



PLANNING COMMITTEE:	31st July 2018
DIRECTORATE:	Regeneration, Enterprise and Planning
HEAD OF PLANNING:	Peter Baguley
DESCRIPTION:	Prior Notification applications for the demolition of garages in Thorplands
WARD:	Talavera
APPLICANT:	Northampton Partnership Homes
REFERRED BY:	Head of Planning
REASON:	Council owned land
DEPARTURE:	No

1. RECOMMENDATION

- 1.1 That the Committee **AGREE** to delegate decision making authority to the Head of Planning to determine the relevant prior notification applications as referred in the report below.

2. BACKGROUND AND PROPOSAL

- 2.1 As part of the ongoing programme to upgrade the existing housing stocks and assets, Northampton Partnership Homes has submitted 35 prior notification applications to demolish garage blocks in various locations in Thorplands.
- 2.2 For a Prior Notification application for demolition under Class B of Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended), the only considerations are the matters in relation to the method of demolition and any proposed restoration of the site. The principle of demolition is not a consideration.
- 2.3 The applicant has erected site notices in accordance with Planning Legislation and formal consultations with Environmental Health and Building Control are currently underway.
- 2.4 Although Northampton Partnership Homes is the Council's management agent, the garages in question are owned by the Council.
- 2.5 The Council's Constitution requires that, as the land is owned by the Council, the applications should be determined by the Planning Committee. However, due to

the large volume of applications and the minor nature of the proposals, it is recommended that delegated authority be given to the Head of Planning to determine the applications, so that Planning Committee's time and resources could be used more effectively.

3. CONCLUSION

- 3.1 Due to the minor nature of the proposals and the number of applications submitted, it is recommended that delegated authority be given to the Head of Planning to determine the 35 prior notification applications following the expiration of the consultation period.

4. BACKGROUND PAPERS

- 4.1 N/2018/0977, 0979, 0981, 0982, 0985, 0986, 0987, 0988, 0990, 0991, 0992, 0993, 0994, 0995, 0996, 0998, 0999, 1000, 1001, 1002, 1003, 1004, 1005, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1017, 1018, 1019 and 1020.

5. LEGAL IMPLICATIONS

- 5.1 As referred in the report.

6. SUMMARY AND LINKS TO CORPORATE PLAN

- 6.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.