



Northampton UDA Planning Committee Minutes

25th January 2011

Committee Members present:

Councillor Chris Millar (CM)

– Chair

John Weir (JW)

Nick Thompson (NT)

Councillor Richard Church
(RC)

Councillor Joy Capstick (JC)

Councillor Penny Flavell (PF)

Councillor Dennis Meredith
(DM)

Councillor Brian Markham
(BM)

In attendance:

Adrian Arnold (AA) – Director
of Planning Services

John Hill (JH) – Head of
Development Management

Richard Murdock (RM) –
Principal Development
Manager

Suzanne Holmes (SH) -
Committee Secretary

This Public meeting was held on

25th January 2011

At

Holding Room,
Guildhall,
St Giles Street,
Northampton
NN1

Reference	Minutes	Action
	The Chair opened the meeting at 6pm	
Item 1	<u>Item 1: Apologies</u> No apologies	
Item 2	<u>Item 2: Declaration of interests</u> Cllr CM declared a personal, non-prejudicial interest for Item 4. Cllr RC declared a personal, non-prejudicial interest for Item 4. Cllr JC declared a personal, non-prejudicial interest for Item 4.	
Item 3	<u>Item 3: Minutes of the meeting held on 9th November 2010</u> 3.1 IT WAS AGREED: That the minutes of the meeting held on 9 th November 2010, were a true and accurate record.	
Item 4	<u>Item 4: Former Cherry Orchard Middle School</u> Applicant: Northampton Regeneration Partnership Application No: 10/0163/REMWNN Description: Submission of reserved matters to include appearance, landscaping, layout and scale pursuant to outline planning permission 06/0132/OUTWNN dated 23/12/2008 for 167 dwellings with associated parking, roads and open spaces. Address: Former Cherry Orchard Middle School Birchfield Road East Northampton Northamptonshire NN3 2TA Ward: Headlands 4.1 RM presented the update report and ran through the various points contained therein (Update report attached as Appendix A). 4.2 Jill Ramshaw spoke as the Head Teacher of Weston Favell Primary School and raised the following points:	Richard Murdock

	<ul style="list-style-type: none"> • Schools in the area are oversubscribed • Requested that S106 money be made available to increase capacity at schools within the local area <p>4.3 Cllr BM asked JR if the schools were at capacity at the present moment?</p> <p>4.4 Yes, and she named several schools in the area.</p> <p>4.5 Robert Woolston (RW) came forward o.b.o the Applicant to answer any questions the members had.</p> <p>4.6 JW asked if the shape of the site was easy to develop?</p> <p>4.7 RW replied that it was reasonably constrained due to the highway access/roundabout and the adjacent school. TPO's were made after the application was submitted.</p> <p>4.8 JW raised the following concerns:</p> <ul style="list-style-type: none"> • Outlook over car parking areas • Outlook over rear gardens • Density • Number of wheelie bins on site and how they would be catered for <p>4.9 RW replied that there would be direct access to rear gardens by various means. Flats would have a dedicated storage area for bins.</p> <p>4.10 JW wanted to know if it could be accommodated in conveyances to store bins in rear gardens and only to come out on collection days?</p>	
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	<p>4.11 RW did not see a reason why this could not be done.</p> <p>4.12 Cllr DM wanted to know how much liaison was done with the schools and surrounding homes? He also commented on the pressure on existing schools.</p> <p>4.13 Cllr CM stated the school issue was the County Council's responsibility.</p> <p>4.14 RW advised that the S106 contribution was dealt with at the outline stage. The consultation was taken seriously and schools, neighbours, cricket club, allotment residents were all consulted. It was also published in the paper and leaflets were hand delivered to residents.</p> <p>4.15 Cllr PF asked to be shown on the plan where the disability units were.</p> <p>4.16 RW showed her and advised that there are specific wheelchair units on the site and that the whole site is accessible being compliant with part M of the building regulations. Under the S106 10% of dwellings private and affordable meet the Northampton Mobility Standards.</p> <p>4.17 Cllr BM referred to the outline in 2006 and asked if the application was successful, was there any indication of when the development could start and has a Social Registered Landlord been agreed?</p> <p>4.18 RW answered that the Social Registered Landlord had been agreed and that they are ready to start as soon as they receive approval.</p> <p>4.19 Cllr JC inquired about car parking – Police noted that there may be parking issues with the distances from front doors.</p>	
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What assurances are there that the distances do not pose a risk to drivers walking from their cars to their front doors?

4.20 RW replied that there would be parking courts/areas which would not be remote and that windows from some of the units would overlook the parking area and there would be lighting in the parking area.

4.21 AA summarised the S106 position as follows:

- Outline application set S106 sums and we can't ask for further S106 contributions now
- School provision is a matter for Northampton County Council Education to address

4.22 Cllr CM asked if a letter setting out the concerns of the committee could be sent to Northampton County Council Education in particular regarding the lack of available places in primary schools.

4.23 AA agreed to do this.

The Chair asked the committee members for their views:

4.24 Cllr PF asked that density be taken into account on future applications and that the applicant takes the Police issues into account. She then supported the officers recommendation for approval.

4.25 NT agreed that the letter be sent to NCC Education and supports the officers recommendation for approval.

4.26 JW commented on the number of units on the site and when the TPO's were issued. He asked if provisions could be made for on highway parking and if we could condition bins to be stored in rear gardens? He also asked that NBC take note of

	<p>condition 7. He then went on to support the officers recommendation for approval.</p> <p>4.27 AA answered that condition 20 of the outline application dealt with the bin storage and that an informative regarding the conveyance of plots to control location of bin storage would be added to the approval notice.</p> <p>4.28 Cllr JC enquired about the boundary of the existing allotments and asked if the fencing could be conditioned? She then supported the officers recommendation for approval.</p> <p>4.29 RM advised that there was a condition for this in the outline application and that palisade fencing had been agreed with the allotment holders.</p> <p>4.30 Cllr RC supported the officers recommendation for approval.</p> <p>4.31 Cllr BM supported the officers recommendation for approval. He commented on the need to use S106 money for open spaces and sports pitches.</p> <p>4.32 Cllr DM supported the officers recommendation for approval. He asked that the correct trees be planted and not forest trees and further asked that residents and schools be kept up to date.</p> <p>4.33 Cllr CM supported the officers recommendation for approval.</p> <p>4.34 JW queried the wording of the recommendation on page 2 of the update sheet.</p> <p>4.35 AA agreed that this would be amended to insert ‘...and subject to the delegation...’</p>	
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	<p>IT WAS RESOLVED:</p> <p>That the application be APPROVED as set out in the report with the exception of the amendments included in the update report and with the addition of an Informative note to the applicant requesting consideration be given to including in the conveyance to the property the requirement to store waste bins in the rear gardens with the exception on collection days.</p>	
Item 5	<p>Item 5: Unit A, Edgemoor Close</p> <p>Applicant: H.W.M Plant Ltd</p> <p>Application No: 10/0184/FULWNN</p> <p>Description: Change of use of Unit A from B8 to flexible use: B2 (General Industrial) and/or B8 (Storage & Distribution).</p> <p>Address: Unit A, Meteor Distribution Park Edgemoor Close Northampton NN3 8RF</p> <p>Ward: Thorplands</p> <p>5.1 JH introduced the application</p> <p>5.2 All committee members gave their support on the officers recommendation for approval</p> <p>IT WAS RESOLVED:</p> <p>That the application be APPROVED as set out in the report</p>	Andrew Smith
Item 6	<p>Item 6: Future meeting dates were agreed to be:</p> <ul style="list-style-type: none"> ● 22nd February 2011 ● 9th March 2011 ● 19th April 2011 ● 17th May 2011 ● 14th June 2011 ● 12th July 2011 	

	<ul style="list-style-type: none">• 6th September 2011• 4th October 2011• 1st November 2011• 6th December 2011	
Item 7	<p>Item 7: AOB</p> <p>There being no further business, the meeting closed at 6:55pm</p> <p>Suzanne Holmes Committee Assistant Signed by the Chairman</p> <hr/>	

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Appendix A

COMMITTEE UPDATE

Northampton UDA Planning Committee

25th January 2011

Agenda Item 4:

Application number: 10/0163/REMWNN

Applicant: Northamptonshire Regeneration Partnership

Address: Former Cherry Orchard Middle School, Birchfield Road East, Northampton

Description: Submission of reserved matters to include appearance, landscaping, layout and scale pursuant to outline planning permission 06/0132/OUTWNN dated 23/12/2008 for 167 dwellings with associated parking, roads and open spaces.

Additional Correspondence - Northampton Borough Council

A response has been received from officers at Northampton Borough Council stating that the development is acceptable with regard to its impact upon existing trees, striking a balance between the development and the retention of trees. Express concern regarding the frontage onto Birchfield Road East due to lack of building on part of that site frontage, would like to see variation to the position of the crescent and there is a lack of architectural detailing on the access road off Birchfield Road East. Finally, there is insufficient overlooking of some car parking spaces in the layout and the location of some car parking spaces will adversely affect the amenity of adjoining properties.

Response

There is currently no consistent frontage on Birchfield Road East with the proposed open space being located opposite an existing area of open space framed by houses. The crescent buildings are determined by the existing roundabout on Westwood Way, which is a fixed feature. There is detailing of corner plots including double frontages along the principal road off Birchfield Road East. Finally, there is overlooking of parking areas by adjacent properties and the relationship between proposed dwellings and car parking spaces is considered acceptable and reflective of recent residential developments.

Environment Agency

In response to the latest Flood Risk Assessment and Drainage Strategy, the Environment Agency have stated that it does not satisfy the requirements of conditions attached to the outline planning consent and are concerned that an approval of the reserved matters will result in insufficient space for the required Sustainable Urban Drainage Systems. They have made a number of detailed points on the content of the documents but principally this relates to storage volumes on site and associated discharge rates.

Response

Officers have spoken to the Environment Agency who have confirmed that the outstanding issues can be resolved with further revisions to the Flood Risk Assessment and Drainage Strategy. The applicants have also confirmed that their consultants are in discussions with the Environment Agency and are responding to the concerns raised. It is considered that these issues can be resolved without materially affecting the current proposals.

In addition, it is not possible at this stage in the process for the applicant to provide the necessary information to satisfy condition no. 12 (detailed surface water drainage scheme) attached to the outline planning consent. Therefore an additional condition to resolve this is proposed as follows:

Prior to the approval of reserved matters or other timescale to be agreed in writing with the Local Planning Authority, a detailed scheme incorporating the design, provision, implementation and maintenance of flood risk protection, fully in accordance with the approved FRA shall be submitted to and approved by the Local Planning Authority.

Reason: To prevent increase in flood risk

In light of the above officers propose a revised recommendation to the report to read:

Recommendation

APPROVAL of reserved matters for appearance, landscaping, scale and layout for the reasons set out below and delegate to the Director of Planning Services the issuing of the decision notice pursuant to the resolution of the outstanding issues raised by the Environment Agency and subject to the conditions set out in this report and the update sheet

Adjoining Occupier

A further letter has been received from an adjoining property concerned about the risk of damage or subsidence to his property following the removal of trees adjacent to his boundary.

Response

This issue has been raised with the applicants and their consultants. This is not a material planning consideration and is covered by separate legislation and the Party Wall Act. The applicants will be strongly advised to liaise closely with the adjoining property to ensure that all legal requirements and responsibilities are fulfilled.

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