



Northampton UDA Planning Committee Minutes

14th June 2011

Committee Members present:

Councillor Chris Millar (CM)

– Chair

Councillor Sandra Barnes
(SB)

Councillor Richard Church
(RC)

Councillor Joy Capstick (JC)

Councillor Penny Flavell (PF)

Councillor Matthew Golby
(MG)

In attendance:

Adrian Arnold (AA) – Director
of Planning Services

Chris Preston (CP) – Principal
Development Manager

Richard Murdock (RM) –
Principal Development
Manager

Steven Webb (SW) – Legal
Advisor

Amy Sales (AS) - Committee
Secretary

This Public meeting was held on

14th June 2011

In

Jeffrey Room,
Guildhall,
St Giles Street,
Northampton
NN1

Reference	Minutes	Action
	The Chair opened the meeting at 6pm	
Item 1	Item 1: Apologies John Weir	
Item 2	Item 2: Declaration of interests MG declared a personal non prejudicial interest for agenda item 4	
Item 3	Item 3: Minutes of the meeting held on 9th March 2011 3.1 IT WAS AGREED: That the minutes of the meeting held on 9 th March 2011, were a true and accurate record.	
Item 4	<p>Item 4: Land off Banbury Lane, Pineham</p> <p>Applicant: Sainsbury's Supermarket</p> <p>Application No: 09/0119/FULWNN</p> <p>Description: Erection of an extension to the existing Sainsbury's food store, including reconfiguration of car park (including car park deck), reconfigured vehicular access, new pedestrian ramp access, new goods on line loading area, and associated works at Weedon Road, Northampton.</p> <p>Address: Sainsbury's Supermarket 20 Gambrel Road Northampton NN5 5 DG</p> <p>Ward: Old Duston</p> <p>4.1 CP presented the update report (Update report attached as Appendix A).</p> <p>4.2 Christian Wakelin spoke For the application as the applicant and raised the following points:</p> <ul style="list-style-type: none"> • Sainsbury has been part of Northampton since 1976 • £18 million will be invested into the site, creating 120 new full-time and part-time jobs. 	Chris Preston

- Sainsbury's has worked closely with WNDC officers to create a sustainable extension.
- The extension to the store will only use 2% more energy than the existing store.
- The layout of the store is outdated and doesn't reflect the company values, and the new development would be in keeping with the surroundings.
- The added space will be used to sell a wider variety of goods which are already sold at existing store, and 49% increase in convenience food. Also increasing non-convenience which is now a standard model for supermarkets.
- £106 million will contribute towards improvements to the highways and Northampton town centre, as well as to sustainable transport initiatives.

4.3 SB asked how many jobs would be part-time and full-time from the 120 new jobs.

4.4 CW advised that the jobs would be split 50/50 between part-time and full-time.

4.5 SB asked if the developer and applicant had considered demolishing the existing building and creating a new store.

4.6 CW advised that Sainsbury's would like to keep the store open for as long as possible throughout the development of extension, only having to close for a short period nearer to completion of the development.

4.7 SB asked if the Sainsbury's petrol station would also be refurbished.

4.8 CW advised that the petrol station would be "refreshed" as it had previously been refurbished.

4.9 CM asked if the highway access to the store would be improved, and how it would be improved.

	<p>4.10 CW advised that the new entrance roundabout would have more spacious geometry with a smoother slip road.</p> <p>4.11 Richard Frudd spoke For the application as the developer and raised the following the following points:</p> <ul style="list-style-type: none"> • They have worked with WNDC for 2 ½ years on the extension • Very pleased with the report, advice and the aspirations that WNDC has for the town, which Sainsbury’s shares. • The recent advice from Government is to support economic development when it apples with the polices. • PPS 4 has been considered carefully. • He respects that the store is 20 years old, and could be considered to look “tired”, however, the extension will open the store and bring in more light with fully glazed windows. <p>4.12 SB asked for the percentage of customers who live outside of the town.</p> <p>4.13 RF advised that 80% of customers lived within the town and 20% lived in surrounding areas.</p> <p>4.14 SB informed RF that she was disappointed with the design, as it seems quite standard. She asked if the glass used would be tinted.</p> <p>4.15 RF advised that the glass would be clear, to create a brighter environment.</p> <p>4.16 CW added that the design would also bring interest to the store.</p> <p>4.17 SB stated that major supermarkets lack definition. Supermarkets should be designed so that developers and customers can be proud of them.</p> <p>4.18 RC asked what improvements the £217,000 from S106</p>	
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	<p>money will be spent on.</p> <p>4.19 RF advised that the money would be spent on highway improvements.</p> <p>4.20 CP added that it will also be used to improve facilities within the town centre, such as pedestrian and cycle routes, improved signage, street furniture and other public realm improvements.</p> <p>4.21 RC asked if any plans were in place to maintain the existing Sainsbury's store within the Grosvenor centre over the next 5 years.</p> <p>4.22 CW advised that they see a future for the Grosvenor centre store and endeavour to maintain it.</p> <p>4.23 PF asked if the store planned to make the car park an ACPO/Park safer scheme in accordance to police recommendations.</p> <p>4.24 CW advised that Sainsbury's own safer parking scheme exceed that of the police.</p> <p>4.25 PF asked if barriers in the car park would be put in place to discourage crime.</p> <p>4.26 CW advised that it is a 24 hour manned store, which discourages crime. He added that if barriers were put in place, members of the public would not be able to access the ATM machines on site.</p> <p>4.27 JC asked if bus times will be amended to suit the late night customers and employees leaving work.</p> <p>4.28 RF informed JC that bus companies would not fund such a change.</p> <p>4.29 SB stated that measures should be put in place for customers to feel safe in the car park, such as, being well lit.</p> <p>4.30 CW advised that their key motive was to ensure</p>	
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	<p>customers felt safe within their car park.</p> <p>4.31 MG asked if Sainsbury's would be proactive in discouraging anti-social behaviour from the store and Duston.</p> <p>4.32 CW stated that Sainsbury's were happy to help and felt that it was a key part to the development of the store and surrounding area.</p> <p>4.33 CP clarified certain areas of the Committee discussion, which were:</p> <ul style="list-style-type: none">• Maintenance of safety and ambience of the store and car park was a key part of the application process.• Subsidy of the buses would have exhausted too much of the S106 money, it was not seen as a necessity as Weedon Road has a bus service which runs after 8pm.• In accordance to regulation 122 the S106 funding has to be directly related to development and has to be proportionate to the development. <p>4.34 PF asked if the bushes and trees on site would be passed to NBC to maintain after 5 years.</p> <p>4.35 AA advised that the bushes and trees that are on the applicants land would be their responsibility. If bushes or trees were on public ground, then the maintenance would be the responsibility of NBC.</p> <p>4.36 CP advised that all of the trees and landscaped areas are on the applicant's land.</p> <p>4.37 The Chair asked for the members to make their decisions.</p> <p>4.38 The members agreed that the application would have a positive impact on the community, bringing jobs to the area, and positive usage of S106 money.</p> <p>4.39 All committee members gave their support on the officer's recommendation for approval.</p>	
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	<p>IT WAS RESOLVED:</p> <p>That the application be APPROVED as per Section 106 agreement for Sainsbury's to contribute towards improvements to the highways and Northampton town centre, as well as to sustainable transport initiatives. As stated in the attached update sheet.</p>	
Item 5	<p><u>Item 5: Zone F, Grange Park</u></p> <p>Applicant: J S Bloor (Northampton) Ltd</p> <p>Application No:</p> <p>Description: Application to permanently divert public footpath</p> <p>Address: Former Hardingstone Allotments Newport Pagnell Road Northampton</p> <p>Ward: Nene Valley</p> <p>5.1 RM introduced the application and confirmed there were no updates.</p> <p>5.2 As there were no speakers for the application, the Chair asked for the members to make their decisions.</p> <p>5.3 All committee members gave their support on the officer's recommendation for approval.</p> <p>IT WAS RESOLVED:</p> <p>That the application be APPROVED as set out in the report</p>	Richard Murdock
Item 6	<p><u>Item 6: Future meeting dates were agreed to be:</u></p> <ul style="list-style-type: none"> ● 12th July 2011 ● 6th September 2011 ● 4th October 2011 ● 1st November 2011 ● 6th December 2011 	

Item 7	<p>Item 7: AOB</p> <p>AA thanked Cllr Sandra Barnes for her support to the Development Control and Planning Committee process, as the evening's Committee was her last committee with WNDC. The meeting then closed at 18:50pm.</p> <p>Amy Sales Committee Assistant</p> <p>Signed by the Chairman</p> <hr/>	
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Appendix A

COMMITTEE UPDATE

Northampton UDA Planning Committee

14th June 2011

Agenda Item 4:

Application number: 09/0119/FULWNN

Applicant: Sainsbury's Supermarkets Ltd.

Address: 20 Gambrel Road

Description: Erection of an extension to the existing Sainsbury's food store, including reconfiguration of car park (including car park deck), reconfigured vehicular access, new pedestrian ramp access, new goods on line loading area and associated works.

Correspondence Not Referred to in Officer Report

In November 2010, a letter was received from Osborne Clarke, on behalf of ASDA, relating to three planning applications for retail development. The letter referred to the proposed extension at Sainsbury's, the proposed extension at Tesco's Mereway store, and the variation of condition application to allow the sale of food at the Nene Valley Retail Park. In error, the letter was not referred to in the summary of representations contained within the committee report.

The main points raised in the letter are:

- ASDA is keen to secure further representation in Northampton and wishes to state its position.
- The retail studies for Northampton undertaken by CBRE (2007) and CACI (2009) identify capacity for new convenience floorspace. The proposals to extend foodstores by Tesco and Sainsbury's would increase the prominence of these stores further, without providing choice, competition, regeneration or significant new jobs.
- ASDA therefore do not consider that extending floorspace in existing stores is the most appropriate way to meet the capacity for further floorspace. In their view, the need should be delivered through new stores rather than store extensions.

- ASDA is assessing the sites identified within Northampton Town Centre by Roger Tym and Partners, to see if suitable development can be brought forward.

Officer Comment

It is considered that the points raised are already covered within the assessment of retail impact in the report before members. In terms of the retail studies referred to, both have now been superseded by the more recent West Northamptonshire Retail Study Update (2011) undertaken by Roger Tym and Partners. This study has, in turn, been used as the basis for the AECOM Cumulative Impact Study, commissioned by WNDC.

On the basis of these more recent reports, officers are satisfied that an extension to the existing store at Sainsbury's is acceptable, for reasons set out in more detail in the main committee report.

Land Ownership Issue

Following Land Registry searches undertaken by Sainsbury's in relation to the proposed s.106 agreement, the applicant has informed WNDC that there is a small area of unregistered land within the red line boundary of the application site. This is outside of the boundary of the store within the adopted highway adjacent to the entrance to the site on Gambrel Road.

When submitting planning applications, applicants are required to notify any landowners that the application has been made and state the address where any comments regarding the application should be sent. Where areas of unknown ownership are within the application boundary, applicants are required to submit the relevant certificate and publish a notice in a local newspaper (as specified within the Town and Country Planning (Development Management Procedure) Order 2010).

The applicants have now submitted the appropriate notification certificate and placed an advertisement in the local paper. The notice requires that any representations are made within 21 days from the date of publication. In this case, the notice was placed within the Chronicle & Echo on 26th May and the Mercury and Citizen on 2nd June.

Officer Comment

The area of land in question is a strip of land underneath the adopted highway on Gambrel Road. The appropriate notice has now been issued and any representations must be received by 22nd June – 8 days after the date of committee. In these circumstances, a change in the officer recommendation is necessary to ensure that no permission is granted until any owner/person with an interest in the land in question has had the opportunity to make representations.

Condition 8 of the officer report is a Grampian condition, requiring that the off-site highway works are completed prior to the occupation of the extended store. Officers have discussed the issue with the applicant's agent and are satisfied that the issue of the area of unknown ownership does not affect the ability to implement the proposals. No amendments to the proposed layout or condition 8 are therefore considered to be necessary.

In view of the above, officers propose a change to the recommendation set out at paragraph 1.1 of Agenda Item 4. The amended recommendation is as follows:

That the application be **APPROVED**, but that the issuing of the planning permission be delegated to the Director of Planning Services subject to the following:

- Resolution of Section 106 discussions with applicant and completion of a satisfactory Section 106 Legal Agreement to secure necessary highway improvements, town centre enhancement contribution, Travel Plan, commitment to the Construction Futures Initiative and a commitment to use reasonable endeavours to maintain the existing Sainsbury's store within Northampton Town Centre;
- the referral of the application to the Secretary of State under the provisions of The Town and Country Planning (Consultation) Direction 2009 to consider if he wishes to call the matter in for his determination.
- subject to the conditions attached to the officer's report
- subject to consideration of any representations made in respect of the public notification relating to Article 11 of the Town and Country Planning (Development

Management Procedure) Order, following the expiry of the requisite notification period (23rd June 2011).

And, for the following reason:

The proposed superstore extension would respond to an identified need for further retail floorspace within Northampton and bring significant qualitative improvements to the existing store which serves a large catchment population to the west of the town. It is considered that there are no sequentially preferable sites that are available, viable or suitable for the proposed use and the implementation of the scheme would not result in any significant adverse impact upon the town centre or district/ local centres within the area.

There are no other constraints to development that cannot be adequately mitigated through the use of conditions or obligations under s.106 of the Town and Country Planning Act. Consequently, it is considered that the proposal is compliant with the advice contained within PPS 4: Planning for Sustainable Economic Growth; PPS1: Delivering Sustainable Development; PPG13: Transport; PPS23 Planning and Pollution Control; PPG24: Planning and Noise; the saved policies of the Northampton Local Plan; and Policies 22, MKSM Sub-Regional Strategy Northamptonshire 2 and MKSM Sub Regional Strategy Northamptonshire 3, contained within RSS8.