



**West
Northamptonshire
Council**

Northampton Local Area Planning Committee

Minutes of a meeting of the Northampton Local Area Planning Committee held at Jeffrey Room, The Guildhall, St Giles Street, Northampton NN1 1DE on Wednesday 4 May 2022 at 5.00 pm.

Present Councillor Jamie Lane (Chair)
 Councillor Anna King (Vice-Chair)
 Councillor Muna Cali
 Councillor Nazim Choudary
 Councillor Imran Ahmed Chowdhury BEM
 Councillor Paul Clark
 Councillor Raymond Connolly
 Councillor Paul Dyball
 Councillor Cathrine Russell
 Councillor Zoe Smith

Also
Present: Councillor Mike Hallam

Officers Nicky Scaife (Interim Development Manager)
 Hannah Weston (Principal Planning Officer)
 Chris Wentworth (Principal Planning Officer - remote)
 Theresa Boyd (Planning Solicitor)
 Marina Watkins (Committee Officer)
 Jeverly Findlay (Committee Officer)

130. Apologies for Absence and Appointment of Substitute Members

An apology for absence was received from Councillor Meredith. Councillors Muna Cali and Paul Clark would be arriving late to the meeting.

131. Declarations of Interest

None advised.

132. Minutes

RESOLVED:

That the Minutes of the Northampton Local Area Planning Committee of 5th April 2022 be approved and signed as a correct record.

133. Chair's Announcements

The Chair advised that this was Hannah Weston's last meeting and wished her good luck in her new role.

It was noted that Councillor Hallam had called in application WNN/2021/0159. However, the application had been classed as a 'major' so would have been submitted to committee for consideration in any event.

134. **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:

N/2021/0379

Jonathan Best

WNN/2021/0159

Helen Reay

Irene Painter

Councillor Mike Hallam

Jennie Harris / Hamendra Modhani

WNN/2022/0073

Tom Lamshead

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

None advised.

136. **WNN/2021/0379 - Refurbishment and extension to Ryehill House to provide additional office floorspace and demolition of Lodge Way House and Steel Works to allow for the provision of car parking and landscaping
Travis Perkins, Ryehill House, Ryehill Close**

The Principal Planning Officer outlined the application and drew members' attention to the addendum, which outlined changes to conditions 3, 15 and 16 as follows:

Condition 3

Since the Committee Report was written the existing buildings to be demolished as part of this application have been demolished under the prior approval process. In line with this it is proposed to amend condition 3 to delete reference to demolition (as it is no longer relevant). Condition 3 is proposed to be reworded as follows:

'Prior to the commencement of each phase of the development hereby approved as outlined within plan 0309 Rev P-00 (including all preparatory work), the barrier fencing for the protection of the retained trees as shown on the Tree Affected/Tree Protection drawing from Davies landscape Architects reference 2030 L 01 P02 dated

8 March 2021 within each corresponding phase shall be erected. The development thereafter shall be implemented in strict accordance with the approved details and the control measures shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed in the corresponding phase.

Reason: In the interests of securing a satisfactory standard of development and the preservation of existing trees in accordance with the requirements of the NPPF.'

Condition 15

Since the publication of the Committee Report lighting details for the development have been submitted to the Council. The Council's Ecology Officer and Environmental Health, alongside Northamptonshire Police have all advised that the submitted details are acceptable. It is proposed, therefore, to amend condition 15 to be a compliance condition as follows:

'The external lighting for the site shall be provided in full accordance with plans 23941-DWG-EX-00001 Rev 01 (calc points), 23941-DWG-EX-00001 Rev 01 (isolines) and documents 'Car Park Design' C4C23941 dated 18/2/21 by Whitecroft lighting and 'BREEAM and Light Pollution Compliance Summary' 23941 by Whitecroft lighting prior to first use of each corresponding phase and retained on site in compliance with the details approved and in a fully working order thereafter.

Reason: In the interests of securing a satisfactory standard of development with regards to wildlife, neighbouring amenity and crime safety in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.'

Condition 16

The applicants have requested the opportunity to look at alternative EV charging provisions on the site, such as increased standard EV charging units and the reduction of rapid charging units. To allow the assessment of alternative EV charging provisions on site, it is proposed to amend the wording of condition 16 (EV charging) to the following:

'Full details of a scheme for the provision of EV charging points in accordance with the Council's Parking Standards SPD (2019) shall be submitted to, and approved in writing by, the Local Planning Authority prior to the first occupation of the development. The scheme shall include the provision of a minimum of 45 EV charging points and 8 rapid charging points unless otherwise agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to first use of the extension or car park hereby permitted, and shall be retained thereafter.

Reason: In the interests of creating a sustainable form of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and the Parking SPD.'

Highways had expressed concerns regarding the one-way system, but it was noted that this had been in place for some time. The further comments of the Lead Local Flood Authority are still awaited. To address surface water drainage matters 6, 7, 8 and 9 are imposed to ensure appropriate mitigation of drainage matters.

Johnathan Best, the agent for Montagu Evans addressed the Committee. The proposal would provide improvements for staff. There were concerns regarding the wording of condition 16, as rapid vehicle charging was considered unnecessary and would require a substation making it unviable to fund. In response to questions from members, Mr Best advised that a travel plan had been submitted with the application. The carpark had been one-way for some time and worked well.

The Principal Planning Officer noted that the applicant had agreed the number of charging and rapid charging units to be provided and had not yet justified why they could not be provided.

Councillor Choudary proposed that officers' advice to approve the application subject to conditions be accepted. The proposition was seconded by Councillor Connolly and on being put to the meeting was declared carried unanimously.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report and the addendum, with delegated authority to the Assistant Director for Place and Economy to approve any amendments to those conditions as deemed necessary.

137. **WNN/2021/0159 - Demolition of existing dwelling at no 351 Kettering Road and replacement with part single, part two and part three storey extension to Rathgar Care Home together with parking and access alterations and associated works including alterations to boundary treatments Rathgar Care Home, 349 Kettering Road**

The Principal Planning Officer outlined the application and the development site. The carpark currently provided 5 parking spaces, although this was currently limited to 3 due to the location of a porta cabin on the site. Slides showing visualisations of the proposed floor plans were shown to the committee. The proposal would increase the property to a 34-bed care home with 10 parking spaces. There was a national and local need for care provision. Local residents were concerned about the size of the extension and its impact on properties. Attention was drawn to the comments of Highways who considered that the parking provision was inadequate.

Councillors Muna Cali and Paul Clark joined the meeting. The Chair advised Councillors Cali and Clark that they could not take part in consideration of the application as they were not present when the Principal Planning Officer began his presentation of the application.

Councillor Hallam, the ward member, addressed the Committee advising that he considered the proposal to be over development of the site. There were concerns regarding the lack of car parking provision. Traffic on this section of the road was

fast. There had been very little consultation with local residents. The application should be refused but a solution could be found for some form of development on the site. Councillor Hallam offered to facilitate discussions between the applicant and local residents.

Helen Reay, a local resident considered that the application was over development of the site, was overbearing and would change the character of the street scene. The property at number 353 would be severely affected resulting in overlooking and a loss of privacy. There was insufficient parking for the size of the property and no dedicated emergency parking space.

Irene Painter, the owner of number 353 and whose son resides at the property queried whether the site was in fact two separate dwellings. The Interim Development Manager, Nicky Scaife, stated that the extent of the application site was clear from the submitted plans. Irene Painter considered that the extension would be over development and overbearing. The three-storey element extended some 4 metres from the property. The placement of the windows would cause overlooking and privacy issues for both parties. There were objections to the removal of two large trees on the site. A modest extension would not be objected to, but the proposal was excessive. In response to a question from Councillor Russell, the speaker advised that she would be happy to take part in further consultation as suggested by Councillor Hallam.

The agent Jennie Harris and applicant Hamendra Modhani addressed the Committee. The application would increase care provision and employment opportunities. In response to a question from Councillor Russell, the applicant and agent indicated that they would be happy to work together with other parties to come to a suitable outcome.

The Principal Planning Officer noted that the issue of overlooking could be addressed by conditions requiring obscure glazing. Revised details could be requested to address concerns regarding refuse storage and associated noise issues.

In response to questions, the Principal Planning Officer provided details of fire safety exits, and safe areas in stairwells. In response to concerns regarding bin storage and refuse collection, the Interim Development Manager advised that the phrase 'and management' could be added to the condition regarding bin storage.

Councillor Russell considered that there was some support in principle for the application, but further consideration was needed.

At 6.05pm, the Chair called a short adjournment to allow the applicant and agent to discuss with the Interim Development Manager and the Council's solicitor whether they would be willing to accept a deferral of consideration of the application or wished for a decision to be made.

At 6.10pm the meeting was re-convened, with the applicant indicating that he would be content with a deferral of consideration of the application.

Councillor Smith proposed that the application be deferred to allow for further consultation with local residents. The proposition was seconded by Councillor Russell and on being put to the meeting was declared carried unanimously.

RESOLVED:

That consideration of the application be **DEFERRED**

138. **WNN/2021/0414 - Partial demolition and conversion of shopping centre and construction of two storey extension to provide student accommodation comprising of 352no bedrooms and bed spaces (mix of studio and cluster types), retention of 2no retail units at lower ground floor level (Use Class E) and 1no retail unit at upper ground floor level (Use Class E) with alterations to Market Square and Abington Street Facades
Market Walk Shopping Centre, Market Square**

The Principal Planning Officer outlined the proposed development. The current building was subservient to the Listed Building and had a stepped roofline. The proposal would increase the height of the building by adding additional levels. The Conservation Officer had advised that the proposal would harm the Listed Building and have a negative impact on the Conservation Area. The development into student accommodation would provide poor amenity space and privacy, with windows looking out onto walls or facing into each other. The living conditions had not been well considered. The Town Centre Conservation Group had objected to the proposal, and objections had been received from the Conservation Officer. The benefits of the proposal would not outweigh the harm caused.

Refusal was recommended on the grounds of design and the harm caused to the Conservation Area and Listed Buildings, and also unacceptable living conditions for the majority of the residents.

Councillor Smith proposed that the application be refused as per Officer's advice. The proposition was seconded by Councillor Russell and on being put to the meeting was declared carried unanimously.

RESOLVED:

That the application be **REFUSED** for the reasons set out in the report.

139. **WNN/2022/0073 - Erection of single storey canopy structures to house photovoltaic cells, erection of associated plant equipment, trenching works, soft landscaping and other associated works
Barclaycard, 1234 Pavilion Drive, Northampton**

The Principal Planning Officer outlined the proposed development, which would provide a sustainable energy network on site. Canopies would be provided over the car parking spaces to hold solar panels. Electric vehicle charging would also be provided. The application was recommended for approval.

Tom Lamshead, the agent addressed the meeting. The development assisted with the long-term carbon neutral intentions of Barclays Bank. The bank was committed to the site and had recently made improvements to staff facilities.

Councillor Russell commended Barclays for the initiative. In response to questions the speaker advised that the canopies and been specially designed in order to support the weight of the solar panels.

Councillor Chowdhury proposed that Officers advice to approve the application be accepted. The proposition was seconded by Councillor Connolly and on being put to the meeting was declared carried unanimously.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report with delegated authority to the Assistant Director for Place and Economy to approve any amendments to those conditions as deemed necessary.

140. **Urgent Business**

None advised.

The meeting closed at 6.45 pm

Chair: _____

Date: _____