



# Northampton UDA Planning Committee Minutes

14<sup>th</sup> September 2010

## Committee Members present:

Councillor Chris Millar (CM)  
– (Chair)

David Dickinson (DD)

John Weir (JW)

Cllr Don Edwards (DE)

Cllr. Dennis Meredith (DM)

## In attendance:

Adrian Arnold (AA) - Director  
of Planning Services

John Hill (JH) - Development  
Control Manager

Richard Murdock (RM) –  
Principal Development  
Manager

Chris Preston (CP) – Principal  
Development Manager

Matthew Berry (MB) –  
Regeneration and  
Development Manager

Gail Mathers (GM) –  
Committee Assistant

This Public meeting was held on

14<sup>th</sup> September 2010

At

Heroes Lounge,  
Northampton Saints RFC,  
Franklins Gardens,  
Weedon Road  
Northampton  
NN5 5BG

Reference	Minutes	Action
	The Chair opened the meeting at 6pm.	
Item 1	<b><u>Item 1: Apologies</u></b> Nick Thompson sent his apologies Cllr Penelope Flavell sent her apologies	
Item 2	<b><u>Item 2: Declaration of interests</u></b> None	
Item 3	<b><u>Item 3: Minutes of the meeting held on 13<sup>th</sup> July 2010</u></b>  3.1 IT WAS AGREED: That the minutes of the meeting held on 13 <sup>th</sup> July 2010 were a true and accurate record.	Chair
Item 4	<b>Report by: Director of Planning Services</b> <b>Applicant:</b> J S Bloor <b>Application No:</b> 10/0078/REMWNN <b>Description:</b> Approval of reserved matters for 68 dwellings pursuant to outline planning permission 06/0032/OUTWNN. Details including appearance, landscaping, layout, scale and associated works. <b>Address:</b> Former Ryelands Middle School, Prestbury Road, Northampton, Northamptonshire, NN5 6XP <b>Ward:</b> Duston  4.1 RM introduced the application and presented the update report (update report attached as Appendix A).  4.2 Councillor Matthew Golby as County Councillor, Borough Councillor and Parish Councillor for New Duston made general observations neither for nor against the application on behalf of local residents. The points made are summarised as follows:  <ul style="list-style-type: none"> <li>• He pointed out that a number of local residents are concerned with the amount of lorry movement that may be generated by the site and whether there could</li> </ul>	Richard Murdock

	<p>be some sort of management system incorporated inside of the development;</p> <ul style="list-style-type: none"> <li>• He also asked whether the committee could approve or that they are satisfied that there are sufficient measures to mitigate against issues like any mess on the highway generated by the vehicles, any dust, noise and any unsociable hours of operation as the site sits close to a residential area;</li> <li>• Berrywood Road should be used as an alternative access;</li> <li>• Some residents are concerned about the location of garages on site boundaries and potential use of gates to parking areas;</li> <li>• Flood risk and drainage is a local concern;</li> <li>• Responsibility for management and maintenance of Public Open Space.</li> </ul> <p>4.3 Phil Clark spoke on behalf of JS Bloor (applicants), the points made are summarised as follows:</p> <ul style="list-style-type: none"> <li>• A condition is attached requiring a Construction Management Plan;</li> <li>• Access to the site is already agreed at outline stage;</li> <li>• Flood risk addressed by the Flood Risk Assessment;</li> <li>• Management of the open space and non-adopted drainage system on the site will be dealt with by an appointed Management Company.</li> </ul> <p>4.4 CM asked whether there would be discussion with the public regarding the management plan.</p> <p>4.5 Phil Clark responded stating that they would be happy to do a letter drop on this issue.</p> <p>4.6 DD stated that a Construction Management Plan was a key issue and that the applicant should look to run the site as a quality developer.</p> <p>4.7 Phil Clark is happy to accept any additional wording within</p>	
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	<p>the condition.</p> <p>4.8 DD stated there was a need to address stacking of vehicles on the highway.</p> <p>4.9 RM stated that the condition could be altered to deal with this particular issue. Stated that the issues of flood risk had been agreed in consultation with the Environment Agency.</p> <p>4.10 AA commented that the issue of the access was considered fully at outline application stage by WNDC and Northampton County Council (NCC). Access from Berrywood Road across the playing field was not an option due to the loss of playing field land.</p> <p>4.11 The Chair asked the Committee for their views.</p> <p>4.11.1 DM commented that the scheme would create an island with only one access;</p> <p>4.11.2 JW minded to approve;</p> <p>4.11.3 DD minded to approve with areas of concern on construction dealt with by condition;</p> <p>4.11.4 DM minded to approve but again stated that one exit into the site will cause problem in the future;</p> <p>4.11.5 DE Pleased to see the site developed.</p> <p>4.12 AA confirmed that additional wording will be added to the condition re: stacking of vehicles and a copy of the Construction Management Plan would be sent to Duston Parish Council</p> <p><b>IT WAS RESOLVED:</b></p> <p>That the application be <b>APPROVED</b> subject to conditions in the Officers report and additional wording to condition no. 8. relating to insuring that construction vehicles going to and from the site are not adversely affecting the public highway and that</p>	
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	they are dealt with within the construction site.	
5.	<p><b>Applicant:</b> Aldi Stores Limited</p> <p><b>Application No:</b> 09/0096/FULWNN</p> <p><b>Description:</b> Erection of a Class A1 Food Retail store and associated car parking</p> <p><b>Address:</b> 582-592 Wellingborough Road, Northampton, Northamptonshire, NN3 3JB</p> <p><b>Ward:</b> Weston</p> <p>5.1 MB introduced the application and presented the update report (Update report attached as Appendix A).</p> <p>5.2 DE stated that he was happy with the scheme.</p> <p>5.3 DM said that he had looked at the site and was minded to approve the application.</p> <p>5.4 DD noted that the committee site visit revealed that the building was set back some distance from the road frontage and would not, therefore, be prominent from the street. He commented that the scale of the building was ok in his opinion but he would prefer better quality within the elevations of the building, for example the use of iron-stone to match adjacent buildings. The elevations could be improved from the present solution. He suggested that this could be controlled through the use of conditions and was confident that Officers would negotiate an appropriate solution.</p> <p>5.5 DD noted the comments of Legal and General in relation to the impact of the store on the town centre and potential Grosvenor Centre expansion. It was important for the Committee to have reference to the potential impact upon</p>	Matthew Berry

	<p>the town centre but he noted the expert advice given that the proposed store operated on a smaller level and within a different part of the retail market.</p> <p>AA confirmed that a letter would be sent to L&amp;G given the committee's concerns</p> <p>5.6 JW stated that he was minded to approve the application but felt that better quality was required in terms of the use of materials. He considered that condition 17 was adequate to ensure that this aim was achieved.</p> <p><b>IT WAS RESOLVED:</b></p> <p>That the application be <b>APPROVED</b> subject to the conditions as set out in the committee report</p>	
6.	<p><b>Applicant:</b> House and Communities Agency</p> <p><b>Application No:</b> 06/0016/OUTWNN</p> <p><b>Description:</b> Residential, Community facility and associated development, access improvements and retention of operational railway line.</p> <p><b>Address:</b> Land for redevelopment Ransome Road, Northampton, Northamptonshire</p> <p><b>Ward:</b> Delapre</p> <p>6.1 CP introduced the application and presented the update report (Update report attached as Appendix A)</p> <p>6.2 JW commented that it was time to get things moving with these key sites and that the development could move ahead as a stand alone scheme in advance of proposals for the Avon site. He noted that this was an outline scheme and that detailed matters could be controlled at the Reserved Matters stage.</p>	

	<p>6.3 DD stated that all of the matters raised within the letter of objection from Northampton Borough Council had been covered within the officer's report. He noted that the power to determine the future of the safeguarded railway line rests with Network Rail and that they held these powers in perpetuity. There was no guarantee that the safeguard would be removed and therefore it was appropriate to determine the application with this constraint in place.</p> <p>6.4 DD raised a concern regarding the remediation strategy for the site, with reference to the proposed cut off wall to prevent leachate reaching adjacent watercourses, based on experience of work at Sixfields. He requested that condition 12 be amended to specifically state that the cut off wall was deep enough to reach an impermeable substrate.</p> <p>6.5 CP stated that the condition could be amended as suggested by DD but requested that the proviso was added that any work needed to be to the satisfaction of the Environment Agency.</p> <p>6.6 DD agreed that any wording for the condition should include "unless otherwise agreed in writing by the Environment Agency".</p> <p>6.7 DM said that he was minded to support the application but queried whether the fill used in the bund within Delapre Park could be removed and used on the site.</p> <p>6.8 AA stated that this was outside of the planning process but there was a general agreement from the HCA to do this work if NBC could certify that the fill was clean and uncontaminated.</p> <p>6.9 DE said that he felt it was time that the development went</p>	
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	<p>ahead.</p> <p>6.10 CM proposed that the application be approved, in line with the recommendation set out within the report, subject to the amendment to condition 12 proposed by DD.</p> <p><b>IT WAS RESOLVED:</b></p> <p>That the application be <b>APPROVED</b>, subject to the amendment to condition 12 and subject to the conditions set out in this committee report and a number of matters being addressed and delegated to the Director of Planning Services to resolve as set out in the report.</p>	
7.	<p><b>Future meeting dates.</b> Please note the start time of the meetings, which will take place in the Heroes Lounge, The Saints, Franklins Gardens, Northampton.</p> <ul style="list-style-type: none"> <li>• <i>5<sup>th</sup> October 2010</i></li> <li>• <i>9<sup>th</sup> November 2010</i></li> <li>• <i>7<sup>th</sup> December 2010</i></li> </ul>	Gail Mathers
8.	<p><b>AOB</b></p> <p>There being no further business, the meeting closed at 7:10pm</p> <p>Gail Mathers Committee Assistant</p> <p><b>Signed by the Chairman</b></p> <p>_____</p>	