



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 7 February 2023 at 5.00 pm.

Present:

Councillor Jamie Lane (Chair)
Councillor Anna King (Vice-Chair)
Councillor Sally Beardsworth
Councillor Raymond Connolly
Councillor Paul Dyball
Councillor Penelope Flavell

Apologies for Absence:

Councillor Nazim Choudary
Councillor Paul Clark
Councillor Cathrine Russell
Councillor Zoe Smith

Officers:

Shaun Robson (Development Manager)
Nicky Scaife (Development Management Team Leader)
Jonathan Moore (Senior Planning Officer)
Samantha Taylor (Principal Planning Officer)
Theresa Boyd (Planning Solicitor)
Ed Bostock (Democratic Services Officer)

91. **Declarations of Interest**

None advised.

92. **Minutes**

The minutes of the meeting held on 10th January 2023 were agreed and signed by the Chair.

93. **Chair's Announcements**

The Chair advised that item 8a had been withdrawn and would be brought to a future meeting.

The Development Manager advised that various recommendations made reference to "delegated authority to the Head of Planning Delivery" and noted that the Head of Planning Delivery would leaving the authority in the near future. He proposed that

where the above wording was mentioned in a recommendation, that it be amended to reference the Assistant Director of Planning.

The Committee agreed to the amendment.

94. **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:

WNN/2022/1109

Councillor Danielle Stone
Alex Webster

WNN/2022/0953 & WNN/2022/0954

Katherine Else

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

There were no appeal decisions to report on this occasion.

96. **N/2020/1212 - Hazardous Substance Consent revocation in relation to Condition 22 of planning application N/2020/1212 'Outline Application (with access details) for the demolition of existing building and structures and redevelopment to provide new warehouse and distribution floorspace (Use Class B8) with ancillary office accommodation, access from Liliput Road, with service yards, parking, landscaping and other associated infrastructure'. Howdens Joinery, Liliput Road**

The Development Management Team Leader presented the report which sought to correct an incorrect reference in the recommendation of the previous committee report to the relevant part of the Planning (Hazardous Substance) Act 1990. The revocation of the Hazardous Substance Consent should be sought by the making of an Order under Section 14(2) and not Section 14(1) of the Act as previously advised. The report was previously put before the Planning Committee on 4th October 2022 whereby Members approved the officer recommendation for the making of an Order to revoke the Hazardous Substances Consent.

Members discussed the report.

RESOLVED:

The Committee **AUTHORISED** the making of an Order under Section 14(2) of the Planning (Hazardous Substances) Act 1990 for the revocation of the Hazardous Substance Consent (HSC) at the site of MFI Group (also known as Howdens), Lilliput Road, Brackmills, Northampton. Revocation would be subject to confirmation by the Secretary of State.

97. **WNN/2022/1310 - Installation of metal gates at each end of Francis Jetty to prevent access. Thoroughfare between Bridge Street and Kingswell Street**

This item was withdrawn from the agenda prior to the meeting.

98. **WNN/2022/0847 - Erection of buildings for Use Classes E(g)(iii), B2 and B8 with ancillary offices, together with means of access, servicing, car parking, landscaping and associated works. Opus House, Anglia Way**

The Development Manager presented the report to the Committee which sought approval for the erection of buildings for Use Classes E(g)(iii), B2 and B8 with ancillary offices, together with means of access, servicing, car parking, landscaping and associated works. There would be single access points created for each unit and EV charging points would be provided in both car parks. There were no statutory objections to the application. Members' attention was drawn to the addendum which contained an amendment to Condition 3.

In response to questions, it was advised that the application was for approval in principle; officers could speak with the applicant to suggest adding additional sustainable features (e.g., solar panels) following approval.

Members discussed the report.

Councillor Dyball proposed and Councillor Flavell seconded that the officer recommendation be approved. The recommendation contained within the report was put to the vote and unanimously declared carried.

RESOLVED:

That the application be **APPROVED IN PRINCIPLE** subject to the conditions and reasons as set out in the report with **amended Condition 3** contained in the addendum.

99. **WNN/2022/1109 - Change of use from vacant retail unit to adult gaming centre (sui generis use)**

58-58a Abington Street. WNN/2022/1109

The Senior Planning Officer presented the report to the Committee which sought approval for a change of use from vacant retail unit (Use Class E) to Adult Gaming Centre (AGC) (sui generis). A separate application for advertisement consent and planning permission for a new shop front would follow, subject to approval of this application. It was noted that the unit had been vacant for 3 years and would employ 8 members of staff.

Councillor Stone, in her capacity as a Ward Councillor, addressed the Committee and spoke against the application. She believed that the proposal did not fit in with the Council's vision for a family-friendly, clean, green town, and stated recent planning decisions also seemed to go against this vision. Councillor Stone stated that casinos were a tax on the poor.

In response to a question, Councillor Stone stated that other local authorities brought in byelaws to prevent unwelcome development; it was advised that those types of restrictions were part of an authority's local plan and did not currently exist in the Northampton Local Plan.

Alex Webster, the agent on behalf of the applicant, addressed the Committee and spoke in favour of the application. She advised that there had been no statutory objections to the application and that the proposal would be run in accordance with a management plan. No alcohol would be served, only quiet background music would be played, CCTV cameras would be installed throughout, with secure controlled access to the front.

In response to questions, Ms Webster advised that details of staff training were contained in the management plan and security staff would be employed, should the need arise. She further advised that this type of establishment was popular with shift workers, which was why a 24-hour licence was applied for and subsequently granted.

Members discussed the report and commented that they would like to see the building's attractive frontage remain as it was.

Councillor King proposed and Councillor Lane seconded that the officer recommendation be approved. The recommendation contained within the report was put to the vote and declared carried with 5 votes for and 1 abstention.

RESOLVED:

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

100. **WNN/2022/0953 & WNN/2022/0954 - Change of Use of existing building from Offices (Use Class E) to Residential Use for 18no Apartments (Use Class C3), together with 8no parking spaces to rear and areas for cycle parking and bin storage**

Listed Building Consent Application for Change of Use of existing building from Offices (Use Class E) to Residential Use for 18no Apartments (Use Class C3), together with 8no parking spaces to rear and areas for cycle parking and bin storage. Oriel House, 55 - 57 Sheep Street

The Principal Planning Officer presented the report to the Committee which sought approval for a change of use from existing offices to 18 apartments, with an extension to the building and 2 dormer windows to the front elevation. There was an accompanying listed building consent application for the proposal. The applicant had submitted a viability assessment which had been independently assessed by the Council's viability consultant who concluded that the scheme would not be financially viable if it was to offer any affordable housing or any form of financial contributions. Members' attention was drawn to the addendum which contained details of an amended site plan, materials plan, comments from various consultees, and updated conditions.

Katherine Else, the agent on behalf of the applicant, spoke in favour of the application and commented that the applicant had worked with officers and amended the plans following advice. Double glazing would be installed throughout the development and the extension would allow for the creation of 4 additional apartments. The development would also feature solar panels and EV charging points.

In response to questions, it was explained that Highways had raised no objection to the application and that the car parking operations were a matter of management of the proposal.

Members discussed the report.

Councillor Flavell proposed and Councillor Connolly seconded that the officer recommendation in respect of application WNN/2022/0953 be approved. The recommendation contained within the report was put to the vote and unanimously declared carried.

RESOLVED:

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

Councillor Flavell proposed and Councillor Dyball seconded that the officer recommendation in respect of application WNN/2022/0954 be approved. The recommendation contained within the report was put to the vote and unanimously declared carried.

RESOLVED:

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

101. **Urgent Business**

None advised.

The meeting closed at 5.44 pm

Chair: _____

Date: _____