



Northampton Local Area Planning Committee

Minutes of a meeting of the Northampton Local Area Planning Committee held at The Jeffrey Room - The Guildhall, Northampton, NN1 1DE on Tuesday 10 January 2023 at 5.00 pm.

Present:

Councillor Jamie Lane (Chair)
Councillor Anna King (Vice-Chair)
Councillor Muna Cali
Councillor Paul Clark
Councillor Raymond Connolly
Councillor Cathrine Russell
Councillor Zoe Smith
Councillor Sally Beardsworth
Councillor Penelope Flavell
Councillor Andrew Kilbride

Substitute Members:

Councillor Andrew Kilbride

Also Present:

Catherine Whitehead (Head of Legal & Democratic and Monitoring Officer)
Councillor Jonathan Nunn
Councillor Daniel Lister

Officers:

Artemis Christophi (Head of Planning Delivery)
Nicky Scaife (Development Management Team Leader)
Adam Walker (Principal Planning Officer)
Chris Wentworth (Principal Planning Officer)
Neil Weeks (Locum Planning Solicitor)
Ed Bostock (Democratic Services Officer)

81. **Apologies for Absence and Appointment of Substitute Members**

Apologies for absence were received from Councillors Choudary and Dyball, and Councillor Cali would be arriving late. Councillor Kilbride would be substituting for Councillor Dyball.

82. **Declarations of Interest**

Councillor Kilbride declared a non-pecuniary interest in relation to item 9a as a board member of Northampton Partnership Homes and advised that he would take no part in the discussion or vote.

83. **Minutes**

The minutes of the meetings held on 2nd August, 1st November, and 5th December 2022 were agreed and signed by the Chair.

84. **Chair's Announcements**

There were no Chair's announcements on this occasion.

85. **Deputations/Public Addresses**

RESOLVED

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

WNN/2022/1072

John Howsam
Kevin Langley
Leslie Brannan

WNN/2022/0828

Lien Geens

86. **List of Current Appeals/Enquiries**

An update would be brought to the next meeting.

87. **WNN/2022/1072 Temporary Change of Use (2 years) from Car Park to Temporary Home for Northampton Market Stall Holders, with associated works. Commercial Street Car Park Surface NBC, Commercial St.**

The Principal Planning Officer presented the report to the Committee which sought approval for a change of use from car park to temporary home for Northampton Market Stall holders, and associated works, for a period of 2 years. Following deferment of the application at the previous meeting, discussions took place with the applicant to clarify matters raised by Members. A plan was appended to the report to show various pedestrian access routes from the town centre to the proposed site; of 7, only 1 had steps, so the site was considered by officers to be accessible to all users. Whilst it was noted that there were no public toilet facilities on the Market Square, the closest being on Abington Street, the Grosvenor Centre, the Guildhall and the Bus Station, the applicant confirmed that they would be willing to install an accessible toilet for use during market opening hours. Access and egress for service vehicles from the existing highway networks would remain unchanged with access gates within the car park proposed that would ensure that the servicing of the market took place within the market area, rather than the public car park.

John Howsam addressed the Committee and spoke against the application. He believed that the move to Commercial Street was a mistake and highlighted a petition to "save" the Market which had reached more than 16,000 signatures. He suggested

that the Market could be moved to the vacant BHS building which benefitted from close proximity to toilet and loading facilities within the Grosvenor Centre.

Kevin Langley, WNC Head of Major Projects and Regeneration, addressed the Committee and spoke in favour of the application. He advised that the results of a public consultation showed that residents' priority in terms of regeneration was the Market Square. A wide range of options were presented to Market Traders, including indoor venues, and costs increased where splitting the market was proposed.

In response to questions, Mr Langley confirmed that the BHS building, and the vacant M&S building next door were looked at, but neither were viable options. He advised that a wide range of options were looked at as potential temporary homes for the Market. The Market's new home would be communicated by the Council, and it was expected that its new location would bring new customers since it was located next to a car park. However, in response to a concern raised around sustainability, Mr Langley suggested that people would visit the Market as part of a journey, not travel by car specifically to use it.

Leslie Brennan, a Northampton Market trader, addressed the Committee and spoke in favour of the application. He advised that following discussions with the Council, it became clear that Commercial Street was the only viable option. He noted that the Committee had previously approved the application to regenerate the Market Square and it was now vital that traders be given a new home whilst works took place.

In response to questions, Mr Brennan advised that a shuttlebus from the town centre to the proposed site would be beneficial for members of the public who would otherwise struggle to get there. He stated that he would have preferred not to move at all, however he knew that this was not viable and accepted that traders would have to put up with "short-term pain for long-term gain".

In response to questions, the Principal Planning Officer advised that in order to increase the number of public toilets on site, an assessment would need to be carried out. There would be cost implications to consider. Signage would be installed throughout the town centre advising of the Market's new location, transport links, etc.

Members made the following comments:

- They would continue to support and promote the Market in its new location.
- Some felt that they were being coerced into approving the application
- Members hoped that there was a solid commitment that the administration would continue to support the Market whilst regeneration works took place.
- Accessibility was still a concern.

Councillor King proposed and Councillor Connolly seconded that the officer recommendation be approved. The recommendation contained within the report was put to the vote and declared carried with 7 votes for and 1 abstention.

RESOLVED:

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

Councillors Clark and Cali joined the meeting at this juncture.

Councillor Kilbride did not participate in the discussion or the vote of the following item, having declared an interest as a board member of Northampton Partnership Homes.

88.1 Applications for Determination

89. **WNN/2022/0828 Variation of Conditions 4, 22, 26, 27 and 32; and remove Conditions 12 and 31 of planning permission N/2016/0810 as amended by WNN/2021/0582 (Hybrid application for up to 170 new dwellings in total including outline application for the demolition and conversion of existing university buildings and the erection of new buildings to provide residential accommodation (Use Class C3) of up to 104 units and associated car parking (including reconfiguration of Newton Building car park), landscaping and open space (all matters reserved except access) and full application for the part demolition, conversion and extension of the Maidwell Building to provide 66 new dwellings together with access and parking) to replace approved plans; changes to housing mix, highway layout, landscaping, parking and vehicle access, vehicle charging point and pedestrian crossings (Major application where the Council has an interest in the land) University of Northampton Avenue Campus, St Georges Avenue**

The Principal Planning Officer presented the report to the Committee which sought to vary Conditions 4, 22, 26 and 32, and remove Conditions 12 and 31 of planning permission N/2016/0810 as amended by WNN/2021/0582, to replace the approved plans; changes to housing mix, highway layout, landscaping, parking and vehicle access, vehicle charging point and pedestrian crossing. Members' attention was drawn to the addendum which contained an amended recommendation, an amendment to Section 9 of the report, and corrections to paragraphs 8.11 and 8.13.

Lien Geens, of MCW Architects, addressed the Committee and spoke in favour of the application. She advised that the retention of the western wing and part of the eastern wing was beneficial in terms of sustainability and heritage, and the removal of the central avenue would create a family-friendly communal space. An additional lift in the eastern building meant that only 6 dwellings would not be fully accessible, and she advised that a larger number of trees on St George's Avenue would be retained under the amended plans.

In response to questions, the Committee heard that all financial contributions secured at the outline application stage were carried over.

Members made the following comments:

- They were happy with the scheme; larger social housing units were desperately needed.
- The removal of the central avenue made the scheme safer.

Councillor Cali proposed and Councillor Russell seconded that the officer recommendation as amended be approved. The recommendation contained within the report was put to a vote and declared carried with 9 votes for.

RESOLVED:

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

90. **Urgent Business**

There was no urgent business on this occasion.

The meeting closed at 6.00 pm

Chair: _____

Date: _____