

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 19 November 2019

PRESENT: Councillor Oldham (Chair); Councillor Lane (Deputy Chair);
Councillors Birch, Bottwood, Golby, Kilbride, Kilby-Shaw, B Markham
and McCutcheon

OFFICERS: Peter Baguley (Head of Planning), Rita Bovey (Development
Manager), Nicky Scaife (Development Management Team Leader),
Alan Davies (Principal Planning Officer), Theresa Boyd (Planning
Solicitor), Ed Bostock (Democratic Services Officer)

1. APOLOGIES

Apologies for absence were received from Councillors M Markham, Haque and Cali.

2. MINUTES

The minutes of the meeting held on 22nd October 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/20197/1369

Councillor Larratt
Perry Thomas
Thomas Bowler
Rob Barber

N/2019/0546

Councillor Hallam
Agi Kyriakides
Michael Deacon
Roy Hammond
Ben Snedker

N/2019/1095

Councillor Stone

N/2019/1140

Brian Sargeant

N/2019/1179

Pat Dooley

N/2019/1120

Pat Dooley

N.2019/0980

James Thorpe

N/2019/1037

James Thorpe

N/2019/1141

James Thorpe

4. DECLARATIONS OF INTEREST/PREDETERMINATION

Councillor Kilbride declared a personal and disclosable pecuniary interest in respect of items 11a, 11b and 11c as a board member of Northampton Partnership Homes (NPH).

Councillor Bottwood declared a personal and disclosable pecuniary interest in respect of items 11a, 11b and 11c as a board member of NPH.

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

The Chair announced that a special Planning Committee to consider an application made by NCC relating to the North West Relief Road, had been rescheduled for 5th December at 5pm.

Councillors Kilbride and McCutcheon advised that they would be unable to attend as they would be sitting on the NCC Development Control Panel at the time.

Councillor Lane advised that he would be unable to attend as he would be away on business at the time.

The Head of Planning advised that on 13th November, Cabinet approved the adoption of the Supplementary Planning Document (SPD) on Houses in Multiple Occupation which reduced the density threshold from 15% to 10%. Cabinet decisions are subject to a 3 day call-in period, which expired at 5pm on the 19th November and an adoption statement was published on the Council's website. On this basis, it was advised that items 10c and 10f be deferred from the agenda and re-assessed under the new SPD.

Additional HIMO applications on the agenda were either amendments to existing HIMOs or fell under the new 10% threshold so were unaffected by the adoption of the SPD.

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 stated that one decision had been made in relation to a Change of Use from dwellinghouse to HIMO for 5 occupants; the application was refused by the Planning Committee with Members concluding that the layout of the property was unacceptable. However, the Inspector found that the property complied with space standards within the Interim Planning Policy Statement (IPPS) and allowed the appeal.

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/2017/1369 - OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED EXCEPT ACCESS FOR UP TO 525 DWELLINGS, OPEN SPACE, CHILDREN'S PLAY AREAS AND ASSOCIATED INFRASTRUCTURE (CROSS BOUNDARY PLANNING APPLICATION). LAND NORTH OF NEWPORT PAGNELL ROAD

The Development Management Team Leader submitted a report to the Committee. Members' attention was drawn to the addendum which contained further representations from Great Houghton Parish Council and amended Conditions 9, 11, 13, 31 and 33. Further amendments to Condition 31 was also pointed out. The Committee were informed that the application related to a cross-boundary application with the smaller northern parcel within the Borough and the larger, southern section of the site within South Northamptonshire Council's boundary. The Committee were informed that the application for determination by the Council related to the part of the site within the Borough. The site forms part of an area of land previously allocated for development under Policy N6 of the West Northamptonshire Joint Core Strategy and it was explained that much of overall SUE allocation was subject to an existing outline approval for development of up to 1,000 dwellings, local centre, primary school, public house and community facility, and a reserved matters approval for the first Phase of development granted in August 2019.

The main access to and from the development would be from the south from Newport Pagnell Road with a new roundabout adjacent to the Morris Homes development, as well as links to the Homes England site. Part of The Green, a minor road, would be pedestrianised. Offsite highway measures would include junction improvements, the repositioning of bus stops and the creation of new pedestrian crossings. The Section 106 Agreement would also secure financial contributions towards off-site highway mitigation, Electric vehicle charging points would be

provided throughout the development and noise mitigation during construction would be secured through a construction management plan. An independent viability assessment had been undertaken which concluded that the site could provide 13% affordable housing in addition to S106 obligations as detailed in the committee report.

Councillor Larratt, on behalf of Councillor Flavell, spoke against the application and commented that the development's traffic implications posed a risk to residents. He stated that residents' concerns had been ignored and that Wootton Parish Council had not been consulted on the application. He further stated that priority should be given to roads and roundabouts in Great Houghton and requested that weight restrictions on those roads be reinstated.

In response to questions, Councillor Larratt stated that S106 monies would be better spent improving footpaths in Great Houghton.

Perry Thomas, Chair of Hardingstone Parish Council, spoke against the application and commented that Newport Pagnell Road was at capacity currently and that the development would exacerbate traffic issues and the road would become another area subject to air quality monitoring. He stated that local residents had concerns about Great Houghton becoming a rat run.

Thomas Bowler, Chair of Great Houghton Parish Council, spoke against the application commenting that the village roads were designed before the motor car. Referred to all recent developments in the area and that proposed development would increase traffic further. Proposed traffic calming measures for the village.

Robert Barber, the agent on behalf of the applicant, spoke in favour of the application and commented that the principle of development was established in the Joint Core Strategy. The applicant had worked with officers to ensure that the scheme was compliant and he noted that the infrastructure costs requested by Northamptonshire County Council had been accepted in full. He further noted that NCC had not requested any improvements in Great Houghton. Mr Bowler confirmed that CIL payments towards education and healthcare would be included.

In response to questions, Mr Bowler advised that whilst there were a number of costs, one reason for the low percentage of affordable housing was the highway contribution.

The Development Management Team Leader explained that the Local Highway Authority were seeking to future-proof Wooldale Road, which was anticipated to reach capacity by 2031.

In response to questions, Members heard that off-site highway infrastructure was required to be completed prior to the occupation of any property within the development; this was secured by a Condition.

Members discussed the report.

RESOLVED:

That the application be **APPROVED IN PRINCIPLE** subject to the completion of a Section 106 agreement to secure the planning obligations as set out in the heads of terms listed in paragraph 7.60 of the report and the conditions and reasons as set out in the report and the addendum, **including a further amendment to Condition 31**, with delegated authority to the Head of Planning in consultation with the Chair of Planning Committee to amend and add conditions as appropriate due to the nature and complexity of planning conditions and to ensure they align with conditions imposed by South Northamptonshire District Council; and for the Head of Planning to write to NCC Highways and advise them to consider traffic calming measures including weight restrictions within Great Houghton village.

(A) N/2017/1414 AND N/2018/1048 - OUTLINE APPLICATION FOR A RESIDENTIAL DEVELOPMENT OF UP TO 525 DWELLINGS, OPEN SPACE, CHILDREN'S PLAY AREA AND ASSOCIATED INFRASTRUCTURE (APPLICATION ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT) AND AMENDMENT TO S/2017/2577/EIA - OUTLINE APPLICATION FOR A RESIDENTIAL DEVELOPMENT OF UP TO 525 DWELLINGS, OPEN SPACE, CHILDREN'S PLAY AREA AND ASSOCIATED INFRASTRUCTURE (APPLICATION ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT). LAND NORTH OF NEWPORT PAGNELL ROAD - CONSULTATION BY SOUTH NORTHANTS COUNCIL

The Development Management Team Leader submitted a report to the Committee.

In response to questions regarding the S106 obligations and unitary status, the Head of Planning advised that any decisions made by the Planning Committee would be honoured by the future unitary authority, should the developer choose to proceed.

In response to questions, the Development Management Team Leader advised Committee that it was the intention of the applicant to provide public transport links throughout the site; service providers were being consulted.

In response to a further question, the Head of Planning advised that officers would consult with colleagues at Northamptonshire County Council to ask them to consider traffic calming measures within Great Houghton.

Members discussed the report.

RESOLVED:

That Northampton Borough Council **RAISE NO OBJECTION IN PRINCIPLE** subject to the conditions and reasons as set out in the report, Further, the Head of Planning to write to South Northamptonshire Council and request that they write to Northamptonshire County Council and advise them to consider traffic calming measures including weight restrictions within Great Houghton village.

(B) N/2019/1309 - S73 PLANNING APPLICATION TO VARY CONDITIONS 4 (WASTE THROUGHPUT) AND 6 (HOURS OF OPERATION) OF PLANNING PERMISSION 18/00044/WASFUL. SITE 7C VEOLIA ES (UK) LIMITED, EDGAR MOBBS WAY - CONSULTATION BY NORTHAMPTONSHIRE COUNTY COUNCIL

The Principal Planning Officer submitted a report to the Committee. Members were informed that the application sought to vary Conditions 4 and 6 which would allow an increased amount of waste to be processed and extend the hours of operation. It was explained that a Noise Management Plan would be agreed with the Council prior to the occupation of the development, this would be secured by 2 additional conditions. The variation application would result in a more sustainable use of the site.

In response to questions, it was explained that the surrounding area was industrial and that the Local Highway Authority had no concern with increased traffic volumes.

Members discussed the report.

RESOLVED:

That Northampton Borough Council **RAISE NO OBJECTION IN PRICIPLE** subject to the conditions as set out in the report at paragraphs 1.2 and 1.3

(B) N/2019/0546 - CONVERSION OF EXISTING DWELLING TO 6NO APARTMENTS, CONSTRUCTION OF ATTACHED NEW APARTMENT BUILDING CONTAINING 4NO APARTMENTS, CONSTRUCTION OF 4NO THREE BEDROOM DWELLINGS, WIDENING OF EXISTING VEHICULAR ACCESS TO KETTERING ROAD, FORMATION OF NEW VEHICULAR ACCESS TO MOUNTFIELD ROAD, PROVISION OF CAR PARKING AND ASSOCIATED WORKS INCLUDING DEMOLITION OF EXISTING OUTBUILDING. HIGHFIELD HOUSE, 383 KETTERING ROAD

The Development Manager submitted a report to the Committee. Members' attention was drawn to the addendum which contained several corrections to the report and 2 additional conditions. The Committee were informed that the application sought approval to convert the property to 6 apartments and the construction of an apartment building containing a further 4 apartments and the construction of 4 dwellings to the rear of the site. New access would be provided to the new dwellings from Mountfield Road and the drive from Kettering Road would be widened; these proposals were deemed acceptable by the Local Highway Authority. The properties would be finished in stone and rendering, so as to be in-keeping with the surrounding properties. To ensure neighbour privacy, no side windows were proposed for the 4 new dwellings. The development would contribute towards the Council's housing land supply.

Councillor Hallam, in his capacity as the Ward Councillor for Parklands, addressed the Committee advising of a personal interest as the occupier of a nearby property. He stated that locally, traffic congestion had become much worse since the nearby McDonalds development had been completed. He commented that the development would result in potentially 20 more vehicles on a road already prone to blocking. He stated that the proposed semi-detached houses would not be in keeping with bungalows on Mountfield Road and there was a lack of consultation about trees removal on site.

Agi Kyriakides, a local resident, spoke against the application and commented that the development would lead to more traffic, noise and pollution on an already busy road and that his property would be overlooked, should development proceed.

Michael Deacon, a local resident and on behalf of residents on Mountfield Road, spoke against the application and questioned why the Local Highway Authority had changed their mind on the application when it seemed that only minor changes had been made to the proposal. He further stated that should the application be approved, construction vehicles should be prohibited from using Mountfield Road.

Roy Hammond, the agent on behalf of the applicant, spoke in favour of the application and commented that the location was sustainable, within walking distance to local facilities. The design of the development was carefully considered, having regard for future residents and neighbours. He stated that a construction management plan had been created following neighbour concerns and noted that he personally dealt with the issue surrounding trees as soon as he was made aware of it.

In response to questions, Mr Hammond explained that he would be responsible for overseeing the implementation of the construction management plan himself. He further advised that the contact details for relevant contractors, managers and planners would be included in the construction management plan.

Ben Snedker, the agent on behalf of the applicant, spoke in favour of the application and commented that Brexit had created uncertainty in society and that the development would provide opportunities for investment in Northampton.

The Development Manager confirmed that the Local Highway Authority had changed their position following a change in the layout and position of the proposed access whereby better visibility could be provided. She further confirmed that Planning Officers would sign off the additional conditions, subject to agreement by statutory consultees.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report, **with additional Conditions 15 and 16 in the addendum.**

- (C) N/2019/1028 - CHANGE OF USE FROM 3NO SELF-CONTAINED FLATS (USE CLASS C3) TO 3NO SEPARATE HOUSES IN MULTIPLE OCCUPATION UNITS (USE CLASS C4) (G/F 3-BED 5 OCCUPANTS; 1/F 4-BED 6 OCCUPANTS AND 2/F 3-BED 5 OCCUPANTS), TOGETHER WITH ANCILLARY CHANGES TO EXISTING WINDOWS AT LOWER GROUND LEVEL, NEW WINDOWS TO THE EXISTING ROOF SLOPE AND ANCILLARY BIN AND BICYCLE STORES 10 THE CRESCENT**

This item was deferred from the Agenda.

- (D) N/2019/1095 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 6 OCCUPANTS, INCLUDING SINGLE STOREY REAR EXTENSION AND LOFT CONVERSION WITH REAR DORMER. 73 DERBY ROAD**

The Development Manager submitted a report to the Committee. Members' attention was drawn to the addendum which contained further representations from the Local

Highway Authority. In addition, Private Sector Housing has further clarified that the room and kitchen sizes are satisfactory and the comments in paragraph 7.4 of the report has been superseded. The Committee were informed that the property was subject to an existing planning permission, granted earlier in 2019, for a change of use from dwellinghouse to HIMO for 5 occupants. The current application would increase the number of occupants to 6 and with a single storey extension to the rear of the property, which would be erected to allow for the creation of a bathroom and additional bedroom in the loft conversion with a rear dormer. Because permission to change the use was in place, HIMO concentration was not a consideration in determining this application.

The proposed extension and dormer were considered to be in keeping with the property. In terms of parking, the site is within a sustainable location and the increase of one person is not considered to materially impact on highway safety.

Councillor Stone, as the County Councillor for Abington, spoke against the application and commented that the application would result in further overdevelopment in an area already densely populated. She stated that the traffic and parking situations in the area were dangerous, with near misses occurring regularly. She asked that the application be deferred until more detailed information was received from Private Sector Housing and the Local Highway Authority.

Members discussed the report.

RESOLVED:

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

(E) N/2019/1140 - CONSTRUCTION OF 1NO SEMI DETACHED TWO STOREY DWELLING. 5 LACEBY WALK

The Principal Planning Officer submitted a report to the Committee. Members' attention was drawn to the addendum which contained a correction to the report and a further letter of objection. The comments from the Environment Agency was also reported. The Committee were informed that the proposed two-storey dwelling, to be attached to number 5 Laceby Walk, would be staggered to fit in with the surrounding properties and would be of a similar design. No parking was proposed, however there was a parking area to the rear of the property. It was noted that there would be no side windows to ensure no overlooking. Permitted development would be removed to further ensure neighbour privacy.

Brian Sargeant, owner of a neighbouring property, spoke against the application and commented that the shared drive, used by residents of the street, was un-adopted and that residents paid for it to be tarmacked; construction workers' vehicles would ruin it. He further commented that parking was problematic in the area and that the development would exacerbate issues.

The Principal Planning Officer confirmed that the rear garden sat in Flood Zone 1; only the very front part of the front garden sat in Flood Zone 2. He further confirmed that parking in the area was shared and on a "first come, first served" basis.

Members discussed the report.

RESOLVED:

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

- (F) **N/2019/1165 - CHANGE OF USE FROM DWELLING HOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 4 OCCUPANTS, INCLUDING SINGLE STOREY REAR EXTENSION. 15 BURNS STREET**

This item was deferred from the Agenda.

- (G) **N/2019/1179 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 4 OCCUPANTS. 38 FLORENCE ROAD**

The Development Management Team Leader submitted a report to the Committee. Members were informed that the application sought approval for a change of use from dwellinghouse to HIMO for 4 occupants. The living room would be converted to a bedroom and the first-floor bathroom would be shared by all occupants. Should the application be approved, the concentration of HIMOs in a 50m radius would be 6.66%. It was noted that Private Sector Housing had not raised an objection to the application. The Local Highway Authority had also raised no objections, due to the close proximity to transport links and shopping facilities.

Pat Dooley, the agent on behalf of the applicant, spoke in favour of the application and commented that the applicant had opted for larger bedrooms in lieu of en-suite facilities and highlighted the lack of objections from statutory consultees.

In response to questions, Mr Dooley explained that his clients were resisting putting en-suite bedrooms in their properties due to a lack of understanding around shared houses and potential council tax implications.

The Head of Planning confirmed that a room in a HIMO with a kitchenette and en-suite facilities would be classed as its own property and subject to its own council tax banding.

Members discussed the report.

RESOLVED:

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

- (H) **N/2019/1210 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 6 OCCUPANTS, INCLUDING SINGLE STOREY REAR EXTENSION (AMENDMENT TO PLANNING PERMISSION N/2019/0607). 51 ADNITT ROAD**

The Development Management Team Leader submitted a report to the Committee. She explained that planning permission had been previously granted for a change of use from dwellinghouse to HIMO for 5 occupants; this application sought to increase the number of occupants to 6 by changing the lounge to a bedroom. With the principle of development previously established, concentration figures were not a consideration for this application. It was noted that there were no objections from statutory consultees.

Pat Dooley, the agent on behalf of the applicant, spoke in favour of the application and commented that his client had found that the occupants of the property were not using the living room so opted to provide a further bedroom.

Members discussed the report.

RESOLVED:

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

At this juncture, Councillors Bottwood and Kilbride left the room, having declared interests earlier.

11. NORTHAMPTON PARTNERSHIP HOMES APPLICATIONS

(A) N/2019/0980 - DEMOLITION OF 3NO EXISTING GARAGES AND CONSTRUCTION OF 2NO HOUSES. LOCK UP GARAGES, MARGARET STREET

The Principal Planning Officer submitted a report to the Committee. Members were informed that the application sought approval to demolish existing garages and construct 2 terraced, 2-bedroom dwellings. It was noted that the architect had chamfered the corner of one of the properties to fit in with surrounding buildings. Whilst no parking spaces would be provided, it was explained that the impact on the conservation area was greater than parking needs.

Members discussed the report.

RESOLVED:

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

(B) N/2019/1037 - DEVELOPMENT OF 2NO RESIDENTIAL UNITS WITH ASSOCIATED PARKING. LAND AT SWANSEA CRESCENT

The Principal Planning Officer submitted a report to the Committee. Members were informed that the application sought approval for the construction of two two-storey dwellings and associated parking. It was explained that due to flood concerns, the properties were situated higher than ground-level. There were no objections received from statutory consultees.

Members discussed the report.

RESOLVED:

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

(C) N/2019/1141 - VARIATION OF CONDITION 3 OF PLANNING PERMISSION N/2018/1513 (DEMOLITION OF DOMESTIC GARAGES AND CONSTRUCTION OF 2NO NEW DWELLINGS WITH ASSOCIATED PARKING) TO AMEND THE INTERNAL LAYOUT OF THE SECOND FLOOR. 48A TYES COURT

The Development Manager submitted a report to the Committee. Members were informed that planning permission was granted in January 2019 to demolish existing garages and construct 2 dwellings. This application sought to vary a condition to split the bedroom on the second floor to make 2 bedrooms for each dwelling. It was noted that the development should have provided 4 parking spaces, however there was a parking court nearby and it is not considered that the amendment would have unacceptable impact on highway safety.

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 8:28 pm