



## **Strategic Planning Committee**

Minutes of a meeting of the Strategic Planning Committee held at The Forum, Moat Lane, Towcester, NN12 6AD on Tuesday 19 March 2024 at 2.00 pm.

### **Present:**

Councillor Phil Bignell (Chair)  
Councillor Ann Addison  
Councillor Alan Chantler  
Councillor André González De Savage  
Councillor Rosie Herring  
Councillor David James  
Councillor Charles Manners  
Councillor Ken Pritchard  
Councillor Bob Purser  
Councillor Cathrine Russell  
Councillor Danielle Stone

### **Substitute Members:**

Councillor Stephen Clarke  
Councillor Jonathan Harris

### **Also Present:**

Councillor Adam Brown, Ward Member for Bugbrooke  
Amelia Robinson, Agent  
Paul Wright, Applicant  
Joney Ramirez  
Paul Carvey

### **Apologies for Absence:**

Councillor Kevin Parker  
Councillor Rosie Humphreys

### **Officers:**

Simon Ellis, Head of Development Management  
Nicky Scaife, Development Management Team Leader  
Katherine Hall, Head of Legal Services - Place  
James Paterson, Principal Planning Officer  
Chris Burton, Principal Planning Policy Officer  
Diana Davies, Democratic Services Officer

## **167. Declarations of Interest**

Councillor Purser advised that, in relation to Agenda Item 5, he was a member of the Northampton Town Planning Committee, where some of the application details had

previously been reviewed. He did not consider that knowledge precluded him from the meeting, his decision was not predetermined.

168. **Minutes**

The committee were advised of an amendment to the minutes of 23 January 2024, that the Minute Reference 161 to have the following note added after the additional condition (*but not forming part of the condition wording*):

'Members request that the routing plan (submitted to discharge the above condition) also takes into account concerns raised regarding the routing of additional vehicles through the villages of Caldecote and Tiffield and seeks to implement measures to limit the extent of contracted vehicles through these villages.'

**Resolved:** That, subject to the amendments above, the Minutes of the Strategic Planning Committee of held on 23 January 2024 be approved

**Resolved:** That, the Minutes of the Strategic Planning Committee of 20 February 2024 be approved and signed as a correct record.

169. **2023/7939/FULL - Market Walk Shopping Centre, Market Square Northampton, NN1 2DP**

The Committee considered the application for Change of Use of Existing Building and Structures to a Mixed Use Building Comprising Uses within Use Class E 'Commercial, Business and Service' and Sui Generis 'Drinking Establishments and Venues for Live Music Performances and Events' with Ancillary Facilities and External Alterations to the Market Square and Abington Street Elevations Including New Entrances, Fascia's and Balconies.

The Principal Planning Officer outlined the application, including the showing of plans and photographs to the Committee and summarised the key issues.

Principal Planning Officer referred to the Committee Update (previously circulated). And provided verbal updates relating to late representations and amendments to conditions 13 and 15.

Principal Planning Officer referred to the Committee to the late representation submitted by the Northampton Civic Society.

Principal Planning Officer recommended the application be approved.

Amelia Robson, the Agent, with the Applicant, Paul Wright, in attendance addressed the Committee, in support of the application providing an outline of the vision for the development, the proposed useage of the units within the site and the benefits of the leisure and social community hub for Northampton.

During the course of the Committee, members gave consideration to:

- The amendment to Condition 12 - submission of a scheme for collection of waste, storage and recycling and to incorporate measures to restrict waste collection on the Market Square
- The amended condition allowing later opening and the impact of the extended drinking hours. Consideration was given to the merits of regulating opening hours through a planning condition or a through licencing application and the benefit of aligning them
- The visual appearance of the building in the historic market square and the impact on the heritage of the building
- The impact, at night, of the lighting on residents, and the condition that regulated the hours
- The noise impact, on local residents and during Armistice Day and Remembrance Sunday services and the acoustics assessment report which would regulate amplified music
- The value of provision of an entertainment venue for all ages
- The sites security provision, the management of antisocial behaviour and the requirement for staff to manage child safety
- How the construction work would be managed with other construction work being carried out in the area.
- The exterior build, design and materials proposed
- Provision of and responsibility for the rubbish bins for customer use

Councillor Gonzalez de Savage proposed the application be approved subject to the amendment of Condition 12. To incorporate a restriction of waste collection on Market Square within the scheme for collection of waste, storage and recycling measures. The proposition was seconded by Councillor James and on being put to the meeting was declared carried with 11 voting in favour, 1 against and 1 abstention.

In reaching its decision, the Committee considered the officer's report, presentation, public representations and the Committee updates.

**Resolved:**

That Permission be granted subject to the conditions set out in the report and subject to amendment to Condition 12:

- The applicant to submit a scheme for collection of waste, storage and recycling which should incorporate measures to restrict waste collection on Market Square

170. **2023/6293/RM - Land at Norwood Farm, Sandy Lane, Harpole**

The Committee considered the application for Approval of Reserved Matters (RM), appearance means of access, landscaping, layout and scale for Phase 2b pursuant to hybrid planning permission S/2016/1324/EIA, at Norwood Farm Strategic Urban Extension (SUE).

The Principal Planning Policy Officer outlined the application, including the showing of plans and photographs to the Committee and summarised the key issues.

Principal Planning Policy Officer referred to the Committee Update (previously circulated).

Principal Planning Policy Officer recommended the application be approved.

Councillor Adam Brown, Ward Councillor for Bugbrooke, addressed the Committee. He advised that he supported the bridle path resolution. And expressed concerns regarding; local reports of flooding in the area and requested the Lead Local Flood Authority be satisfied in advance of the development; the clustering of Affordable Housing, contrary to current policy; that the parking facilities within the development should also be tenure blind.

Mrs Joney Ramirez the Agent, with Paul Carey in attendance, addressed the Committee in support of the application, providing an overview of the application, its context in relation to the outline application and outlined the benefits of the development.

During the course of the Committee, members gave consideration to:

- The LLFA's request for additional information, drainage on the development, local flooding issues and the impact, of run-off water flowing into the river, on the wider Nene Valley
- The lack of archaeological information
- The grouping of the 15% affordable housing being contra to current policy but compliant with the Condition 6 of the Design Code; S106 claw back clause which enabled the Local Authority to recoup future affordable homes when the number of units had not been met; and noted that all affordable homes were designated as 'Urban' not 'Rural'
- That the allocated parking should be tenure blind
- The width of roads in relation to the average car, and questioned the assessment standard used by highways to ascertain road widths
- The various issues encountered with the bridleway, location, width, materials and gradient
- The proposed storages solutions for cycles and wheeled bin

Councillor Stone left the meeting at 4.00pm and did not participate in the vote.

Councillor Gonzalez de Savage proposed the application be approved in line with officer's recommendations. The proposition was seconded by Councillor James and on being put to the meeting was declared carried unanimously by the 12 members in attendance.

In reaching its decision, the Committee considered the officer's report, presentation, public representations and the Committee updates.

**Resolved:** that permission be granted subject to conditions as set out in the reports with delegated authority to the Acting Assistant Director – Planning and Development to approve any amendments to conditions as deemed necessary.

The Committee considered the Reserved Matters application (scale, layout, appearance and landscaping) for provision of side roads within Phases 1B, 2A, 3 and 3A, in accordance with planning permission ref S/2016/1324/EIA (supported by an Environmental Statement).

The Principal Planning Policy Officer outlined the application, showed a plan of the proposed side roads, to the Committee and explained reason the application was presented to Committee.

Principal Planning Policy Officer referred to the Committee Update (previously circulated).

Principal Planning Policy Officer recommended the application be approved.

During the course of the Committee, members gave consideration to:

- The comments received from Highways and noted that the application been presented, prior to the completion of a S38 Agreement, which would have enabled Highways to provide an informed response
- The Lead Local Flood Authorities objection regarding outstanding information and Officers understanding of mitigation measures that had been implemented
- The apparent utilisation of the planning process to assist in a marketing strategy to encourage developers to sell houses caused concern
- The future development of the sites, off the proposed side roads would enable the future development and provision of much needed affordable housing.

Councillor Manners and Councillor Addison left the meeting 16.35 and did not participate in the vote.

Councillor Pritchard proposed the application be approved in line with officer's recommendations. The proposition was seconded by Councillor Purser and on being put to the meeting was declared carried unanimously by the 10 members in attendance.

In reaching its decision, the Committee considered the officer's report, presentation and the Committee updates.

**Resolved:** that permission be granted subject to conditions as set out in the reports with delegated authority to the Acting Assistant Director – Planning and Development to approve any amendments to conditions as deemed necessary.

The meeting closed at 4.45 pm

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

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