

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 9 June 2020

PRESENT: Councillor Oldham (Chair); Councillor Lane (Deputy Chair);
Councillors Birch, Bottwood, Cali, King, B Markham, M Markham,
McCutcheon and Russell

OFFICERS: Peter Baguley (Director of Planning and Sustainability), Rita Bovey
(Development Manager), Hannah Weston (Principal Planning
Officer), Adam Smith (Principal Planning Officer), Theresa Boyd
(Planning Solicitor), Maisie McInnes (Democratic Services Officer)

1. APOLOGIES

Apologies for absence were received from Councillors Choudary and Golby.

2. MINUTES

The minutes of the meeting held on 12 May 2020 were agreed and signed by the
Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

RESOLVED:

That under the following items, the members of the public and Ward Councillors
listed below were granted leave to address the Committee:

N/2019/1388

Nick Harrison

N/2020/0299

Councillor King
Liz and Jeremy Butler
Dave Collins

N/2020/0381

Councillor Larratt

N/2019/1518

Lewis Bolton

N/2020/0093

Lewis Bolton

4. DECLARATIONS OF INTEREST/PREDETERMINATION

Councillors Bottwood and M Markham each advised of a personal and disclosable pecuniary interest in respect of items 12a and 12b, as board members for Northampton Partnership Homes. They both advised that they would leave the meeting for these items and take no part in the discussion.

Councillor King declared a predetermination on items 9a, 9b and 10b. She advised that she would be leaving the meeting on items 9a and 9b and would be speaking on item 10b so would leave the meeting after she had spoken on the item and take no part in the discussion.

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

There were none.

6. LIST OF CURRENT APPEALS AND INQUIRIES

The Development Manager submitted a List of Current Appeals and Inquiries on behalf of the Director of Planning and Sustainability. She explained that 11 appeals were pending but no decisions had been reached at the time. A further update would be provided at the next meeting.

RESOLVED:

That the report be noted.

7. OTHER REPORTS

There were none.

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

There were none.

10. ITEMS FOR DETERMINATION

(D) N/2020/0381 - RELOCATION OF MULTI-USE-GAMES-AREA (MUGA), 5M TO THE SOUTH OF ITS APPROVED POSITION (RETROSPECTIVE). WOOTTON PARK SCHOOL, WOOTTON HALL PARK

The Chair proposed that item 10 be moved forward in the agenda to allow Councillor Larratt to speak on item 10d as he had another meeting to attend.

The Principal Planning Officer presented the report and explained the application seeks retrospective planning permission for the relocation of the single court Multi Use-Games-Area (MUGA) to the south of its approved position by 5 metres due to the discovery an existing soakaway. He advised that Sports England had raised no objections to the application and that the officer recommendation was to approve the application.

At the Chair's invitation, Councillor Larratt addressed the committee and expressed that he was objecting to the planning application as the proposed movement of the MUGA would represent a further incursion into the cricket pitch.

Members discussed the report.

RESOLVED:

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

(B) N/2020/0299 - SINGLE STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION AND DETACHED GARAGE. 47 PARK AVENUE NORTH

The Development Manager presented the report and explained the application was for a single storey side extension and single storey rear extension and a detached garage for 47 Park Avenue North. She also referred to the Addendum which stated that paragraph 8.9 of the report was incorrect as the side extension would require planning permission as it would be near to public highway. As outlined in paragraph 8.2 permission had been granted previously however it had not been implemented hence a new application had been brought to the committee. The recommendation from the officer was to approve the application.

At the Chair's invitation, Councillor King addressed the committee and expressed that there were concerns from neighbouring properties as stated in paragraph 8.10 the garage would be clearly visible above the boundary treatment from the neighbouring property. This would impact the neighbours as there would be a loss of light and visibility if the application were to be approved.

Councillor King left the meeting at this point as she disclosed a predetermination at the start of the meeting.

Councillor Russell also left the meeting.

Residents from 49 Park Avenue North, Liz and Jeremy Butler addressed the committee and reiterated the points made by Councillor King. The report did not take into account the impact caused and the design was out of character with the surrounding garages. Mrs Butler stated that the proposed garage would dominate their garden and there would be a risk of damage to the party wall.

The agent, Dave Collins, summarised the points highlighted by the Development Manager and explained there would be a reduction of height for the existing outbuilding and single storey extension would have been permitted development.

Councillor Cali left the meeting at this juncture.

Members discussed the report.

RESOLVED:

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

(A) N/2019/1388 - CREATION OF NEW ACCESS TO SERVE 379-399 HARLESTONE ROAD WITH ASSOCIATED HIGHWAY WORKS TO HARLESTONE ROAD. SJN CAR SHOWROOM AND PREMISES, 399 HARLESTONE ROAD

Councillors King and Russell re-joined the meeting at the start of item 10a after the decision for the previous application 10b had been made.

Councillor M Markham left the meeting.

The Principal Planning Officer presented the report and outlined the application was for the creation of new access to serve 379-399 Harlestone Road, the former site of a car showroom and premises. The upgraded access would serve a new access road with a width of 9 metres and including a pedestrian island and zebra crossing. In addition, the proposal included the closure of the existing eastern access to the site, a new ghost island right turn lane into the site from Harlestone Road and a 3 metre wide shared use cycle-footways on both sides of the new access road that would connect into the existing footway on the Harlestone Road. In addition, the Principal Planning Officer clarified that the planning application does not seek permission for a new food store or a school use as referred to in the supporting Transport Assessment and only relates to the new access and highway works to the frontage of the site.

Members discussed the report.

RESOLVED:

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

(C) N/2020/0325 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE OF MULTIPLE OCCUPATION (USE CLASS C4) FOR 4 OCCUPANTS, WITH ALTERATIONS TO FRONT AND SIDE ELEVATIONS. 10 MELVILLE STREET

Councillor M Markham re-joined the meeting.

The Development Manager presented the application which sought permission to convert a dwelling house into a House in Multiple Occupation for 4 persons (Use Class C4), along with relocating the rear entrance to the side and the insertion of a new side window. The ground floor contained one bedroom and three bedrooms on the first floor. All bedrooms contained en-suite facilities, apart from one bedroom on the first floor that would have access to the main bathroom. The property was in need of upgrading as demonstrated by the photographs in the presentation. No parking would be provided and due to Covid-19 the applicant was unable to provide a parking beat survey before the report was brought to the committee.

Members discussed the report.

RESOLVED:

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

(E) N/2020/0432 - DEMOLITION OF EXISTING OUTBUILDING AND SINGLE STOREY FLAT ROOF REAR EXTENSION AND ERECTION OF NEW TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION. 9 FARM CLOSE

The Principal Planning Officer presented the report and explained the application was for the demolition of existing outbuilding and single storey flat roof rear extension and erection of new two storey side and single storey rear extensions. The proposed development would not have an unacceptable impact on the appearance and character of the building and would fit well with the existing building.

Members discussed the report.

RESOLVED:

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

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

(A) N/2020/0035 AND N/2020/0075 - PLANNING AND LISTED BUILDING CONSENT APPLICATIONS FOR INSTALLATION OF GATES AT THE ENTRANCE AND EXIT OF JEYES JETTY. THOROUGHFARE AT JEYES JETTY (DRAPERY AND COLLEGE STREET ENTRANCES)

Councillor King left the meeting at this point as she disclosed a predetermination at the start of the meeting for items 9a and 9b.

The Development Manager presented the report for the proposed installation of gates at both ends of Jeyes Jetty which led from Drapery to College Street. After reports of anti-social behaviour, officers had been in consultation with the police who supported the application as installation of gates to prevent such behaviour taking place and improve public safety. The gate positioned at the College Street entrance would be 3.05m in height and 2.25m in width, with the gate opening being 1.2m. The gate would be set back from the College Street footpath by 1.2m to allow adequate clearance. The existing Council waste bin would also be removed.

Members discussed the report.

RESOLVED:

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

(B) N/2020/0328 - LISTED BUILDING CONSENT APPLICATION TO PUT UP BENEFACTORS AND PHILANTHROPIST BOARDS IN THE NORTH SOUTH CORRIDOR, MAG LOCK SOUTH ENTRANCE DOORS AND ADD INTERCOM AND CARD READER AND PUT UP CCTV CAMERA TO

COVER THE SOUTH ENTRANCE EXTERNAL AREA. THE GUILDHALL, ST GILES SQUARE

The Principal Planning Officer presented the report and explained the application proposed the siting of two Benefactors and Philanthropist Boards in the North South corridor, magnetic locks and intercom and card reader on the South entrance doors and the installation of a CCTV camera to cover the South entrance external area. He explained that members of the public would be directed through the one stop shop for any queries.

Members discussed the report.

The Director of Planning and Sustainability expressed that it was regrettable that such security needed to be implemented but incidents had taken place and the safety of staff was paramount. Members of the public were welcome as always to register for a tour of the Guildhall, and information to book tours was displayed on our website. Alternatively, members of the public could enquire inside the one stop shop and officers would be able to assist with a tour should they be available on the day.

RESOLVED:

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

11. ITEMS FOR CONSULTATION

12. NORTHAMPTON PARTNERSHIP HOMES APPLICATIONS

(A) N/2019/1518 - CREATION OF 2NO NEW PARKING ZONES (ONE FOR 5NO CARS AND ONE FOR 2NO CARS). PARKING AREA, PIKEMEAD COURT

Councillors Bottwood and M Markham left the meeting as they both declared personal and disclosable pecuniary interest at the start of the meeting as board members for Northampton Partnership Homes. Councillor King joined the meeting at the start of this item.

The Principal Planning officer presented the report which outlined the proposed creation of 2 parking zones. One parking zone would provide 5 parking spaces, and the second zone would provide 2 parking spaces. The site has 4 existing trees, with 3 removed due to their poor quality and with the species being inappropriate for residential areas. No objection had been received from the Council's Tree Officer.

Members discussed the report.

RESOLVED:

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

(B) N/2020/0093 - VARIATION OF CONDITION 2 OF PLANNING PERMISSION N/2018/1770 (DEMOLITION OF 6NO. GARAGES AND ERECTION OF 1 NEW BUILD DWELLING AND PARKING) TO ALTER POSITION OF PROPOSED DEVELOPMENT. LOCK UP GARAGES, PIKEMEAD COURT

The Principal Planning officer presented the report which outlined the revised proposal for the granted planning permission for the demolition of 6 garages and the erection of a one-bedroom detached bungalow with a private garden to the rear. She also referred to the Addendum which contained revised Condition 1. The revised plan would position the dwelling to the west as a sewer line had been found under the site. The appearance and layout of the dwelling would remain the same as within the original consent.

Members discussed the report.

RESOLVED:

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

The meeting concluded at 7:10pm