

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 22 October 2019

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

OFFICERS: Rita Bovey (Development Manager), Nicky Scaife (Development
Management Team Leader), Adam Smith (Principal Planning Officer),
Vanessa Blane (Planning Solicitor), Ed Bostock (Democratic Services
Officer)

1. APOLOGIES

Apologies were received from the Head of Planning.

2. MINUTES

The minutes of the meeting held on 3rd September 2019 and 24th September 2019
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/2019/0591

Councillor Hallam
Michel Kerrou

N/2019/0321

George Bodaly
James Thorpe

N/2019/1048

James Thorpe

4. DECLARATIONS OF INTEREST/PREDETERMINATION

Councillor M Markham declared a disclosable and pecuniary interest in respect of
items 11a and 11b as a board member of Northampton Partnership Homes (NPH)
and advised that she would leave the room whilst the items were discussed.

Councillor Kilbride declared a disclosable and pecuniary interest in respect of items 11a and 11b as a board member of NPH and advised that he would leave the room whilst the items were discussed.

Councillor Bottwood declared a disclosable and pecuniary interest in respect of items 11a and 11b as a board member of NPH and advised that he would leave the room whilst the items were discussed.

Councillor Birch declared a personal interest in respect of item 10c as a County Councillor for Kingsthorpe South and advised of no predetermination.

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

The Chair explained that there was a need to arrange a special Planning Committee to consider a Northamptonshire Country Council consultation relating to the North West Relief Road. A provisional date of 14th November had been identified and it was anticipated that the meeting would last within the hour to allow for councillors sitting on the Overview and Scrutiny Working Group to attend both meetings.

6. LIST OF CURRENT APPEALS AND INQUIRIES

The Development Manager submitted a List of Current Appeals and Inquiries on behalf of the Head of Planning. She reported that the Inspector had made decisions on 3 appeals.

An appeal relating to 161 Euston Road had been refused by officers on concentration grounds, however the Inspector concluded that 15.9% was not significantly in excess of the concentration limit. They further found no compelling evidence that a 4 bed HIMO would create significant noise and problems in the area. The appeal was allowed.

An application relating to 58 Moore Street was refused by officers due to the limited size of the kitchen based on 6 people occupying the property. The Inspector also agreed with this and dismissed the appeal.

In response to questions, the Committee heard that HIMO applications where concentration levels were around 17%, were dismissed by the Inspector as it would be contrary to the provisions of the HIMO Interim Policy.

Members discussed the report.

RESOLVED:

That the report be noted.

7. OTHER REPORTS

None.

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

None.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

None.

10. ITEMS FOR DETERMINATION

(A) N/2018/1238 - PROPOSED CONVERSION OF WAREHOUSE/FACTORY TO 25 NO. FLATS AND DEMOLITION OF SINGLE STOREY PROJECTION AND REMOVAL OF DORMER. 69B KETTERING ROAD

The Principal Planning Officer submitted a report to the Committee and explained that the property was a non-designated heritage asset in a Conservation Area. The proposed dwellings met national space standards, existing openings would generally be used and the front dormer would be removed as part of the development. An independent viability assessment had been carried out which concluded that the site would not achieve the standard 15-20% developer profit if affordable housing or s106 contributions were provided. It was noted that the development would contribute to the Council's 5 year housing land supply.

In response to questions, the Committee heard that Environmental Health had assessed the site and recommended Conditions 4 and 5 to address the potential for land contamination. There were no plans to gate off the entrance to the site. A condition relating to security measures which could include CCTV was also recommended in the Committee Report.

Members discussed the report.

RESOLVED:

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

(B) N/2019/0591 - RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE PLANNING PERMISSION N/2018/0904 (OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT ACCESS FOR UP TO 132NO DWELLINGS) FOR THE DEVELOPMENT OF 132NO DWELLINGS, PUBLIC OPEN SPACE AND ASSOCIATED DEVELOPMENT. PARKLANDS MIDDLE SCHOOL, DEVON WAY

The Principal Planning Officer submitted a report to the Committee. Members' attention was drawn to the Addendum which included comments from Environmental Health and the Lead Local Flood Authority. Members were reminded that outline planning permission was granted earlier in 2019 by the Committee with all matters reserved except access, which would be from Devon Way and Goodwood Avenue. The Section 106 Legal Agreement for the outline permission had secured 35% affordable housing on site as well as financial contributions for education, healthcare and neighbouring open space. It was explained that the developer had submitted a duplicate reserved matters application and therefore the Committee Report includes a summary of the neighbour objections to the duplicate application. The proposal comprised a mix of 2 storey houses and maisonettes, with a total of 46 affordable units proposed. The properties would be outward facing and 2 parking spaces

would be provided per dwellinghouse. It was noted that the Local Highway Authority had not raised any objections to the application.

Councillor Hallam, on behalf of local residents, spoke against the application and commented that residents welcomed the removal of flats and the introduction of maisonettes but noted that surrounding properties was characterised by bungalows and that bungalows would help traffic as they are generally served by fewer cars than houses.

In response to questions, Councillor Hallam stated that there had been widespread support when the plans indicated that bungalows might be built on the site. He indicated that there was already an issue with people parking in the area and walking to the nearby industrial estate; more housing would compound the parking and traffic problems.

Michel Kerrou, a local resident, spoke against the application and commented that the plans were too ambitious and on too small a plot of land resulting in an overdevelopment of the site. The proposed development offered no community benefits. He suggested that hedgerows would make a better boundary than what was proposed and that the development would have an urban edge, with no buffer zones and result in a net loss of biodiversity. Also development would be parking dominated. Mr Kerrou noted that a very similar application was withdrawn in 2006 on grounds of overdevelopment and inadequate visitor parking.

The Principal Planning Officer confirmed that there were 51 visitor spaces proposed across the development and further confirmed that Condition 5 related to landscaping and would allow details of boundary planting to be secured.

Responding to questions, the Principal Planning Officer advised that construction works would be controlled by a condition pursuant to the outline planning permission but that concerns relating to construction vehicles and school drop off/pick up times would be raised with the developer. He confirmed that there was no specific policy requiring the provision of homes for the elderly on this site. He further confirmed that there were slight design differences between the private market and affordable properties but that they shared common design features. He advised Members that the indicative layout plans in the previous outline planning application were merely an indication of what could, not would, be built on the site. Also, it was highlighted that the back to back separation distances to the bungalows on Druids Way would generally be at least 21 metres, but that there were a couple of instances where existing properties benefitted from conservatory additions that this would reduce to some 19 metres.

Members discussed the report.

RESOLVED:

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

(C) N/2019/1041 - CHANGE OF USE FROM BETTING SHOP (SUI GENERIS) TO HAIRDRESSER/BEAUTY SALON, INCORPORATING SMALL ICE CREAM KIOSK (SUI GENERIS). 8 NEWNHAM ROAD

The Development Manager submitted a report to the Committee. Members were informed that the application pertained to the ground floor of the property only, which was currently vacant. A small kiosk was proposed to the front of the shop where ice cream would be sold. The basement would be used for storage.

Members discussed the report.

RESOLVED:

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

(D) N/2019/1079 - CHANGE OF USE OF GROUND FLOOR RETAIL UNIT (USE CLASS A1) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 6 OCCUPANTS AND ALTERATION TO WINDOWS (RESUBMISSION OF N/2019/0778). 11-13 GOLD STREET

The Development Manager submitted a report to the Committee. Members' attention was drawn to the addendum which contained additional neighbour objections and comments from the Town Centre Conservation Advisory Committee. Members were informed that the property, currently vacant, would provide spacious en-suite accommodation for 6 occupants. Bin and cycle storage would also be provided. The concentration of HIMO properties in a 50m radius would be 0.6% if the application was approved.

In response to a question, it was explained that access to the cycle storage would be through the property.

Members discussed the report.

RESOLVED:

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

(E) N/2019/1209 - VARIATION OF CONDITION 2 OF PLANNING PERMISSION N/2018/0466 (SINGLE STOREY EXTENSION TO COMMUNITY CENTRE) TO INCREASE THE SIZE OF THE EXTENSION. BLACKTHORN COMMUNITY CENTRE, LONGMEAD COURT

The Principal Planning Officer submitted a report to the Committee. Members' attention was drawn to the addendum which contained representations made by the Local Highway Authority. The Committee were informed that the variation application sought to increase the size of the proposed extension by 0.8 metres in width.

Members discussed the report.

RESOLVED:

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

11. NORTHAMPTON PARTNERSHIP HOMES APPLICATIONS

(A) N/2019/0321 - DEMOLITION OF 11NO DOMESTIC GARAGES AND ERECTION OF 1NO NEW BUILD BUNGALOW. LOCK UP GARAGES, CONNAUGHT STREET

Councillors M Markham, Bottwood and Kilbride left the meeting at this juncture.

The Development Manager submitted a report to the Committee. Members' attention was drawn to the addendum which contained the correct location plan. The Committee were informed that the application had been amended since its original submission; additional parking would be removed to allow for the retention of several trees. There were no objections from the Local Highway Authority or Environmental Health.

George Bodaly, a local resident and occupant of a garage proposed for demolition, spoke against the application and commented that he needed his garage to store a mobility scooter as well as bicycles, tricycles and undertake engineering projects; the replacement he had been offered was too far from his property. Without a garage, Mr Bodaly stated that he would be forced to park his scooter on the street where it would become a target for vandals.

Responding to a question, Mr Bodaly confirmed that he received notification of the proposed development a number of months ago via a letter and that the scooter is currently kept outside his property.

James Thorpe, Construction Manager for Northampton Partnership Homes (NPH), spoke in support of the application and commented that tenants of the 3 occupied garages had all been offered replacements and noted that the garages were meant for vehicles only. He stated that Mr Bodaly had refused to meet with NPH officers to assist in finding a solution.

In response to questions, Mr Thorpe confirmed that Mr Bodaly was not a tenant of NPH, however officers had made phone calls and offered to visit him; Mr Thorpe believed that NPH had done everything they could to accommodate him.

The Development Manager highlighted that the present arrangement is a private matter.

Members discussed the report.

RESOLVED:

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

(B) N/2019/1048 - DEMOLITION OF 8NO DOMESTIC GARAGES AND CONSTRUCTION OF 2NO NEW DWELLINGS (RESUBMISSION OF

PLANNING PERMISSION N/2018/1549) (PART RETROSPECTIVE). LAND TO REAR OF 33 SOUTHWOOD HILL

Councillor B Markham left the meeting at this juncture.

The Development Manager submitted a report to the Committee. Members were informed that work had commenced onsite, however level changes were more severe than anticipated. This application sought to address the circumstances and the proposed bungalow would sit 0.5M higher than the original submission.

Members discussed the report.

RESOLVED:

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

12. ITEMS FOR CONSULTATION

None.

The meeting concluded at 7:09 pm