



**West  
Northamptonshire  
Council**

### **South Planning Committee**

Minutes of a meeting of the South Planning Committee held at The Forum, Moat Lane, Towcester, NN12 6AD on Thursday 3 August 2023 at 6.00 pm.

#### **Present:**

Councillor Stephen Clarke (Chair)  
Councillor Ken Pritchard (Vice-Chair)  
Councillor Anthony S. Bagot-Webb  
Councillor Dermot Bambridge  
Councillor William Barter  
Councillor Maggie Clubley  
Councillor Raymond Connolly  
Councillor Karen Cooper  
Councillor Enam Haque  
Councillor Sue Sharps  
Councillor Danielle Stone

#### **Officers:**

Shaun Robson, Head of Service - Development Management  
Nicky Scaife, Development Management Team Leader (For Minute Items 29 and 30)  
Jonathan Moore, Senior Planning Officer (For Minute Item 31)  
Andy White, Senior Planning Officer (For Minute Items 32, 35 and 36)  
Andrew Mackriell, Planning Officer (For Minute Item 33)  
James Paterson, Principal Planning Officer (For Minute Items 34 and 37)  
Samantha Taylor, Principal Planning Officer (For Minute Items 38 and 39)  
Harjit Gill, Planning Solicitor  
Richard Woods, Democratic Services Officer

## **25. Declarations of Interest**

### **8. 99 Colwyn Road, Northampton**

Councillor Danielle Stone, Declaration, as the local ward member for Castle, would speak in her capacity as the local ward member and would leave the meeting for the duration of the debate and the vote on this item.

### **10. 29 Victoria Road, Northampton**

Councillor Danielle Stone, Declaration, as the local ward member for Castle, would speak in her capacity as the local ward member and would leave the meeting for the duration of the debate and the vote on this item.

### **11. Land East of Northampton Road, Roade**

Councillor Maggie Clubley, Declaration, as the local ward member for Towcester and Roade and who's fellow ward member was speaking in objection, would withdraw from the debate and abstain from voting on this item.

**15. 123-125 Bridge Street, Northampton**

Councillor Danielle Stone, Declaration, as the local ward member for Castle, would speak in her capacity as the local ward member and would leave the meeting for the duration of the debate and the vote on this item.

**16. 153-165 Bridge Street, Northampton**

Councillor Danielle Stone, Declaration, as the local ward member for Castle, would speak in her capacity as the local ward member and would leave the meeting for the duration of the debate and the vote on this item.

**26. Minutes**

There minutes of the meeting of the Committee held on 6 July 2023 were agreed as a correct record and signed by the Chair.

**27. Chair's Announcements**

The Chair made the following announcements:

1. Members of the public were permitted to film, broadcast, and report on the meeting, subject to the efficient running of the meeting not being affected.
2. Only those people who had registered, in line with the Committee's speaking procedure, were able to address the meeting.
3. Members of the public were requested not to call out during the Committee's discussions on any item.
4. The meeting was being webcast on the Council's corporate YouTube channel, therefore all those speaking were asked to please utilise their microphones when doing so.
5. There were no planned fire drills so in the event of an alarm sounding, evacuation instructions would be given by officers.
6. That it be requested that any devices be switched off or onto silent mode.

The Chair also reminded the Committee that, due to the large number of items on the agenda, Members should focus on relevant planning matters when determining each application in order to ensure that the meeting could run as efficiently and expeditiously as possible.

28. **Proposed Pre-Committee Site Visits**

There were no proposed pre-committee site visits.

29. **Land to the east of Hardingstone and north of Newport Pagnell Road, Northampton**

The Committee considered application N/2020/0112 for the permanent diversion (part) of Footpath KN6 Northampton in relation to development at Hardingstone Sustainable Urban Extension (SUE) at Land to the east of Hardingstone and North of Newport Pagnell Road, Northampton for Kier Living Ltd.

There were no public speakers on this item.

It was proposed by Councillor Ken Pritchard and seconded by Councillor Karen Cooper that the Case Officer's recommendation be approved. The motion was put to the vote with nine votes cast in favour of the proposal, none cast against, with one abstention, therefore the motion was carried.

In reaching its decision, the Committee considered the Case Officer's report and presentation and the Committee Updates.

**Resolved**

- (1) That a draft order be made pursuant to Section 257 of the Town and Country Planning Act 1990 to divert part of Public Right of Way Footpath KN6, as detailed on the submitted Section 257 application.
- (2) That authority be delegated to the Assistant Director – Planning and Development to resolve any outstanding objections, and to confirm the unopposed order.
- (3) That, in the event that objections remain and the draft order is still opposed, authority be delegated to the Assistant Director – Planning and Development to refer the matter to the Secretary of State for Levelling Up, Housing and Communities for determination.

30. **Roade Cemetery, Manor Close, Roade**

The Committee considered application 2023/5487/FPATH to move footpath KZ4 to the outer perimeter of the cemetery following its extension pursuant to planning permission S/2020/1343/FUL.

Stuart Shrubbs, on behalf of Roade Parish Council, addressed the Committee to relay an objection made by a local resident to the Parish Council, however following a meeting between the Parish Council and the resident, the Parish Council understood that the objection was due to be withdrawn.

It was proposed by Councillor Maggie Clubley and seconded by Councillor Karen Cooper that application WNN/2023/0343 be approved in accordance with the Case Officer's recommendation. The motion was put to the vote with eight votes cast in favour of the proposal, one vote cast against with two abstentions, therefore the motion was carried.

In reaching its decision, the Committee considered the Case Officer's report and presentation, the address of the public speaker and the Committee Updates.

### **Resolved**

- (1) That a draft order be made pursuant to Section 257 of the Town and Country Planning Act 1990 to divert part of Public Right of Way Footpath KZ4, as detailed on the submitted Section 257 application.
- (2) That authority be delegated to the Assistant Director – Planning and Development to resolve any outstanding objections, and to confirm the unopposed order.
- (3) That, in the event that objections remain and the draft order is still opposed, authority be delegated to the Assistant Director – Planning and Development to refer the matter to the Secretary of State for Levelling Up, Housing and Communities for determination.

### **31. 99 Colwyn Road, Northampton**

The Committee considered application WNN/2023/0343 for a conversion in to 9 no. flats at 99 Colwyn Road, Northampton for Mr William Agroh.

John Asiamah, the Agent for the Applicant, addressed the Committee in support of the application and provided an overview of the potential benefits of the proposed development, in that it would bring back into use a property that had been empty since 2021 for residential use and contribute to the Council's five year land supply.

Councillor Danielle Stone, speaking in her capacity as the local ward member for Castle, addressed the Committee in objection to the application on the grounds that there was insufficient parking in the local area, and also highlighted that West Northamptonshire Highways had objected to vehicular movements from the existing garage on the site, however it was clarified by Officers that this would only be used for cycles and storage.

It was proposed by Councillor Maggie Clubley and seconded by Councillor Karen Cooper that application WNN/2023/0343 be approved in accordance with the Case Officer's recommendation. The motion was put to the vote with nine votes cast in favour of the proposal, no votes cast against with two abstentions, therefore the motion was carried.

In reaching its decision, the Committee considered the Case Officer's report and presentation, the addresses of the public speakers and the Committee Updates.

## **Resolved**

- (1) That authority be delegated to the Assistant Director – Planning and Development to grant permission to application WNN/2023/0343 subject to the conditions set out in the Case Officer's report (and any amendments to those conditions as deemed necessary).

### **32. 51 Gold Street, Northampton**

The Committee considered application WNN/2022/0898 for the part demolition and adaptation of the existing first floor and addition of two further floors for 14 no. flats and the retention of Class E ground floor and basement at 51 Gold Street, Northampton for Spearhead Holdings.

Simon Thompson, owner of the nearby Elysium nightclub, addressed the Committee in objection to the application on the grounds that the acoustic impact assessment that had been undertaken was inaccurate and incomplete, on the basis that only one of the two nearby nightclubs was open on the night the assessment was undertaken. Mr Thompson explained his view that with both nightclubs being in operation simultaneously, this would lead to an unacceptable level of noise for the occupants of the proposed development and therefore gave rise to a significant risk of noise and operating restrictions being imposed upon the two nearby nightclub venues.

Dan Kituno, owner of the nearby Escape nightclub, addressed the Committee in objection to the application and echoed the concerns raised by the owner of Elysium nightclub that the noise impact assessments were inadequate and incomplete, and also expressed concern regarding the possible impact on the two nearby nightclub venues from an increase in noise complaints from residents who would occupy the proposed development, owing to the fact that occupants opening their windows on warmer days would bypass nearly all of the proposed noise mitigation measures.

Written submissions from the Agent for the Applicant, which were also included in the published Committee Updates and were read out to the Committee, highlighted that the ACA report identified the area surrounding the proposed development was an area of high noise risk and sought to explain that the design mitigation proposals reasonably addressed the noise risk and as such had mitigated the Committee's concerns regarding the Agent of Change issues.

It was proposed by Councillor Enam Haque and Seconded by Councillor Danielle Stone that application WNN/2022/0808 be refused contrary to the Case Officer's recommendations, on the grounds that the proposed mansard roof would have a negative impact on the street scene into Gold Street, that the harm caused to the distinctive appearance of nos. 47-49a Gold Street by the mansard roof was not outweighed by any public benefits of the proposed development, and that the acoustic assessment submitted in support of the application did not sufficiently address the Committee's concerns regarding the Agent of Change considerations relating to the neighbouring Elysium and Escape nightclubs and therefore did not demonstrate that an appropriate level of residential amenity regarding noise impacts from these surrounding uses could be achieved. The motion was put to the vote with

seven votes cast in favour of the proposal, two votes cast against and two abstentions, therefore the refusal motion was carried.

In reaching its decision, the Committee considered the Case Officer's report and presentation, the addresses of the public speakers and the Committee Updates.

### **Resolved**

(1) That application WNN/2022/0898 be refused contrary to the Case Officer's recommendation for the following reasons:

1. The Local Planning Authority considered that the proposed mansard roof would introduce a non-traditional feature into Gold Street, the presence of which is further exacerbated by its proximity to the distinctive appearance of Nos. 47-49a Gold Street (Local Heritage Asset). Whilst the harm identified is considered less than significant in respect of the impact on All Saints Conservation Area, the setting of Nos. 47-49a Gold Street and the setting of the Grade II listed Former All Saints School building, it is not considered that the harm identified is outweighed by any public benefits of the development proposed. As such, the proposal is contrary to Policies Q1 and ENV6 of the Northampton Local Plan Part 2, Policies S10 and BN5 of the West Northamptonshire Joint Core Strategy and the NPPF.
2. The Local Planning Authority (LPA) considered that the acoustic assessment submitted in support of the application did not sufficiently address its concerns regarding the Agent of Change considerations relating to the two neighbouring nightclubs and fails to demonstrate that an appropriate level of residential amenity in respect of noise impacts from these surrounding uses can be achieved. In the absence of this information the LPA considered that there may be harm to two established local businesses as a consequence of likely noise complaints. As such the applicant had failed to sufficiently address the requirement of Paragraph 187 of the NPPF by identifying that the proposed noise mitigation was suitable and appropriately designed to address all sources and types of noise from the existing permitted businesses. In addition, the proposal is considered to be contrary to Policies Q1 and Q2 of the Northampton Local Plan Part 2 and Policies S10 and BN9 of the West Northamptonshire Joint Core Strategy.

### **33. 29 Victoria Road, Northampton**

The Committee considered application WNN/2022/1180 for the conversion, part demolition and extension to existing factory building to provide 10 no. residential flats at 29 Victoria Road, Northampton for Abbott Signs.

Councillor Danielle Stone, speaking in her capacity as the local ward member for Castle, addressed the Committee in objection to the application on the grounds that the proposed development would constitute overdevelopment and would contribute negatively to the existing urban density of the area surrounding the application site,

and the safety of potential future occupiers could be undermined by already high crime rates in the area.

It was proposed by Councillor Dermot Bambridge and seconded by Councillor Karen Cooper that application WNN/2022/1180 be approved in accordance with the Case Officer's recommendation. The motion was put to the vote with ten votes cast in favour of the application, none cast against and one abstention, therefore the motion was carried.

In reaching its decision, the Committee considered the Case Officer's report and presentation, the address of the public speaker and the Committee Updates.

### **Resolved**

- (1) That authority be delegated to the Assistant Director – Planning and Development to grant permission to application WNN/2022/1180 subject to the conditions set out in the Case Officer's report (and any amendments to those conditions as deemed necessary).

#### **34. Land East of Northampton Road, Roade**

The Committee considered application WNS/2022/2384 for the development of up to 24 first homes (amended plans) at Land East of Northampton Road, Roade for Snowdon Homes Ltd.

Stuart Shrubbs, on behalf of Roade Parish Council, addressed the Committee in objection to the application on the grounds that the proposed development was contrary to Policy H3 of the West Northamptonshire Joint Core Strategy in that the form and scale of the development had not been sufficiently evidenced and did not address any locally identified housing need, as no housing needs survey had been undertaken. The Development was also contrary to Policy RNDP1 of the Roade Neighbourhood Plan, as the development was outside the settlement confines of Roade, and it was not clear whether any other suitable sites within the settlement confines had been considered as an alternative site for this development, and the proposed development had also not considered potential impacts on the Roade Conservation Area as set out in Policy RNDP2 of the Roade Neighbourhood Plan.

Councillor Louisa Fowler, local ward member for Towcester and Roade, addressed the Committee in objection to the application on the basis that the median salary in South Northamptonshire would make the properties within the proposed development unaffordable for the average first time buyer seeking to purchase a first home, and therefore the properties could then be sold by the developer on the open market upon expiry of the six month first homes discount for much higher than the discounted first homes price, thus circumventing adopted planning policy and setting a planning precedent for the wider area.

Andrew Gray, the Agent for the Applicant, addressed the Committee in support of the application, and set out that all dwellings on the site would be affordable homes proposed as an exception site in accordance with the government's written ministerial

statement of 24 May 2021 on first homes, which encouraged local planning authorities to support the development of first homes exception sites suitable for first time buyers unless the need had already been evidenced in the local area. Mr Gray advised the Committee that this need had not been evidenced in Roade and highlighted that the Council's Housing Strategy acknowledged that over 1,200 new affordable homes were required in West Northamptonshire every year until 2050 in order to address current housing needs. Mr Gray also explained that the first home scheme was designed to help local first time buyers onto the property ladder, and that all dwellings within the proposed development could be purchased at a 30% discount on market rates for first time buyers, and that the local benefits of this scheme would be secured in perpetuity with the Council by way of a Section 106 agreement. It was the developers case that these key benefits should add significant weight to the overall planning balance and outweigh any perceived harms of the proposed development.

It was proposed by Councillor Dermot Bambridge and seconded by Councillor Ken Pritchard that application WNS/2022/2384 be refused contrary to the Case Officer's recommendation on the grounds that the proposed development was outside the settlement confines of Roade, fell within the open countryside and did not meet any of the exceptions criteria in the adopted Development Plan that would warrant any development outside of the settlement confines. The Committee also expressed a view that the need for such housing in Roade had not been adequately demonstrated and therefore did not meet the policy requirement set out in the Development Plan that such a housing need be clearly justified and evidenced. The motion was put to the vote with eight votes cast in favour of the application, no votes cast against with two abstentions, therefore the refusal motion was carried.

In reaching its decision, the Committee considered the Case Officer's report and presentation, the addresses of the public speakers and the Committee Updates.

### **Resolved**

(1) That application WNS/2022/2384 be refused contrary to the Case Officer's recommendation for the following reason:

1. The location of the proposed development, by reason of its siting outside of the settlement confines of Roade, falls within the open countryside and does not meet any of the exceptions in the Development Plan where development would be supported outside of the settlement confines. The need for such housing has also not been robustly demonstrated as part of this application and the proposal therefore fails to meet the requirements of Policy H3b, which requires the scale of such development to be clearly justified by evidence of need through a local housing needs survey. The proposed development has therefore not been adequately justified and represents an unsustainable form of development which would result in a harmful encroachment into open countryside and would fail to preserve the character and appearance of the area. This conflict is not outweighed by any material consideration, including the Affordable Homes Written Ministerial Statement of 24 May 2021. The proposal is therefore unacceptable in principle and is contrary to Policies SA, R1 and H3 of the West Northamptonshire Joint Core Strategy Local Plan (Part



1), Policies SS1, LH1 and LH3 of the South Northamptonshire Local Plan (Part 2), and Policy RNDP1 of the Roade Neighbourhood Plan.

**35. 97-99 St Leonards Road, Northampton**

The Committee considered application WNN/2023/0102 for a change of use of the ground floors of 97 and 99 St Leonards Road from dwellinghouses (use class C3) to a café/restaurant (use class E) with installation of a new shop front and conversion of upper floors to 2 no. residential units (use class C3) 2 no. one bedroom units, including a single storey rear and single storey front extension, installation of extraction flue system and internal and external alterations at 97-99 St Leonards Road, Northampton for Mr R Amin.

A statement from Councillor Emma Roberts, local ward member for Delapre and Rushmere, was read out to the committee which objected to the development on the grounds that the application was not materially different from two previous applications that had been refused on this site, and that the adequate disposal of fumes from the proposed development had still not been demonstrated.

Ali Aye, the Agent for the Applicant, addressed the Committee in support of the application and requested that the Committee note the changes made to the application by the applicant in order to make the proposal more acceptable to the local planning authority and local residents.

It was proposed by Councillor Dermot Bambridge and seconded by Councillor Karen Cooper that application WNN/2023/0102 be approved in accordance with the Case Officer's recommendation. The motion was put to the vote with eleven votes cast in favour of the application, none cast against and no abstentions, therefore the motion was carried.

In reaching its decision, the Committee considered the Case Officer's report and presentation, the address of the public speaker and the Committee Updates.

**Resolved**

(1) That authority be delegated to the Assistant Director – Planning and Development to grant permission to application WNN/2023/0102 subject to the conditions set out in the Case Officer's report (and any amendments to those conditions as deemed necessary).

**36. Delapre Lodge, Delapre Park, London Road A508, Northampton**

The Committee considered applications WNN/2023/0116 for the refurbishment and alteration of existing building to form offices, a meeting room, parking area and paths and application WNN/2023/0447 for a listed building consent application for the aforementioned works at Delapre Lodge, Delapre Park, Northampton for West Northamptonshire Council.

There were no public speakers on this item.

It was proposed by Councillor Raymond Connolly and seconded by Councillor Danielle Stone that both applications be approved in accordance with the Case Officer's recommendation. The motion to approve application WNN/2023/0116 was put to the vote with eleven votes cast in favour of the application, none cast against and no abstentions, therefore the motion was carried. Application WNN/2023/0447 was then subsequently put to the vote with eleven votes cast in favour of the application, none cast against and no abstentions, therefore the motion was also carried.

In reaching its decision, the Committee considered the Case Officer's report and presentation and the Committee Updates.

### **Resolved**

- (1) That authority be delegated to the Assistant Director – Planning and Development to grant permission to application WNN/2023/0116 subject to the conditions set out in the Case Officer's report (and any amendments to those conditions as deemed necessary).
- (2) That authority be delegated to the Assistant Director – Planning and Development to grant permission for the listed building consent relating to application WNN/2023/0447 subject to the conditions set out in the Case Officer's report (and any amendments to those conditions as deemed necessary).

### **37. Millfield Business Park, Banbury Lane, Pattishall**

The Committee considered application WNS/2023/0363 for the proposed erection of a commercial building for workshops and storage (use class B2 and B8) at Millfield Business Park, Banbury Lane, Pattishall, NN12 8FB for Sharman's Agricultural Ltd.

John Russell, a local resident, addressed the Committee in objection to the application on the grounds that highway safety around the application site was undermined by insufficient vehicular visibility and thus was not safe for heavy goods vehicles that would be using the access to the site, or other road users.

Nigel Bannister, a local resident, also addressed the Committee in objection to the application on the grounds that the application site was located in a valley with a single access point, with poor visibility, which would give rise to road safety concerns particularly in light of the increase in heavy goods vehicle traffic in the area and the deteriorating condition of the road surface which has resulted in a number of road traffic collisions in recent years.

Barry Evans, on behalf of Pattishall Parish Council, addressed the Committee in objection to the application, also on highway safety grounds in that the site's access with the current speed limits would leave drivers with insufficient time to react to an obstruction emanating from the access point, even in good weather conditions, which Mr Evans stated would inevitably lead to road traffic collisions.

It was proposed by Councillor Dermot Bambridge and seconded by Councillor Enam Haque that application WNS/2023/0363 be approved in accordance with the Case Officer's recommendation, subject to the addition of an informative requesting that Officers write to West Northamptonshire Highways to request that they consider extending the 30mph speed limit out of the village of Pattishall and beyond the access to the application site in order to mitigate concerns regarding highway safety, along with an additional condition requiring the applicant to adhere to the list of security measures already submitted in writing. The motion was put to the vote with eleven votes cast in favour of the proposal, none cast against and no abstentions, therefore the motion was carried.

In reaching its decision, the Committee considered the Case Officer's report and presentation, the addresses of the public speakers, and the Committee Updates.

### **Resolved**

- (1) That authority be delegated to the Assistant Director – Planning and Development to grant permission to application WNS/2023/0363 subject to:
1. The addition of an informative requesting that Officers write to West Northamptonshire Highways to request that they consider extending the 30mph speed limit out of the village of Pattishall and beyond the access to the application site in order to mitigate concerns regarding highway safety.
  2. The addition of a condition requiring the applicant to adhere to the list of security measures already submitted in writing.
  3. The remaining conditions set out in the Case Officer's report (and any amendments to those conditions as deemed necessary).

### **38. 123-135 Bridge Street, Northampton**

The Committee considered application WNN/2023/0324 for outline planning permission except layout, scale, and access for construction for the provision of up to a 6 storey building providing 104 no. one, two and three bedroom flats and apartments (use class C3), commercial development (use class E(a, b, c, d, e, f, g(i)) and associated ancillary infrastructure and 123-125 Bridge Street, Northampton for MHB Planning Ltd.

Councillor Danielle Stone, speaking in her capacity as the local ward member for Castle, addressed the Committee in objection to the application on the grounds that the proposed development did not offer sufficient mitigation measures to potential occupiers on matters such as air quality and pollution, and the traffic volumes in the area gave rise to insufficient safe spaces for residents to cross local roads.

It was proposed by Councillor Raymond Connolly and seconded by Councillor Karen Cooper that application WNN/2023/0324 be approved in accordance with the Case Officer's recommendation. The motion was put to the vote with nine votes cast in

favour of the application, none cast against with two abstentions, therefore the motion was carried.

In reaching its decision, the Committee considered the Case Officer's report and presentation, the address of the public speaker, and the Committee Update.

**Resolved**

(1) That authority be delegated to the Assistant Director – Planning and Development to grant permission for application WNN/2023/0324 subject to:

1. The addition of a condition for the submission and approval of a Parking Management Strategy.
2. The remaining conditions set out in the Case Officer's report (and any amendments to those conditions as deemed necessary).

39. **153-165 Bridge Street, Northampton**

The Committee considered application WNN/2023/0325 for an outline Planning Application with all matters reserved except layout, scale and access for construction of up to 6 storey building providing up to 66 no. one, two and three bed Flats and Apartments (Use Class C3), Commercial Development (use class E(a, b, c, d, e, f, g(i)) and associated ancillary infrastructure at 153-165 Bridge Street, Northampton, for NHB Planning Ltd.

It was proposed by Councillor Ken Pritchard and seconded by Councillor Raymond Connolly that application WNN/2023/0325 be approved in accordance with the Case Officer's recommendation. The motion was put to the vote with nine votes cast in favour of the application, none cast against with two abstentions, therefore the motion was carried.

In reaching its decision, the Committee considered the Case Officer's report and presentation, the address of the public speaker, and the Committee Update.

**Resolved**

(1) That authority be delegated to the Assistant Director – Planning and Development to grant permission for application WNN/2023/0325 subject to:

1. The addition of a condition for the submission and approval of a Parking Management Strategy.
2. The remaining conditions set out in the Case Officer's report (and any amendments to those conditions as deemed necessary).

40. **Urgent Business**

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There were no items of urgent business.

The meeting closed at 10.49 pm

Chair: \_\_\_\_\_

Date: \_\_\_\_\_