



**West
Northamptonshire
Council**

North Planning Committee

Minutes of a meeting of the North Planning Committee held at The Jeffrey Room - The Guildhall, Northampton, NN1 1DE on Wednesday 8 November 2023 at 6.00 pm.

Present:

Councillor Jamie Lane (Chair)
Councillor Peter Matten (Vice-Chair)
Councillor Sally Beardsworth
Councillor Daniel Cribbin
Councillor Penelope Flavell
Councillor Rupert Frost
Councillor James Hill
Councillor Cecile Irving-Swift
Councillor Anna King
Councillor Cathrine Russell

Officers:

Shaun Robson (Development Manager)
Samantha Taylor (Principal Planning Officer)
Oliver Billing (Planning Officer)
Katherine Hall (Head of Legal – Place)
Ed Bostock (Democratic Services Officer)

15. **Declarations of Interest**

Councillor Beardsworth declared a personal and non-pecuniary interest in respect of items 7a and 7b as a resident and a Ward Councillor for Kingsthorpe South but advised of no predetermination.

16. **Minutes**

The minutes of the previous meeting would be brought to the following meeting.

17. **Chair's Announcements**

None advised.

18. **Other Reports**

19. **P/WNS/2022/0016/MIS(DC) - Divert the existing footpath around a new building that has been approved WNS/2022/1712/FUL. 2 Field Way, Helmdon**

This item was withdrawn from the agenda.

20. **Council Applications**

None.

21. **Applications for Determination**

22. **WNN/2022/1147 - Redevelopment of Bective Works to create 97no dwellings, comprising full and partial demolition of existing buildings; erection of townhouses and apartments; refurbishment and change of use of listed building and other associated works including landscaping and access arrangements at Bective Works, Bective Road, Northampton**

The Principal Planning Officer advised that the presentation would cover items 7a and 7b. She then presented the reports which sought planning and Listed Building consent for the redevelopment of Bective Works to create 97 dwellings, comprising full and partial demolition of existing buildings; erection of townhouses and apartments; refurbishment and change of use of listed building and other associated works, including landscaping and access arrangements. Members' attention was drawn to the addendum which contained updates to various conditions and a correction which confirmed that Kingsthorpe Parish Council had objected to the proposal, instead of the no objection cited in the report. Following publication of the report, the Local Lead Flood Authority Officer raised concerns in relation to the agreement of Anglian Water to the proposed connection, the type of surface water drainage strategy, and asked for clarification to markings on the plan. Anglian Water's comments made no objection to the proposal or connection so this was considered acceptable. It was recommended that an additional condition be imposed to require the submission of a surface water drainage strategy prior to the commencement of development.

Councillor Hawes, in her capacity as a Ward Councillor for Kingsthorpe South, addressed the Committee and spoke in favour of the application. She commented that the site had been an eyesore for a long time and the subject of vandalism and antisocial behaviour. There had been significant local opposition to the previous application for student accommodation; this proposal was more appropriate for the area and the addition of parking was especially beneficial.

In response to questions, Councillor Hawes stated that while all of the additional traffic generated would exit onto Harborough Road, the existing permission did not include any parking provision so would increase the parking demand on surrounding streets. She also advised that Kingsthorpe benefitted from a reliable bus service.

In response to questions to the officer, the Committee heard that there were conditions included which related to surface water verification which would ensure that what was proposed would be implemented. Anglian Water had confirmed that the water systems could handle the proposed wastewater, and it was explained that there were bin stores throughout the proposed development.

Members discussed the reports and made the following comments:

- Members were pleased that the scheme had local support
- Members were happy that a "problem" building would be brought back into use.

- In relation to the Listed Building application, it was important that the town's heritage be preserved.
- It was suggested that the developer be asked to have a blue plaque installed to highlight the building's history.

Councillor Irving-Swift proposed and Councillor Hill seconded that the officer recommendation be agreed. The recommendation contained in the report, including updated conditions in the addendum and additional condition relating to a surface water drainage strategy, was put to a vote and declared carried with 10 votes for.

RESOLVED:

That the application be **APPROVED**, subject to conditions, **including updated conditions contained in the Addendum and an additional condition relating to the submission of a surface water drainage strategy.**

23. **WNN/2022/1125 - Listed Building Consent Application for redevelopment of Bective Works to create 97no dwellings, comprising full and partial demolition of existing buildings; erection of townhouses and apartments; refurbishment and change of use of listed building and other associated works including landscaping and access arrangements at Bective Works, Bective Road, Northampton**

The officer presentation and debate took place as part of the previous item.

Councillor Irving-Swift proposed and Councillor Hill seconded that the officer recommendation be agreed. The recommendation contained in the report, including updated conditions in the addendum and additional condition relating to a surface water drainage strategy, was put to a vote and declared carried with 10 votes for.

RESOLVED:

That the application be **APPROVED**, subject to conditions, **including updated conditions contained in the Addendum and an additional condition relating to the submission of a surface water drainage strategy.**

24. **2023/5918/FULL - Demolition of swimming pool enclosure and replacement with single-storey side and rear extension and construction of rear raised patio. External lift shaft covering the ground and first floor which is two storeys in height, and front entrance canopy. Garage conversion with a conservatory extension to create self-contained living accommodation and new vehicular access & gates. Window and door alterations. Bank Cottage, 25 Drayton Park, Daventry**

The Planning Officer presented the report which sought approval for the demolition of a swimming pool enclosure and replacement with a single-storey side and rear extension and construction of a rear raised patio, external lift shaft covering the ground and first floors (2 storeys in height) and front entrance canopy, garage conversion with a conservatory extension to create self-contained living accommodation, new vehicular access and gates, and alterations to windows and

doors. Members' attention was drawn to the addendum which contained updated comments from Highways, who had objected to the application. One letter of objection was received from a neighbour which raised issues including the impact on residential amenity, loss of landscaping features, that the proposal would not be in keeping with other properties, access concerns, and the noise impact from the plant room. However, officers felt that the proposal would not result in any unacceptable loss of neighbour amenity, a condition was included to require details of a noise assessment be submitted to the Council, and regarding the objection received from Highways, it was explained that the property was located in a quiet area; officers did not think that the proposed access would result in unacceptable harm to highway safety, and visible safety displays were required by condition.

Jonathan Collins the agent on behalf of the applicant, addressed the Committee and spoke in favour of the application. He stated that the applicant was looking to provide suitable accommodation for a young individual with complex needs. The positioning of rooms was necessary to facilitate wheelchair access. Regarding suggestions that the development would be out of keeping with other properties, Mr Collins stated that this was not the case; the extensions would enhance the existing building's appearance and the proposal would not result in any loss of residential amenity. The additional driveway space would assist with vehicle manoeuvring, and a construction management plan would be provided to ensure that the contractor had clear processes to adhere to.

Ken Yarrow, the applicant, addressed the Committee and spoke in favour of the application. He voiced his agreement with the officer report and the recommendation, and asked the Committee to approve the application.

In response to questions to the officer, the Committee heard that Highways had objected to the application due to the guidance in their policies around multiple access points for a single dwelling. However, the officer had visited the property and noted that the road was generally quiet with a 30mph speed limit; he felt that introducing an extra access point would benefit the applicant and would not result in an unacceptable highway impact. It was also confirmed that the ancillary garage conversion could not be divided to create a separate dwelling; this was secured by condition.

Councillor Beardsworth proposed and Councillor Russell seconded that the officer recommendation be agreed. The recommendation contained in the report was put to a vote and declared carried with 9 votes for and 1 abstention.

RESOLVED:

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

25. **Northampton Partnership Homes Applications**

None.

26. **Urgent Business**

There was no urgent business on this occasion.

The meeting closed at 6.37 pm

Chair: _____

Date: _____