



Towcester UDA Planning Committee Minutes

Committee Members present:

Councillor Tony Woods
(TW)

John Weir(JW) – Chair

David Dickinson (DD)

Councillor Stephen Clarke
(SC)

Councillor Diana Dallyn
(CDD)

Councillor Andrew Wilby
(AW)

In attendance:

Adrian Arnold (AA) - Director
of Planning Services

Matthew Collerson (MC) –
Principal Development
Manager

Suzanne Holmes (SH) -
Committee Assistant

This Public meeting was held on

15th September 2010

At

South Northamptonshire Council
Springfields, Towcester

Northants

NN12 6AE

Reference	Minutes	Action
	The Chair opened the meeting at 6pm and welcomed members of the public. The Chair reminded members of the public of Corporations' Standing Orders. Approximately 18 members of public present.	
Item 1	<u>Item 1: Apologies</u> Nick Thompson sent his apologies.	
Item 2	<u>Item 2: Declaration of interests</u> SC declared a personal, non-prejudicial interest for Item 4. DD declared a personal, non-prejudicial interest for Item 4 AW declared a personal, non-prejudicial interest for Item 4	
Item 3	<u>Item 3: Minutes of the meeting held on 19th May 2010</u> 3.1 IT WAS AGREED: That the minutes of the meeting held in public on 19 th May 2010 would be corrected to reflect that SC, DD and AW declared a personal, non-prejudicial interest to agenda item 4. Also, to reflect that a decision for the Director of Planning Services to consult with the Chair of the Committee and two South Northamptonshire Councillors on the S106.	
Item 4	<u>Item 4: Moat Lane</u> Applicant: South Northamptonshire Council Application No: 10/0102/OUTWNS Description: Outline application for regeneration of Moat Lane/Northampton Road area including new build and change of use for shop, café, drinking, workshop uses, offices, council building, hotel, dwellings, new public realm works, decked car park. All matters reserved Address: Moat Lane, Towcester Northamptonshire NN12 6AD	

	<p>Ward: Towcester Mill</p> <p>4.1 MC introduced the application and presented the update report. (Update report attached as Appendix A)</p> <p>4.2 Chris Lofts spoke against the application as a member of the public. The points he made are summarised as follows:</p> <p>4.2.1 Informed the Committee that he sits on many Towcester Committees.</p> <p>4.2.2 From his knowledge, Towcester residents welcome the regeneration of Moat Lane, but need to be certain that the outcome is of high-quality.</p> <p>4.2.3 Major concern is the density of the application, he felt there would be too much development within a historic area.</p> <p>4.2.4 The proposed office buildings and car park would potentially not be in keeping with the area and appear over bearing from the main road.</p> <p>4.2.5 Traffic, noise and pollution could increase.</p> <p>4.2.6 The council offices relocation should create more jobs, not just transfer over existing employees.</p> <p>4.3 TW asked Mr Lofts if there was a general objection to the proposed office building, or if it was an objection to the tenant.</p> <p>4.4 Mr Lofts explained that Towcester residents expected new employment to come from the office building and</p>	
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	<p>the regeneration.</p> <p>4.5 MC informed the Committee that the scale and density of the application will be determined in more detail at the reserved matters stage. The proposed scale and density has not changed significantly from the original 2007 planning brief. The town centre is the appropriate place for the office building. Figures quoted in the report in relation to density include Bury Mount. If County Council are not satisfied with the access arrangement, then they will review it.</p> <p>4.6 Cllr John Townsend spoke for the application as a Cabinet Member of Moat Lane. The points he made are summarised as follows:</p> <p>4.6.1 Cllr Townsend felt that the proposed application is an exciting project.</p> <p>4.6.2 Need to find an ambitious developer to help bring the project forward.</p> <p>4.6.3 As this is only an outline application, the office building needs to be carefully designed, and harmonise with the surrounding buildings.</p> <p>4.6.4 The project is to redevelop the town centre, and town centres need to have a heavier density.</p> <p>4.7 SC asked Cllr Townsend if he felt there was sufficient flexibility to accommodate constructive criticism from the public with the forthcoming developer.</p> <p>4.8 Cllr Townsend agreed, he felt it would help to find a developer who would be sensitive and understanding of</p>	
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	<p>public constructive criticism.</p> <p>4.9 Rob West spoke in support of the application on behalf of the applicant. The points he made are summarised as follows:</p> <p>4.9.1 Very strong planning policy background to project.</p> <p>4.9.2 Given particular and individual consideration to reflect the character of the town, working with the present natural historic assets.</p> <p>4.9.3 The scale and density of the development needs to be appropriate for a town centre. A figure of 5,500 square metres of development per hectare is proposed. Historic town centres have higher densities and he quoted the example of Oxford which has a density of 14,000 square metres per hectare.</p> <p>4.9.4 Car parking will be necessary to meet the requirement for the town centre.</p> <p>4.9.5 A full environmental impact assessment has been undertaken.</p> <p>4.10 The Committee discussed the need for a pedestrian crossing to be considered, and the potential multi-storey car park building would need to be in keeping with the existing historic features and designs of the town. They also felt that the wording within the transport assessment of the officer's report was "heavy handed" and would need to be amended.</p>	
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	<p>4.11 MC informed the Committee that the need for a pedestrian crossing would be accommodated within the S106.</p> <p>4.12 MC stated that the multi-storey car park would reduce the need for cars being parked on the road of Moat Lane, which would not be aesthetically pleasing within the town, and reflection of the towns existing features will be incorporated onto the car park building.</p> <p>4.13 AW raised a concern in connection with paragraph 8.12 of the officers report. He felt that there would be no outside amenity space for The Plough.</p> <p>4.14 AA informed the Committee that the officer will work with the applicant to devise various options to help find a resolution of amenity and use.</p> <p>4.15 TW was concerned about the traffic flows, and the road potentially being used as a 'rat run'.</p> <p>4.16 MC stated that the roads are relatively narrow and would predominantly be used by pedestrians, therefore did not believe that it would be an area where people would speed through.</p> <p>4.17 CDD agreed with AW's points. She also stated that Chancery Lane was a one way system, which could reduce the likelihood of a 'rat run'.</p> <p>4.18 The Committee discussed the possible issues of traffic impact from the development. The density and aesthetics of the application would need to be in keeping with the surrounding environment and the design of the buildings would have to be of high quality. The Committee also</p>	
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	<p>discussed the positive outcome from the regeneration of the market town, with the opportunity for the town to grow, potentially enticing new residents, new shops and new employment.</p> <p>4.19 A vote was taken, the members collectively voted for the application.</p> <p>IT WAS RESOLVED:</p> <p>That the application be APPROVED as per the officer's recommendations and report and to resolve outstanding issues relating to the Plough Public House.</p>	
	<p>5. Future meeting dates were agreed to be</p> <ul style="list-style-type: none"> • 22th December 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 style="width: 20%; margin-left: 0;"/>	

COMMITTEE UPDATE
Towcester UDA Planning Committee
15th September 2010

Agenda Item 4:

Application number: 10/0102/OUTWNS
Applicant: South Northamptonshire Council
Address: Moat Lane, Towcester

Description: Outline application for regeneration of Moat Lane/Northampton Road area including new build and change of use for shop, café, drinking, workshop uses ; offices, council building; hotel; dwellings; new public realm works. Decked car park.

1. Further Representations

A further response has been received from a local resident raising a number of matters relating the proposed relocation of South Northamptonshire Council and the potential of redeveloping the Towcester Police Station, Fire Station and other sites within the town. The letter also questions whether the Watermeadows area could be used for formal recreation purposes as sports pitches.

Officer Response

These suggestions are outside the scope of this current application and matters in relation to the SNC relocation are covered within the report.

2. Government Office for the East Midlands

Confirmed on the 9th September that the Moat Lane application does not raise issues that would warrant the intervention of the Secretary of State. The application does not need to be referred to GOEM.

3. South Northamptonshire Council

SNC Officers have queried the following:

Paragraph 10.122 – The application refers to affordable housing as a financial contribution.

Officer Comment

Affordable housing is a financial requirement of the scheme, however a specific affordable housing contribution is not a requirement.

Condition 4

Intimates that the maximum floor spaces and heights can be achieved.

Officer Comment

The condition specifies the maximum heights and floor space quantum set out in the application. The condition specifies that the development should not exceed these upper limits. Whether these limits could be attained would be determined at the reserved matters stage.

Condition 5

The report does not give an indication of how the percentage restrictions (which relate to the mix of retail and food and drink uses within the site) have been calculated.

Officer Comment

Officers will continue to work with SNC to ensure that a suitable condition is imposed to ensure an appropriate mix of retail uses.

Condition 17

Not clear what a “penetrative method” is.

Officer Comment

Officers will continue to work with the EA to determine how this condition could be worded to ensure that appropriate foundations are used.

Northampton Road

A condition should be imposed or a requirement within the Section 106 Agreement for a pedestrian crossing from the decked car park on Northampton Road

Officer Comment

This will be determined following the submission of the amended transport assessment and secured by appropriate means.

4. Other Matters

Paragraph 10.5 of the report refers to two pages of the approved planning brief as being appended to the report. These pages were not published on the WNDG website until after the original publication of the report. To clarify - the two pages will be available to be viewed at the meeting.

DRAFT