



Northampton UDA Planning Committee Minutes

Committee Members present:

John Weir(JW) - Chair

Councillor Tony Woods
(TW)

Councillor Stephen Clarke
(SC)

Councillor Diana Dallyn (DD)

Councillor Andrew Wilby
(AW)

In attendance:

Adrian Arnold (AA) - Director
of Planning Services

Michelle Vas (MV) - Denton
Wilde Sapte

Andrew Smith (AS) – Planning
Officer

Amy Sales (ALS)– Committee
Assistant

This Public meeting was held on

19th May 2010

At

South Northamptonshire Council
Springfields, Towcester
Northants, NN12 6AE

Reference	Minutes	Action
	<p>The Chair opened the meeting at 6pm and welcomed members of the public. The Chair reminded members of the public of Corporations' Standing Orders.</p> <p>Approximately 5 members of the public were present.</p>	
Item 1	<p><u>Item 1: Apologies</u></p> <p>Mary Burrows and Nick Thompson sent their apologies.</p>	
Item 2	<p><u>Item 2: Declaration of interests</u></p> <p>None</p>	
Item 3	<p><u>Item 3: Minutes of the meeting held on 20th October 2007</u></p> <p>3.1 IT WAS AGREED: That the minutes of the meeting held in public on 20th October 2007 had several issues. The minutes state that David Dickinson gave his apologies for the meeting, however it was Nick Thompson. Within declarations of interest, Cllr's Clarke, Digby and Wilkinson are recorded as county councillors, where they are in fact district councillors.</p>	
Item 4	<p><u>Item 4: Aldi Store - Towcester</u></p> <p>Applicant: Aldi Stores Limited</p> <p>Application No: 09/0077/FULWNS</p> <p>Description: Demolition of existing building (use for sale of agricultural supplies) and construction of food store (use class A1) and two commercial units (use class B2)</p> <p>Address: CWG Site, Old Greens Norton Road, Towcester, Northamptonshire, NN12 8AX</p> <p>Ward: Towcester Mill</p> <p>4.1 AS introduced the application and presented the update report. (Update report attached as Appendix A)</p>	

	<p>4.2 Jonathan Neale speaking as the applicant, spoke for the application, and made the following points:</p> <p>4.2.1 The application will benefit Towcester and the surrounding areas, the scheme will regenerate a dilapidated brown field site, and an important entry point into Towcester.</p> <p>4.2.2 Their objective is for the site to be their first development to receive a BREAM excellence rating with onsite renewable energy sources and Co2 reducing technology.</p> <p>4.2.3 The application will create up to 50 new jobs, split between the food store and the industrial units.</p> <p>4.2.4 Towcester will benefit as there is no other premium discount store available in the town, the presence of an Aldi store will help to retain the amount of local expenditure.</p> <p>4.2.5 The application has been characterised by meeting with stakeholders, public exhibitions, presentations to members and numerous meetings with planning officers. The public exhibition showed that 80% of all feedback was in support of the application, with no objections.</p> <p>4.2.6 £205,000 has been offered to the Section 106 contributions to satisfy the request of the Highways Authority, SNC and NCC.</p> <p>4.3 SC queried a section of the update sheet, which stated that the applicant had offered an additional £75,000 to the Highways Agency, however, there had been difficulties in the way the offer was made, which will lead to further negotiations. He asked Jonathan Neale if he was prepared to enter into the negotiations.</p> <p>4.4 Jonathan Neale replied that he would be happy to negotiate.</p> <p>4.5 DD requested that the landscaping allows complete visibility between the A5 and the footpath. There should be a</p>	
--	--	--

mixture of trees and shrubs no higher than two or three feet, for safety reasons, as pedestrians may not be seen on A5 if the trees are too high.

4.6 AW asked whether smaller business will be affected by the arrival of the discount store.

4.7 MB informed the Committee that the impact on the local businesses will be minimal.

4.8 DD asked whether the presence of Aldi will bring in shoppers from surrounding areas, who will then go on to shop at the other local businesses within the town.

4.9 MB agreed, he believed that members of the public living in or around Towcester, who travel to Northampton for discount food shops, will shop in Towcester instead.

4.10 The Chair asked AA for his recommendation.

4.11 AA stated that he would change the offer within the update sheet, possible legal issues with CIL.

4.12 MV requested that the recommendations were changed to say the following: *that the application be approved by the Director of Planning Services or authorised by the appointed officer issuing planning permission, subject to: 1. Negotiation of the S106 agreement in particular to address the level and portion of contributions from the HA.*

4.13 MV also requested within the reason on page two, within the last paragraph was changed to: *securing of the planning obligation, secure contribution towards green infrastructure and public ground, including town centre enhancement, local transport and infrastructure.*

4.14 A vote was taken and the members unanimously voted for the application.

IT WAS RESOLVED:

That the application be **APPROVED** as per the officer's recommendations, including the issuing of MV's amendments to the recommendation.

	<p>5. Future meeting dates were agreed to be</p> <ul style="list-style-type: none">• 15th September 2010	
	<p>AOB</p> <p>There being no further business, the meeting closed at 8pm</p> <p>Amy Sales</p> <p>Committee Assistant</p> <p>Signed by the Chairman</p> <hr/>	

DRAFT