

COMMITTEE UPDATE

Northampton UDA Planning Committee

9th March 2010

Agenda Item 4:

Application number: 08/0214/FULWN

Applicant: Paddington Churches Housing Association

Address: Land at Booth Rise and Lumbertubs Way, Northampton

Description: Development of 111 no. affordable residential properties with alterations to access, associated parking and infrastructure works

Thorpeville Residents Association

A further letter has been received from the Thorpeville Residents Association; broadly speaking, this reiterates the comments that have previously been made by this body and are reported in the original Committee Report. Also highlights that the application was considered by Northampton Borough Council's (NBC) Planning Committee on 9th February and they have objected to the application. Further notes that following the outcome of WNDCs Five year review that planning powers for the determination of sites such as these will be returned to NBC from April 2011 and on that basis the application would have been refused.

Cllr Hawkins

Objects to the application. Whilst noting that affordable housing is greatly needed does not considered this site suitable. Has raised concerns over the highway and access issues, the development proposed at Thorpeville has been 'refused' by NBC and the site is allocated as Greenspace in the Local Plan.

Residents

4 further letters of objection have been received, again, broadly speaking setting out comments that have already been received and are considered in the Committee Report. However, again, the point is made that NBC Planning Committee have objected (although misconstrued as refused) to the application and they are the democratically elected body; and, that the strength of local opposition to the application with over 100 objections should entail the application being refused. Finally, a very late letter has been received that refers to local press coverage of WNDC.

Officer Response

The above additional comments are noted but on the whole have already been reported to Members and fully considered in the main Committee Report. In relation to the issue of the NBCs Planning Committee response, that NBC have now objected to the application (notwithstanding that an objection over the principle of development was not raised when the Committee considered the application originally) does not inherently entail that WNDC must come to the same conclusion. Similarly, the level of local opposition to the planning application is noted; however, the number of objections in itself is not a material planning consideration that can be given significant weight.

The comments in relation to WNDCs Five year review are noted; however, WNDC is the Local Planning Authority for this application at this time and therefore a decision has to be taken on that basis.

The recommendation to Members remains unchanged.

Other matters

The following corrections to the original report need to be noted:

Paragraph 3.3 second line should be 10 x 2 bedroom/4 person apartments, as opposed to houses.

Paragraph 11.56 should refer to Schedule 2 paragraph 10(b) of the Regulations, not 10(a).

Departure matter – as the application was submitted prior to the cancellation of The Town and Country Planning (Development Plans and Consultation) (Departures) Direction 1999, this still takes effect. This direction sets out that where a development is considered to be a departure from the development plan and it meets other criteria (over 150 dwellings proposed) that should the Local Planning Authority be minded to approve the application that it is referred to the Secretary of State (SoS) for determination. However, as set out in the committee report it is not considered that the application is a departure from policy E6 of the Local Plan (and in any case falls below the 150 dwelling threshold) and therefore does not need to be referred to the SoS should Members be minded to grant it.

Agenda Item 5:

Application number: 09/0079/OUTWNN

Applicant: Mr Oliver Prentice

Address: Upton Way, Duston Mill Lane, Northampton

Description: Outline planning application for the construction of a 112 bedroom hotel complex, spa and leisure facility, access road, car-park and associated development. All matters reserved except for means of access, layout and scale of hotel complex and layout, scale and appearance of spa and leisure facility building and car-parking.

No updates.

Agenda Item 6:

Application number: 09/0156/FULWNN

Applicant: Northamptonshire County Council

Address: Thomas Becket Rc Upper School, Becket Way, Northampton, NN3 6HT

Description: Installation of all-weather pitch with perimeter fencing. Eight No. 15 metre floodlighting columns. Alterations and remodelling of existing bunding to facilitate relocation of athletics track and sports pitches.

NCC Highways:

I have no observations on the above planning application, except that a condition should be included with any consent for the Travel Plan submitted to be approved prior to first use of the development.'

Officer Response

The applicant has submitted a Travel Plan with the application which deals primarily with the school as a whole. A section is included within that document which addresses the new all-weather facility. However, it does not include those elements normally found within a travel plan and as a result does not provide a satisfactory mechanism for future review and monitoring. It is therefore recommended that an additional condition no. 9 to read as follows:

9. Prior to the all weather pitch hereby approved being brought into use, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall operate in accordance with the approved Travel Plan. It will need to be prepared in line with prevailing policy and best practice and shall include as a minimum:

- The identification of targets for trip reduction and modal shift
- The methods to be employed to meet these targets
- The mechanisms for monitoring, delivery of corrective mechanisms, if appropriate and enforcement
- The penalties to be applied in the event that targets are not met

- The mechanisms for mitigation
- Implementation of the Travel Plan to an agreed timescale or timetables and its operation thereafter
- Mechanisms to secure variations to the Travel Plan following monitoring and reviews

Reason: In accordance with local and national planning policy advice which seeks to minimise travel by private car.

Neighbour Notifications

It has come to light that some of the adjoining occupiers within the new development on the eastern boundary of the site have not been formally notified of the application. Whilst they do not directly adjoin the red line application boundary, it is considered that they should be notified as the consultation process already undertaken extends beyond those properties directly adjoining that red edge boundary.

Officers therefore seek a revised recommendation to grant delegated powers to the Director of Planning services to consult those properties affected and grant planning permission subject to no new issues arising that have not already been considered as part of the committee report.