



**West  
Northamptonshire  
Council**

### **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 4 October 2022 at 5.00 pm.

Present           Councillor Jamie Lane (Chair)  
                      Councillor Anna King (Vice-Chair)  
                      Councillor Muna Cali  
                      Councillor Paul Clark  
                      Councillor Raymond Connolly  
                      Councillor Sally Beardsworth  
                      Councillor Penelope Flavell

Also  
Present:           Councillor Purser

Apologies       Councillor Nazim Choudary  
for                Councillor Paul Dyball  
Absence:        Councillor Cathrine Russell  
                      Councillor Zoe Smith

Officers:        Shaun Robson (Development Manager)  
                      Nicky Scaife (Development Management Team Leader)  
                      Kanchan Sharma (Senior Planning Officer)  
                      Adam Walker (Principal Planning Officer)  
                      Chris Wentworth (Principal Planning Officer)  
                      Simon Aley (Locum Planning Solicitor)  
                      Ed Bostock (Democratic Services Officer)

#### **39. Apologies for Absence and Appointment of Substitute Members**

Apologies for absence were received from Councillors Dyball, Russell, Smith, and Choudary.

#### **40. Declarations of Interest**

None advised.

#### **41. Minutes**

The minutes would be brought to the next meeting.

#### **42. Chair's Announcements**

The Chair advised that items 8b and 8c had been withdrawn prior to the meeting.

43. **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/2021/0927**

John Roberts

**WNN/2022/0713**

Councillor Purser

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

The Development Management Team Leader advised of no decisions reached by the Inspector but asked Members to contact the Planning department with any specific queries.

45. **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 Lilliput Road, with service yards, parking, landscaping and other associated infrastructure'. Howdens Joinery, Lilliput Road, Northampton**

The Development Management Team Leader presented the report which asked the Committee to approve the making of an Order under Section 14(1) of the Planning (Hazardous Substance) Act 1990 to revoke 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. It was noted that the building had been demolished and storage tanks associated with the Hazardous Substance Consent had been absent from the site for more than 5 years. Planning approval had been granted for redevelopment of the site for a distribution warehouse units and works were nearly complete; a condition was included to secure the removal of the Hazardous Substance Consent.

Members discussed the report.

**RESOLVED:**

That the Order be **AUTHORISED** under Section 14(1) of the Planning (Hazardous Substance) Act 1990 seeking revocation of the Hazardous Substance Consent (HSC) at the site of MFI Group (also known as Howdens), Lilliput Road, Brackmills, Northampton, to be confirmed by the Secretary of State.

46. **WNN/2021/0927 - Reserved Matters Application (Appearance, Landscaping, Layout and Scale of Development) pursuant to Outline Planning Permission N/2016/0810 for 104no houses and flats, comprising 55no new build two and**

**three storey houses, 48no family sized flats within the retained and converted Bassett-Lowke Building and conversion of the retained Quinton Building into a three bed family home. University of Northampton Avenue Campus, St Georges Avenue**

The Principal Planning Officer presented the report which sought approval of reserved matters for the erection of 104 dwellings pursuant to outline planning permission N/2016/0810. Members attention was drawn to the Addendum. The reserved matters comprise the layout, scale, appearance and the landscaping of the development site. 55 of the proposed units were new build and the remaining units would be created from the conversion of existing buildings. Access was previously approved. The development would comprise 100% affordable housing, TPO protected trees to the west of the site would be retained and 2 play areas would be created. The application had been subject to extensive consultation.

John Roberts, the architect on behalf of the applicant, addressed the Committee and spoke in favour of the application. He commented that there were no technical objections to the application and that retaining the Bassett-Lowke building was more sustainable than it would be to demolish it and rebuild. EV charging points would be provided, national minimum space standards would be met throughout the development, and it would contribute to the Council's 5-year housing supply.

In response to questions, Mr Roberts advised that each house would have 2 parking spaces and a communal car park was provided for the flats. It was hoped that construction would begin by June 2023.

Members discussed the report and made the following comments:

- They thanked Mr Roberts for his statement
- The proposed development was well set out and would be a pleasant environment in which to live.

Councillor Clark proposed and Councillor Beardsworth seconded that the officer recommendation be approved. The recommendation contained within the report were put to a vote and was unanimously declared carried.

**RESOLVED:**

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

47. **WNN/2022/0301 - Erection of purpose-built student accommodation, with landscaping and associated works. Car Park, College Street**

This item was withdrawn prior to the meeting.

48. **WNN/2022/0407 - Change of Use from 4 bed flat (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants. 21B Gold Street**

This item was withdrawn prior to the meeting.

49. **WNN/2022/0625 - Ground floor single storey rear extension to enlarge toilet area, first floor rear extension to create larger dining area with balcony and amendment to existing rear fire escape stair and side access gates. The Old House at Home, 214 - 216 Wellingborough Road**

The Senior Planning Officer presented the report which sought approval for a ground floor single-storey rear extension to enlarge the toilet area, first floor rear extension to create a larger dining area with a balcony and amendment to existing rear fire escape stair and side access gates. A condition was included to restrict the hours of use of the balcony, and an obscure glazed screen to the edge of the balcony reduce overlooking. A further condition was included which required details of a noise management plan to be submitted to the Council. Concern had been raised by local residents regarding existing and potential noise, but it was noted that the existing use of the public house was not a matter for consideration by the Committee.

Councillor Purser, in his capacity as a Ward Member for the area, addressed the Committee and spoke against the application. He commented that residents had concern around the noise generated on the balcony at night and that the area suffered with antisocial behaviour and waste issues that could be attributed to the pub.

In response to questions, the Committee heard that existing noise issues were outside of the remit of Planning; noise complaints were dealt with by Licensing, and an additional condition could be included to require the re-arrangement of the pub's bins. It was noted that there were no objections from Environmental Health, subject to conditions. It was confirmed that there had been no noise complaints relating to the pub in the last 5 years.

Members discussed the report and made the following comments:

- Members hoped that Licensing were able to deal with any issues relating to the pub that were brought to their attention.
- Members would like to see an additional condition relating to waste included.

Councillor Lane proposed and Councillor Connolly seconded that the officer recommendation be approved, with an additional condition in respect of refuse storage details. The recommendation and additional condition were put to a vote and declared carried with 4 votes for and 1 vote against.

**RESOLVED:**

That the application be **APPROVED** subject to the conditions and reasons as set out in the report with additional condition in respect of refuse storage details.

50. **WNN/2022/0713 - 11no apartments and associated refuse and cycle storage. 31 Abington Square**

The Principal Planning Officer presented the report which sought approval for a change of use of the existing first floor level of 31 Abington Square to 11 apartments. Access into the residential accommodation would be made from a new access from the rear of the building. The proposal would not provide any vehicle parking;

however, the site was in a sustainable location close to shopping facilities and public transport links. Ground floor cycle storage and residential refuse storage was proposed as part of the application. There were no statutory objections to the application.

In response to questions, it was explained that there was no policy base to require contributions towards libraries. It was also explained that there were 2 conditions included which related to noise.

Members discussed the report and made the following comments:

- Members were happy that a disused building would be brought back into use.

Councillor Cali proposed and Councillor Connolly seconded that the officer recommendation be approved. The recommendation contained within the report were put to a vote and was unanimously declared carried.

**RESOLVED:**

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

51. **Urgent Business**

None advised.

The meeting closed at 5.57 pm

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

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