is raised as a matter of urgency and has been agreed by the Chair as an urgent item.

The Committee discussed the report

### **RESOLVED**

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

The proposed amendment to the car park layout is considered to be non-material and would have a neutral impact on the character, appearance or historical significance of the listed building, the registered Battlefield and Delapre Conservation Area, neighbour amenity, road safety or drainage as compared with the previous approval.

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

The Development Manager submitted a List of Current Appeals and Inquiries on behalf on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. The Committee were referred to application **N/2015/1078**. It was advised that this application came to Committee in January and at the time it was recommended for approval. The Committee refused the application. The Applicant appealed the decision and The Planning Inspectorate allowed the appeal. The Applicant has since then claimed costs against the Council and has been awarded them.

The Development Manager referred the Committee to application **N/2016/0039**. The Council refused planning under delegated powers on this item and The Planning Inspectorate agreed with the decision and the appeal was dismissed

### **RESOLVED**

That the report be noted

## 7. OTHER REPORTS

None

## 8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

None

## 9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

### (A) N/2016/0664 - INSTALLATION OF A 3.5M HIGH STEEL SCULPTURE INCORPORATING SEATING AREA, LAND OFF MAIN ROAD, DUSTON

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 relates to a 3000mm diameter tapered bearing ring and tree which is to be constructed in mild steel with a black epoxy coating, with satin finished stainless steel tree with coloured anodised steel leaves mounted on a plinth. The overall height is 3.5m from ground level.

Inserted into the sculpture will be 28 no. 200mm diameter photographic circular panels which have been sourced from Timken and local history groups depicting groups of people working at Timken, special occasions and Duston communities at the annual British Timken show.

Surrounding the sculpture will be a 3600mm diameter, 500mm high and 300mm wide grey granite seating ring with a flat top with inlaid different colour granite to simulate the appearance of bearings.

Around the base of the sculpture new planting will be provided that will add colour to the sculpture, this is stated as being predominantly orange, being the colour of British Timken.

## 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 no detrimental impact on the amenities of neighbouring occupiers, would enhance the character and appearance of the area, and would represent an appropriate use for the site in both the visual and historical context of the area. The proposed development would therefore comply with Policy S10 of the West Northamptonshire Joint Core Strategy, Policy H2 of the Northampton Local Plan, Policy H2 of the Duston Neighbourhood Plan and the National Planning Policy Framework.

## 10. ITEMS FOR DETERMINATION

**(A) N/2015/0673 & N/2015/0674 - CONVERSION AND ALTERATIONS OF FACTORY PREMISES TO FORM 105 APARTMENTS WITH ASSOCIATED PARKING BOTH ON-SITE AND ON-STREET; REPLACEMENT OF WINDOWS AND NEW ROOF LIGHTS; PROPOSED INFILL EXTENSION ON DUNSTER STREET FACADE INCLUDING NEW ROOF TERRACES; AND LISTED BUILDING CONSENT APPLICATION FOR CONVERSION AND ALTERATIONS TO FORM 105 APARTMENTS INCLUDING REPLACEMENT OF WINDOWS AND NEW ROOF LIGHTS; REMOVAL OF 4 CAST-IRON COLUMNS, INTERNAL WALLS, NORTH LIGHTS, INTERNAL AND EXTERNAL STAIRCASE; MODIFICATION OF DOORS; PROPOSED INFILL EXTENSION ON DUNSTER STREET FACADE INCLUDING NEW ROOF TERRACES; PROVISION OF NEW GLASS SCREENS, NEW STAIRCASES, STEEL GUARD RAILS, FIRE EXITS AND LIFT. HAWKINS BUILDING, OVERSTONE ROAD**

The Development Management Team Leader submitted a report on behalf of the Director of Regeneration Enterprise and Planning and elaborated thereon.

It was reported that the applicant could not attend the meeting and gave his apologies. It was advised that the planning application proposes the conversion and alteration of the Hawkins Building, a Grade II listed former factory and Nos. 4-14 Dunster Street, to 105 apartments comprising of 73 one-bedroom and 32 two-bedroom apartments. Amendments to parking layouts as detailed below have increased the original proposal of 103 units to 105 incorporating two additional units at lower ground floor level. External alterations would comprise of an infill extension and two-storey first floor extension on Dunster Street, the replacement of existing windows throughout with double glazed windows, insertion of rooflights, modification of doors and openings and the insertion of Juliette balconies. The proposal includes the provision of a passenger lift serving lower ground floor up to the third floor within the Hawkins building. Bin and cycle storage would be provided at both basement and ground floor level.

The application has been amended removing basement parking providing 13 spaces accessed from Dunster Street due to concerns raised by the Highway Authority regarding the proposed access. Subsequently, the application provides 28 spaces at ground level accessed from Overstone Road. A further 16 spaces would be provide on St. Michael's Road. The existing feeder lane to St Michael's car park situated opposite the site on St Michael's Road would be removed with the two main traffic lanes from the existing pedestrian crossing being diverted to the south side of the carriageway in order to move the traffic away from the building and provide for some additional 16 parking space along St Michael's Road.

The application for Listed Building Consent (N/2015/0674) seeks authorisation for conversion and alterations to form 105 apartments including replacement of windows and new roof lights; removal of 4 cast iron columns, internal walls, north lights, internal and external staircase, modification of doors; proposed infill extension on Dunster Street façade including new roof terraces; provision of glass screens, removal of existing and installation of new staircases and lift, steel guard rails and fire exits.

Mr Dobrafzcyk addressed the Committee as the Architect for the scheme and spoke in favour of the application.

Councillor Stone addressed the Committee as the Ward Councillor and spoke in favour of the application.

The Development Management Team Leader addressed questions regarding Section 106 contributions and advised that a Viability Assessment was submitted and assessed by the Council and demonstrated that the scheme would not be viable if a requirement for affordable housing provision and S106 Developer Contributions were to be imposed. She also advised that the Planning Department are working with the applicant to agree appropriate window details.

The Committee discussed the report.

## **RESOLVED**

### **N/2015/0673 – Planning Application**

The Committee **APPROVED** the application subject to the conditions as set out in paragraph 9 of the report and the addendum and for the following reason:

The proposal would bring about the development of a prominent group of disused Grade II listed buildings within the Boot and Shoe Quarter Conservation Area in a residential area on the edge of the town centre, the renovation of which would enhance and make an overall positive contribution to the character and appearance of the Conservation Area. The site is in a sustainable location, with good access to the town centre and public transport, and the conversion to residential use would make a positive contribution to the Council's 5-year housing supply. It is acknowledged that the proposed alterations may cause harm to the historic integrity of the listed building but this is outweighed by the public benefits identified and ensuring the continued viable use of the buildings. The development would not lead to any unacceptable adverse impacts on the existing highway conditions or residential amenity. It is considered that it has been satisfactorily demonstrated that the scheme would not be viable if any affordable housing or the level of S106 contributions required is applied, and that, on balance, the lack of contributions would be outweighed by the environmental and social benefits of the proposal. The development is therefore considered in accordance with Policies S3, S10, E1, H1, H2, BN5, BN9, INF1 & N1 of the West Northamptonshire Joint Core Strategy, Policies E20 and E26 of the Northampton Local Plan and the aims and objectives of the National Planning Policy Framework.

### **N/2015/0674 – Application for Listed Building Consent**

That the Application be **APPROVED IN PRINCIPLE** subject to prior referral to the Secretary of State and the conditions as set out in paragraph 9 of the report and the addendum and for the following reason:

The proposal would bring about the development of a prominent group of disused Grade II listed buildings within the Boot and Shoe Quarter Conservation Area in a residential area on the edge of the town centre, the renovation of which would enhance and make an overall positive contribution to the environmental character of the Conservation Area. It is acknowledged that the proposed alterations may cause

harm to the historic integrity of the listed building but it is considered that this is outweighed by the public benefits identified above and the positive contribution that the residential development of the site would make towards meeting housing need within the area and the Council's 5-year housing supply. The proposal is therefore considered in accordance with the requirements of Policy BN5 of the West Northamptonshire Joint Core Strategy, Policy E26 of the Local Plan and the aims and objectives of the National Planning Policy Framework.

**(B) 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 SINGLE STOREY GARAGE IN THE REAR GARDEN, NEW FRONT BOUNDARY WALL AND GATE. 62 BILLING ROAD**

The Development Manager submitted a report on behalf of the Director of Regeneration, Enterprise and Planning. It was advised that the application was originally presented to Planning Committee on 14<sup>th</sup> June. Although the proposed change of use of the property to residential and extensions/alterations to the main building were considered acceptable, the Committee were concerned about the detrimental impact the proposed two storey garage to the rear would have on neighbouring and visual amenity. They deferred making a decision on the application to enable negotiations to take place to reduce the garage to a single storey building. Amended plans have now been submitted. The proposed garage will be single storey and has the same footprint but the ridge height has been reduced from 6.8 metres to 4.8 metres with an eaves height reduced from 4.5 metres to 2.5 metres.

The revised application seeks change of use of offices to a single dwelling. The proposal includes the erection of a rear extension and a single storey garage within the rear garden. The proposal includes the erection of a new front boundary wall and gate and garden landscaping.

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 represents an acceptable use of the land and is complementary with the surrounding land uses. The proposed development and amended single storey garage and would not have an undue detrimental impact on the character and appearance of the host dwelling, Billing Road Conservation Area and the amenity of adjoining occupiers in accordance with the requirements of the National Planning Policy Framework; Policies H1, H5, S10 and BN5 of the West Northamptonshire Joint Core Strategy and Policies E20, E26 and H11 of the Northampton Local Plan.

**(C) N/2016/0378 - CHANGE OF USE FROM SINGLE DWELLING (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR MAXIMUM OF THREE RESIDENTS. 165 LOYD ROAD**

The Principal Planning Officer presented the report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was advised that permission was originally sought to change the use of the property from a single dwellinghouse to a house in multiple occupation for 4 people, however, the plans submitted with the application showed four self-contained units. Revised plans have subsequently been submitted. Self-contained units have been replaced with shared accommodation and the number of bedrooms reduced to 3 only.

There will be one bedroom and shared lounge and kitchen on the ground floor with additional lounge in the basement and shower facility, two bedrooms with en-suite facilities on the first floor with another lounge.

Councillor Lane addressed the Committee as a member of the public and spoke in favour of the application as the developer had a good track record in delivery high quality developments and that the proposal would be well managed. Reference was also made to the need to learn from previous appeal decisions

Councillor Lane left the Committee at 18:43 after he spoke.

Councillor Smith addressed the Committee as the Ward Councillor and spoke against the application as it was considered that there were too many houses in multiple occupation within the vicinity and the impacts on the highway system

Mr James Fitzgerald addressed the Committee and spoke against the application and referred to the number of houses in multiple occupation within Lloyd Road and that residents may not use cycle storage and would prefer to have a car

Mr Daniel Morris addressed the Committee as the Architect and spoke in favour of the application.

The Principal Planning Officer referred to 6.2 of the report which outlines the licensing position. He also stated that there is a condition recommending that no more than 3 people can live at the dwelling and if the Council received a complaint that there are more than 3 residents at any point it would investigate.

In response to questions from the Committee the Principal Planning Officer stated that there is a typographical error in point 6.2 of the report where it should state 3 persons rather than 4 but condition 3 enforces the maximum amount of persons that should be residing at the premises.

He also stated that soundproofing falls out of planning permission.

The Committee discussed the report.

**RESOLVED**



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

The development would not lead to an unacceptable concentration of HIMO's within the locality that would adversely impact upon the character of the street, nor would the development have significant adverse impacts on neighbouring amenity or parking provision. The property is of sufficient size to accommodate the level of accommodation as proposed and is in accordance with the requirements of Policies H1, H5, and S10 of the West Northamptonshire Joint Core Strategy, Policies E20 and H30 of the Northampton Local Plan, the Houses in Multiple Occupation Interim Planning Policy Statement and the aims and objectives of the National Planning Policy Framework.

Councillor Lane rejoined the Committee.

**(D) N/2016/0412 - DEMOLITION OF FARMHOUSE, ASSOCIATED BUILDINGS AND THE RESIDENTIAL PROPERTY OF LITTLE NORWAY. CONSTRUCTION OF TWO WAREHOUSE AND DISTRIBUTION UNITS (USE CLASS B8) WITH ANCILLARY OFFICE ACCOMMODATION, TOGETHER WITH EARTHWORKS, ACCESS, SERVICE YARDS, PARKING ARRANGEMENTS, LANDSCAPING AND OTHER ASSOCIATED INFRASTRUCTURE INCLUDING CREATION OF FOOTPATH. LAND SOUTH OF BEDFORD ROAD, OFF LILIPUT ROAD**

The Principal Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning. It was advised that the application seeks planning permission to erect two warehouse buildings, which would be accessed via an extended Thomas Dachser Way. The first of these would be located to the north east of the site and would have a maximum height of 14.9m and a floor space of approximately 35,840 square metres. This building would be served by 286 car parking spaces (including 14 spaces for use by those with disabilities), parking for 72 lorries and storage for 40 bicycles. The warehouse would also include ancillary office accommodation and a gatehouse. The second warehouse would be sited to the south west of the site and would have a similar height to Unit 1. This element of the development would also feature an ancillary office building in addition to parking for 100 cars (including five spaces for use by those with disabilities), parking for 18 lorries and storage for 20 bicycles. The floor space of this particular unit would 11,176 square metres.

Both warehouses would feature a variety of ancillary structures typically associated with commercial developments, including smoking shelters, electrical substations and security fencing.

It is proposed that bunding be constructed between the buildings and the northern, eastern and south eastern boundaries of the site in order to provide some screening from the highway and Great Houghton village. The bunding has a varied height of between 8m and 13m. In addition, the bunding would have a varied form in terms of the top ridge and the gradient. The bunding would be supplemented by additional landscaping.

The positioning of the bunding is such that the aforementioned footpath would need to be diverted. Assuming this application is successful, a further application would need to be made pursuant to Section 257 of the Town and Country Planning Act in order to formally achieve this; however, it is necessary as part of this application to consider the merits of the diversion in terms of the impacts on accessibility and amenity.

In order to facilitate the development, the existing buildings at Little Norway and Martins Farm would be demolished.

The addendum was referred to which outlined a submission from Councillor Larratt. Andrea Leadsom's (MP for South Northamptonshire) concerns were also summarised.

Parish Councillor Tony Skirrow addressed the Committee as the Chairman of Great Houghton Parish Council and spoke against the application as it was considered that the development did not comply with the requirements of the National Planning Policy Framework and was unsustainable. The retention of the green space was required to enable Great Houghton to retain its own distinct identity

Natasha Declerck addressed the Committee and spoke against the application as it was considered that the development was speculative and was unneeded. Traffic would also increase.

Mr Robert Lamb addressed the Committee substituting for Sarah Williams and spoke against the application as it was considered that the development was overly large and greater in size than that required by the potential occupier and the proposal would have no benefit to the community. Concerns were raised regarding the potential impact on listed buildings

Councillor Penelope Flavell addressed the Committee as Ward Councillor and spoke against the application as the development would have a negative impact upon the conservation area, the character of the surrounding area. Support was expressed for the view of the Parish Council

The Principal Planning Officer advised that Great Houghton Parish Council submitted representations which was summarised in the report. The Development Manager stated that due to the large volume of representations received by the Planning Department it is normal practice to summarise comments.

Mr Ricardo Rodriguez addressed the Committee and spoke in favour of the application by highlighting the economic benefits of the proposal and the jobs that would be retained and created

In response to questions from the Committee the Principal Planning Officer responded as below

- 7.18 of the report was referred to which highlights suggested proposal to alleviate traffic issues
- The site is not designated commercial land and is a departure from the local plan.

- That access to this land would be increased under proposals.
- = Economic benefits through the creation and retention of jobs were of benefit to the public

The Director of Regeneration, Enterprise and planning addressed the Committee to confirm that the main areas of concern members have regarding the application is traffic issues, impact on the conservation area, scale and further information regarding the site selection process.

Councillor Meredith proposed the recommendations.

Councillor Hill seconded the recommendations. 4 voted in favour, 4 voted against and 2 abstentions.

The Chair proposed to defer the application.

## **RESOLVED**

The Committee **DEFERRED** the application for further consideration and clarification of traffic issues, impact on the conservation area, scale and further information regarding the site selection process. .

Councillor Meredith left the Committee at 20:30.

### **(E) N/2016/0605 - CREATION OF SHISHA AREA TO REAR INCLUDING COVERED SEATING AREA. 54 WELLINGBOROUGH ROAD**

The Principal Planning Officer submitted a report on behalf of the Director or Regeneration, Enterprise and Planning and elaborated thereon. It was advised that the applicant seeks permission for the erection of a covered canopy to the rear of the site, which would be utilised as a shisha area.

Councillor Danielle Stone addressed the Committee as Ward Councillor and spoke against the application and raised concerns regarding the impact of the development on health and that it would affect the amenities of surrounding properties.

The Principal Planning Officer advised that health issues are not for this Planning Committee to consider and that the hours of use would be conditioned. If the application was resubmitted at a later date the conditions would be revised.

In response to questions from the Committee the Principal Planning Officer responded as below

- The Director of Public health was aware of the application
- Regarding the consultation process the Council exceeded the statutory requirements.
- Issues relating to clearance of refuse are a matter for the applicant and Environmental Health legislation that covers it. It is not a planning matter.

The Committee discussed the report.

## **RESOLVED**

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

The proposed development, as a temporary measure and subject to conditions, would have a neutral impact upon the character and appearance of the surrounding area, the Boot and Shoe Quarter Conservation Area and neighbour amenity. The development is therefore in conformity with the requirements of the National Planning Policy Framework; Policies BN5 and S10 of the West Northamptonshire Development Corporation and Policy 1 of the Northampton Central Area Action Plan.

**(F) N/2016/0660 - VARIATION OF CONDITIONS 3 AND 6 OF PLANNING PERMISSION N/2015/1314 - CHANGE OF USE FROM PUBLIC HOUSE (USE CLASS A4) INTO CONVENIENCE STORE (USE CLASS A1) INCLUDING ALTERATION AND EXTENSIONS, REAR STORAGE AND INSTALLATION OF 2NO SATELLITE DISHES ON ROOF, TO ALLOW FOR EXTENSION OF DELIVERY HOURS AND ADDITIONAL PLANT INFORMATION. THE BARN OWL, OLDEN ROAD**

Councillor Hill left the Committee at 20:30 having declared a personal interest earlier at the meeting.

The Development Manager 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 to vary Conditions 3 and 6 of planning permission N/2015/1314 which granted permission for a change of use from a public house (Use Class A4) into a convenience store (Use Class A1), including alterations and extensions.

Condition 3 requires the submission of details prior to commencement of the permitted use that demonstrate any new plant or equipment will achieve the agreed target noise level limits for both daytime and night time. The current application seeks to vary this condition to agree the details prior to occupation to allow equipment to be tailored to the proposed occupier's needs.

Condition 6 relates to the control of delivery hours to the store, the existing permission currently restricting delivery times to between the hours of 07:30 and 19:30 hours only. The application seeks to extend these times to between the hours of 07:00 and 20:00 hours.

The application has subsequently been amended to reduce the proposed delivery times to between 07:30 to 20:00 hours following concerns raised by Environmental Health.

Members were advised that the Council can only consider the Conditions which are the subject of this Application and it is not a complete re-consideration of the original Application which will continue to subsist whatever the outcome of this Application.

Nick Bowden addressed the Committee as the Planning Consultant for the Applicant and spoke in favour of the application.

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 variation of conditions, as amended, would not adversely impact on adjacent amenity and the principle of the change of use and proposed alterations remains acceptable and in accordance with Policies S9, S10 & RC2 of the West Northamptonshire Joint Core Strategy, Policies E20, E28 & T12 of the Northampton Local Plan and the aims and objectives of the National Planning Policy Framework.

Councillor Hill rejoined the Planning Committee.

### **(G) N/2016/0690 - CONVERSION OF DWELLING TO THREE FLATS. 93 ADAMS AVENUE**

The Development Manager Team Leader and 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 conversion of a single dwelling into three, one-bedroom flats, one at the front incorporating ground and first floors, and two at the rear of the property. No external alteration is proposed apart from the installation of a shower room window on the ground floor

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

Mr Lukman Ali addressed the Committee and spoke in favour of the application.

Mr Mohammed Ali addressed the Committee and spoke in favour of the application.

In response to questions from the Committee the Development Management Team Leader advised that flats are self-contained while HIMO'S tend to have shared facilities.

That the amount of people in the flat could not be controlled and that the properties either side of the premises and three properties to the rear have been consulted.

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 conversion to three flats is acceptable in a residential area and would not adversely affect highway safety and residential amenity, in accordance with

Policies H21, H23 and E20 of the Northampton Local Plan, Policies S10, and H1 of the West Northamptonshire Joint Core Strategy, and the aims and objectives of the National Planning Policy Framework.

**(H) N/2016/0703 - PRIOR NOTIFICATION FOR DEMOLITION OF GARAGE BLOCKS. LOCK UP GARAGES , MOAT PLACE, OFF SCARLETWELL STREET**

The Chair and Councillor Kilbride left the Committee having declared a personal and DPI on items 10h- 10m being board members of Northampton Partnership homes who were the applicants.

Councillor Golby took the Chair.

The Principal Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. It was advised that this application is for prior notification of the proposed method of demolition of lock up garages.

Councillor Stone addressed the Committee and spoke in favour of the application.

**RESOLVED**

The Authority's **PRIOR APPROVAL WILL NOT BE REQUIRED** for the method of demolition and proposed restoration of the site for the following reason:

The means of demolition and the proposed restoration of the site are considered to be acceptable and would be consistent with the aims and objectives of policies of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

**(I) N/2016/0704 - PRIOR NOTIFICATION FOR DEMOLITION OF GARAGE BLOCKS LOCK UP GARAGES AT SWALE DRIVE, DERWENT DRIVE, WEST OVAL AND WITHAM 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 this application is for prior notification of the proposed method of demolition of lock up garages at 4 sites including Swale Drive, Derwent Drive, West Oval and Witham Way within Kings Heath.

The Committee discussed the report.

**RESOLVED**

The Authority's **PRIOR APPROVAL WILL NOT BE REQUIRED** for the method of demolition and proposed restoration of the sites for the following reason:

The means of demolition and the proposed restoration of the sites are considered to be acceptable and would be consistent with the aims and objectives of policies of the West Northamptonshire Joint Core Strategy and National Planning Policy Framework.

**(J) N/2016/0769 - DEMOLITION OF 43 GARAGES, ERECTION OF 14 DWELLINGS WITH ASSOCIATED GARDENS, PARKING AND ACCESS WAYS. LOCK UP GARAGES, LAND AT ST ANDREWS ROAD AND SCARLETWELL STREET**

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 proposal is for the construction of 14no. 2-storey 3-bed dwellings with gardens and associated landscaping. The site is divided into two parts with access from Scarletwell Street off St Andrews Road. The site to the south contains 10 new dwellings and 23 parking spaces; the site to the north contains 4 new dwellings and 8 parking spaces.

Apart from one tree nearer to the highway boundary fronting St Andrews Road, the majority of the existing trees on site will be removed to give way for the development.

Mrs Janet Yates addressed the Committee and spoke against the application. She was concerned about extra traffic and safety from new dwellings and the garage would be enclosed by residential properties.

Helen Town addressed the Committee as a representative of NPH and spoke in favour of the application. She stated that the NPH applications should be considered as a whole rather than in isolation. NPH carried out consultations and met with Auto Point many times. There will be no loss of on-street parking.

Councillor Danielle Stone addressed the Committee and spoke in favour of the application.

The Committee discussed the report.

**RESOLVED**

The Committee **APPROVED** the application **in Principle**, with authority delegated to the Head of Planning to resolve outstanding concerns of the **Lead Local Flood Authority** and to issue the approval with any appropriate additional conditions, subject to the conditions as set out in the report and the additional Condition 15 as set out in the Addendum and for the following reason:

The proposed development, on balance, would have no significant detrimental impact on the amenities of neighbouring occupiers and would not be out of keeping with the character and appearance of the area, and would represent an appropriate use for the site and would provide for the housing needs of the area. The proposed development would therefore comply with Policies S2, S3, S9, S10, H1 and H2 of the

West Northamptonshire Joint Core Strategy, Policy 24 of the Central Area Action Plan, Policies H6, H17, H32, E20, E40 of the Northampton Local Plan Policies OP1, OP2 and AB2 of the Spring Boroughs Neighbourhood Plan and the National Planning Policy Framework.

**(K) N/2016/0771 - EXTERNAL ALTERATIONS TO TOWER BLOCK INCLUDING RECLADDING AND ENCLOSURE OF BALCONIES, REFURBISH COMMUNAL AREAS AND GROUND FLOOR EXTENSIONS. ST KATHERINES COURT, CASTLE STREET**

The Principal Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. He also referred to additional consultee responses in the addendum. It was advised that the application proposes to refurbish/extend the 9 storey tower block and remodel the space around it in order to improve amenity for local residents. The distinct elements of the scheme can be summarised as follows:

- New external cladding to improve appearance and energy efficiency.
- Enclose balconies with glazing, and provide external planting boxes.
- New ground floor extension to create improved entrance and communal area, new cycle, buggy and bin stores.
- Remodel the open space and security arrangements around the tower block.

Helen Town addressed the Committee as a representative of NPH and spoke in favour of the application.

Councillor Danielle Stone addressed the Committee and spoke in favour of the application.

The Committee discussed the report.

**RESOLVED**

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

The principle of the proposed development is acceptable and would not have any undue detrimental impact on the appearance and character of the area, amenity of neighbours, security and parking/highway safety and would be consistent with the aims and objectives of the policies of the West Northamptonshire Joint Core Strategy, Northampton Central Area Action Plan, Northampton Local Plan, Spring Boroughs Neighbourhood Plan, National Planning Policy Framework and Planning Out Crime in Northamptonshire SPG .

**(L) N/2016/0772 - DEMOLITION OF EXISTING FLATS AND ERECT THREE STOREY BUILDING WITH NINE FLATS ON GROUND FLOOR AND NINE MAISONNETTES ON UPPER FLOORS. 33 LITTLE CROSS STREET**



The Principal Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. He also referred to additional consultee responses in the addendum. It was advised that the proposal is for the demolition of the existing flats and the erection of a two to three storey building comprising 9 flats on the ground floor and a further 9 maisonettes on the upper floors.

The current site (when occupied) provided 23 one bedroom units that were occupied as social rented housing. The proposal seeks to provide 9 one-bedroom flats and 9 two-bedroom maisonettes with a private roof terrace, which again will provide social rented housing for the area.

Currently there are 13 parking spaces adjacent to the site, these are outside the application site boundary and they are shown to be retained. On-street parking in this area is controlled through a residents permit scheme.

The scheme has been designed taking account of the principles of Secure by Design and seeks to provide natural surveillance along the length of Little Cross Street and within the amenity space. The properties also have individual entrances, rather than communal entrances.

Dr Marie Dickie addressed the Committee. While she was in favour of the application she had concerns regarding the archaeological aspect.

Helen Town addressed the Committee as a representative of NPH and spoke in favour of the application.

Councillor Danielle Stone addressed the Committee and spoke in favour of the application.

The Principal Planning Officer referred to condition 4 in the report which addressed the archaeological element of the application. The Director of Regeneration, Enterprise and Planning stated that the wording of this condition would need to be tweaked and that the decision on the precise wording of the condition could be delegated to the Chair and Head of Planning.

The Committee discussed the report.

## **RESOLVED**

The Committee **APPROVED** the application **In Principle**, with authority delegated to the Head of Planning to resolve outstanding concerns of the **Lead Local Flood Authority** and to issue the approval with any appropriate additional conditions, subject to the planning conditions as set out in the report, but with the final decision on the wording of Condition 4 (archaeology) delegated to the Head of Planning and the Chair of The Planning Committee and for the following reason:

The proposed development would have no detrimental impact on the amenities of neighbouring occupiers and would not be out of keeping with the character and appearance of the area, and would represent an appropriate use for the site. The proposed development would therefore comply with Policies S2, S3, S9, S10, H1 and H2 of the West Northamptonshire Joint Core Strategy, Policy 24 of the Central Area Action Plan, Policies, Policies H6, H17, H32, E20, E40 of the Northampton Local Plan Policies OP1, OP2, OP5 and AB2 of the Spring Boroughs Neighbourhood Plan and the National Planning Policy Framework.

**(M) N/2016/0773 - ERECT SINGLE STOREY BUILDING FOR CONVENIENCE STORE. ST PETERS HOUSE, CASTLE STREET**

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 relates to the erection of a single storey building to provide a retail unit (Use Class A1) with a floor area of 122sqm, which is intended to provide a convenience store to serve the local area.

The retail unit is to be located on a vacant grassed area of the St Peters House residential development on the corner of Little Cross Street, opposite its current location. The site would have originally formed part of the landscaping area. The retail unit also utilises an existing refuse store that whilst intended for use by the residents, it has been a potential location for crime and anti-social behaviour.

The development has been designed in character with the main building and links with the current refuse store for the development. A new refuse store for the retail unit is located at the rear of the unit, in a secure area, to avoid unauthorised access.

As part of the redevelopment and regeneration of the area, the residential block that currently includes the existing retail unit Nicky's News in Little Cross Street is to be demolished and a proposal for residential accommodation is the subject of a separate application considered at this meeting of the Planning Committee.

Helen Town addressed the Committee as a representative of NPH and spoke in favour of the application.

Councillor Danielle Stone addressed the Committee and spoke in favour of the application.

The Committee discussed the report.

**RESOLVED**

The Committee **APPROVED** the application subject to the conditions as set out in the report but with amendments to the plan numbers as set out in Condition 2 and for the following reason:

The proposed retail unit is considered acceptable in principle in an established residential area and would not have an undue detrimental impact on the appearance and character of the area, amenity of neighbours or highway safety to comply with

Policy 1 of the Central Area Action Plan, Policy OP1 of the Spring Boroughs Neighbourhood Plan, S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

**(N) N/2016/0791 - CHANGE OF USE OF GROUND FLOOR SHOP (USE CLASS A1) TO RESTAURANT (USE CLASS A3) TO BE INCORPORATED INTO NEIGHBOURING RESTAURANT PREMISES. 44-46 ST GILES STREET**

Councillor Hill left the Committee at 10:06 and the Chair and Councillor Kilbride returned to the Committee.

The Principal Planning Officer submitted a report on behalf of the Director of Regeneration, Enterprise and Planning and elaborated thereon. He also referred to the additional consultee responses in the addendum. It was advised that the applicant seeks planning permission to change the use of the property from a shop to a restaurant. This would operate in conjunction with the restaurant that already occupies part of the ground floor of the building.

The Committee discussed the report.

**RESOLVED**

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

The proposed development would exacerbate the level of non-retail uses within an allocated secondary frontage to the detriment of the viability and vitality of the centre. The proposal therefore fails to comply with the requirements of the National Planning Policy Framework and Policies 12 and 13 of the Northampton Central Area Action Plan.

**11. ENFORCEMENT MATTERS**

None

**12. ITEMS FOR CONSULTATION**

None.

The meeting concluded at 10:15pm