



**West  
Northamptonshire  
Council**

### **Northampton Local Area Planning Committee**

Minutes of a meeting of the Northampton Local Area Planning Committee held at on Monday 6 December 2021 at 6.00 pm.

Present            Councillor Jamie Lane (Chair)  
                        Councillor Anna King (Vice-Chair)  
                        Councillor Paul Clark  
                        Councillor Raymond Connolly  
                        Councillor Paul Dyball  
                        Councillor Cathrine Russell  
                        Councillor Zoe Smith

Officers:           Adam Smith (Interim Development Management Team Leader)  
                        Hannah Weston (Principal Planning Officer)  
                        Theresa Boyd (Planning Solicitor)

Apologies        Councillor Muna Cali  
for                    Councillor Imran Ahmed Chowdhury BEM  
Absence:          Councillor Dennis Meredith

Officers:           Adam Smith (Interim Development Management Team Leader)  
                        Hannah Weston (Principal Planning Officer)  
                        Theresa Boyd (Planning Solicitor)  
                        Ed Bostock (Democratic Services Officer)

#### **63.    Declarations of Interest**

Councillor Lane declared a personal interest in respect of item 7c as a friend of the applicant and advised that he would leave the meeting while the item was being discussed.

#### **64.    Minutes**

The minutes of the meetings held on 27<sup>th</sup> April, 3<sup>rd</sup> October, and 2<sup>nd</sup> November 2021 were agreed and signed by the Chair.

#### **65.    Chair's Announcements**

The Chair announced that following updates to the Constitution at the meeting of Council on 2nd December 2021, members who called in an application for consideration by Planning Committees were now required to register to speak on the application, otherwise it would be automatically referred back to officers for determination.

Item 7f (WNN/2021/0867) was called in by a councillor who had not registered to speak on the item, so the application was withdrawn from the agenda and would be determined by officers in accordance with the Council's scheme of delegations.

66. **Deputations/Public Addresses**

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

**N/2020/1623**

Councillor Hinch  
Miles Drew

**N/2021/0313**

Councillor Davenport  
Councillor Roberts

**WNN/2021/0129**

Councillor Rahman

**WNN/2021/0797**

Councillor Roberts  
Dr Job  
Perry Thomas  
Sally Stroman  
Alex Millar

67. **List of Current Appeals/Inquiries**

An update would be brought to the next Planning Committee meeting.

68. **N/2020/1623 - Demolition of existing buildings and erection of Class E limited assortment discount foodstore with associated car parking, access, landscaping and associated engineering works  
Harvey's Warehouses Ltd, Hill Close (corner of Harlestone Road)**

The Interim Development Management Team Leader submitted a report to the Committee which sought approval for demolition of existing buildings and erection of Class E limited assortment discount foodstore with associated car parking, access, landscaping, and associated engineering works. Members' attention was drawn to the addendum which contained an updated retail impact assessment, details of an additional neighbour representation, and revised conditions. It was advised that that the Council has employed an independent retail planning consultant and the proposal had been found to be acceptable on retail grounds. Furthermore, it would provide employment opportunities and incorporate sustainability measures and would not have an unacceptable impact on the character of the area, residential amenity or highway safety.

Councillor Hinch, in his capacity as Ward Councillor for the neighbouring Duston East Ward, spoke against the application. Whilst he commented that he welcomed new

retail developments, he raised significant concerns regarding highway safety and noted that another large food store was located close by.

Miles Drew, the agent on behalf of the application, spoke for the application and commented that there was an absence of foodstores in the area. In addition, Travis Perkins had confirmed that the site was surplus to their requirements and jobs had already been relocated. The applicant had worked with local highway authority and the trips from the development can safely be accommodated on the highway, with no roundabout needed at the Harlestone Road/Lodge Way junction.

In response to questions, the Committee heard that the proposed retail unit and nearby Aldi store would serve different catchment areas.

Members discussed the report.

**RESOLVED:**

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

69. **N/2021/0313 - Two storey rear extension, first floor side extension, fenestration changes, and conversion of dwelling into 4no flats, with additional parking bays and amenity area  
113 Delapre Crescent Road**

The Principal Planning Officer submitted a report to the Committee which sought approval for a two-storey rear extension, first floor side extension, fenestration changes, and conversion of the dwelling into 4 flats with additional amenity area. Committee were made aware of an update in the addendum. The application site was located within a residential area, so the principle of development was considered acceptable. It was advised that the proposed extensions would not lead to unacceptable impact in terms of overshadowing and visual dominance when assessed against a virtual 45-degree line taken from the neighbouring property. The rear garden would be sub-divided and refuse and cycle storage provided; these provisions were secured by conditions. There were no statutory objections to the application and whilst no parking was provided, the application site was located in a sustainable location, close to public transport links and shopping facilities. It was also noted that recent appeals in the area had been allowed where planning applications had refused on parking grounds.

Councillor Roberts, in her capacity as a Ward Councillor for Far Cotton & Delapre, spoke against the application and stated that the proposal would result in an overdevelopment in the area and stated that residents were concerned about the potential number of additional vehicles that the development could generate. Concern was raised with the safety of the development and whether the road needed adapting for it, alongside parking issues, and the loss of a family home.

Members discussed the report.

**RESOLVED:**

That the application be **REFUSED** on the grounds of overdevelopment due to the size of the extension and the number of flats, and due to the lack of parking. The wording of the reasons for refusal were delegated to the Head of Development Management, Enforcement and Land Charges (Interim) in consultation with the Chair.

Councillors Lane and Smith left the meeting at this juncture and Councillor King took the Chair.

70. **WNN/2021/0129 - Remodelling of restaurant frontage including new awning (Retrospective)  
76 Earl Street**

The Interim Development Management Team Leader submitted a report to the Committee which sought approval for the installation of a replacement shopfront to the ground floor front elevation of the premises. The site is in the Boot and Shoe Quarter Conservation Area and there were no statutory objections to the application.

Members were informed that retrospective applications were not unlawful, however were undertaken at the applicant's own risk.

Members discussed the report.

**RESOLVED:**

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

Councillors Lane and Smith re-joined the meeting and Councillor Lane resumed chairing the meeting.

71. **WNN/2021/0514 - Change of Use from Restaurant/Bar (Use Class E/Sui Generis) to 13no Flats (Use Class C3), including removal of existing prep kitchen and rear external stair and construction of additional floor by splitting existing first floor into two levels.  
Sazerac Restaurant  
Charmark House, 20 Castilian Street**

The Principal Planning Officer submitted a report to the Committee which sought approval for a change of to 13 flats, including removal of the existing prep kitchen and rear external stairs and construction of an additional floor by splitting the existing first floor into two levels. New windows would be added. The principle of residential development was considered acceptable and it was noted that the room sizes complied with the relevant regulations, including in relation to outlook and light. Highways had not objected to the application and it was explained that parking was not a requirement for town centre residential developments. The site is in a Conservation Area, and no objection is received to the scheme from the Conservation Officer or Town Centre Conservation Area Advisory Committee.

In response to questions the Principal Planning Officer clarified that two flats would have individual bin storage areas, and the remaining flats would have access to a communal bin store.

Members discussed the report.

**RESOLVED:**

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

72. **WNN/2021/0797 - Formation of 5no cycle trails, routes and associated works including car parking, landscaping and ecological enhancements to facilitate the use of former nine hole golf course as a bike park  
Former Hardingstone 9 Hole Golf Course, Houghton Hill**

The Interim Development Management Team Leader submitted a report to the Committee which sought approval for the formation of 5 cycle trails, routes and associated works including landscaping and ecological enhancements. Members' attention was drawn to the addendum which contained additional representations from a local resident and Northamptonshire Badger Group. It was explained that planning permission was not required for the site's use as a bike park, only for the formation of the cycle trails. The site falls partly within Hardingstone Conservation Area and is in close proximity to the site of the Battlefield of Northampton, however the Council's Archaeological Advisor raised no objection to the application, subject to a condition to secure archaeological works. Car parking would be provided at the car park at Delapre Golf Course on a pre-booked basis; 40 spaces would be available during the week and 60 on weekends and cyclists would also be able to access facilities at the clubhouse. Details around car and cycle parking would be secured by condition. In addition, details of the crossings of the rights of way and a kissing gate style feature at the entrance to footpath KN4 would be secured by condition. Five collection areas would be created and the closest of these to a habitable property was some 26.5m. It was advised that the development would support the use of the site for sport and recreation with associated health, well-being and community benefits and would result in a net increase in biodiversity, with a long-term commitment to habitat enhancement.

Councillor Roberts, in her capacity as a Ward Councillor for Delapre & Rushmere, spoke against the application and commented that parking details were not agreed at the Council's recent Cabinet meeting and noted that the Battlefield Trust had raised concerns to the application. Councillor Roberts stated that parking should be in place before development commenced and not before.

Dr Jobs, a local resident, spoke against the application and commented that the application lacked an environmental impact assessment. He stated that the area was prone to waterlogging and could become dangerous for users not following designated cycle tracks. He also raised security concerns due to increased use of the site.

In response to a question, Dr Jobs stated that he had seen red kites, swifts, badgers, great crested newts, buzzards and bats on the site, and that only a desk study had been undertaken.

Perry Thomas, Chair of Hardingstone Parish Council, spoke against the application and voiced concern around parking and the highways impact the proposed development would have on the surrounding area.

Sally Stroman, the agent on behalf of the applicant, spoke for the application and advised that the trails were dictated by the contours of the site and that the proposal was for a multi-use facility accessible by all. In addition, she commented that the applicant was keen to work with schools and parish councils and that the day to day running of the site would be covered by a management plan. She also noted that full ecological surveys had been undertaken, the construction works would be supervised by an Ecological Clerk of Works and a 30-year habitat management plan would be put in place, which had been welcomed as an exciting opportunity by the Council's Ecological Advisor .

In response to questions, Alex Millar advised on behalf of the applicant that they had worked with the Golf Club to ensure that spaces would be available for bike park users. The bike park's address would be listed as the Golf Club to direct users to the car park, the applicant was keen to secure cycle storage at the Golf Club and the Police were happy with this proposal.

In response to questions, the Interim Development Management Team Leader highlighted that the archaeological condition was a pre-commencement condition, and that Members could amend the car parking condition to clarify the number of car parking spaces that should be provided at the Golf Course car park to serve the proposal.

Members discussed the report.

**RESOLVED:**

That the application be **APPROVED** subject to the conditions and reasons as set out in the report and **amendment to Condition 11 to refer to up to 60 car parking spaces.**

73. **WNN/2021/0867 - Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Sui Generis) for 12 occupants, including modifications to front lightwells  
3 Langham Place**

As per paragraph 14.8 of the Constitution, this item was withdrawn from the agenda and would be determined by officers in accordance with the Council's scheme of delegations.

74. **Urgent Business**

There was no urgent business on this occasion.

The meeting closed at 7.47 pm

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

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