



Northampton UDA Planning Committee Minutes

12th July 2011

Committee Members present:

John Weir (JW) – Chair

Councillor Richard Church
(RC)

Deirdre Newham (DN)

Councillor Joy Capstick (JC)

Councillor Penny Flavell (PF)

Councillor Matthew Golby
(MG)

In attendance:

John Hill (JH) - Head of
Development Management

Amy Sales (AS) - Committee
Secretary

This Public meeting was held on

12th July 2011

In

Jeffrey Room,
Guildhall,
St Giles Street,
Northampton
NN1

Reference	Minutes	Action
	The Chair opened the meeting at 6pm	
Item 1	<u>Item 1: Apologies</u> Cllr Chris Millar	
Item 2	<u>Item 2: Declaration of interests</u> MG declared a personal non prejudicial interest for agenda item 5 RC declared a personal non prejudicial interest for agenda item 5	
Item 3	<u>Item 3: Minutes of the meeting held on 14th June 2011</u> 3.1 IT WAS AGREED: That the minutes of the meeting held on 14 th June 2011, were a true and accurate record subject to the correction of a number of grammatical and typographical errors.	
Item 4	<u>Item 4</u> Applicant: St Andrews Healthcare Application No: 10/0172/OUTWNN Description: Outline application for residential mental healthcare institution. All matters reserved except access. Address: Former Cliftonville Middle School Cliftonville Road Northampton Northamptonshire NN1 5BW Ward: Rushmills 4.1 JH presented the update report (attached as Appendix A). 4.2 As there were no registered speakers for the item, the Chair invited members to discuss the application. 4.3 RC spoke of the benefits of creating a cycle way along the Billing Road, which would be used by the employees of St Andrews Healthcare within the Travel Plan. He acknowledged that the hospital is one of Northampton's largest employers, and would now become larger, therefore, would benefit from an easier and economical	John Hill

way of travelling to work.

4.4 JH stated that specific regard would be had to the inclusion of measure to encourage the use of cycles in the Travel Plan.

4.5 PF referred to page 12, paragraph 8.23 of the officer's report. She asked what improvements would be made to the junction with Bedford Road.

4.6 JH advised that further works will be undertaken but has no further details as to the nature of the work.

4.7 DN asked what the sliver of land to the South of the site would be used for.

4.8 JH informed that the land would be used as part of the highway improvements to be undertaken to the South of the site.

4.9 MG felt the design was of a very high standard. He welcomed the application and the new jobs which would be created. He referred to St Andrews Healthcare as an unsung hero of Northampton.

4.10 JW expressed Northampton's pride in St Andrews Healthcare as the UK's largest specialist mental healthcare service provider and noted that Robert Adam architects are renowned for design of this style. The 260 new jobs will be of great benefit to the town.

4.11 The Chair asked the members to vote on the recommendation before them.

4.12 The decision to support the officers recommendation to approve the application was unanimous.

IT WAS RESOLVED:

That the application be **APPROVED** as set out in the officer's report, subject to the additional condition set out in the Update Sheet.

Item 5	<p><u>Item 5: British Timken Footpath Diversion</u></p> <p>Applicant: Bellway Homes and David Wilson Homes</p> <p>Application No:</p> <p>Description: Permanent diversion of part of footpath KL10 (part) at the Former British Timken Works (Meeting Lane)</p> <p>Address: Footpath KL10 Hardingstone Former Timken site (Meeting Lane) Duston Northampton</p> <p>Ward: Old Duston</p> <p>5.1 JH explained that the matter before Committee was to make an order for diversion of the footpath to commence the process. The diversion of the footpath would result in increased surveillance and improved safety of users and occupiers. Formal consultation would be undertaken after the making of the order. If objections are received a public inquiry would follow, if no objections are received the order could be confirmed. Legal advice received by WNDC confirmed WNDC as the competent authority.</p> <p>5.2 DN stated that the current footpath is between and to the rear of houses, making it dark.</p> <p>5.3 JH confirmed that there were many mature trees further along the path, making it very dark with little street lighting. Considered to not be very safe.</p> <p>5.4 DN stated that the footpath appeared improved if it follows the visible line proposed on the plan.</p> <p>5.5 PF welcomed the consultation process that would follow and stated that input from the people of Duston was important. The new footpath appears to be very sensible.</p>	John Hill
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	<p>5.6 The Chair asked the members to make their decision.</p> <p>5.7 All committee members gave their support for the making of the order to permanently divert the footpath.</p> <p>IT WAS RESOLVED: That the order be made as set out in the officer's report.</p>	
Item 6	<p><u>Item 6: Future meeting dates were agreed to be:</u></p> <ul style="list-style-type: none"> • 25th August 2011 • 15th September 2011 • 4th October 2011 • 1st November 2011 • 6th December 2011 	
Item 7	<p><u>Item 7: AOB</u></p> <p>There being no further business, the meeting closed at 18:20pm.</p> <p>Amy Sales Committee Assistant</p> <p>Signed by the Chairman</p> <hr/>	

Appendix A

COMMITTEE UPDATE

Northampton UDA Planning Committee

12th July 2011

Agenda Item 4:

Application number: 10/0172/OUTWNN

Applicant: St Andrews Healthcare

Address: Former Cliftonville Middle School, Cliftonville Road, Northampton

Description: Outline application for residential mental healthcare institution. All matters reserved except access.

S106 Agreement

Following agreement between the County Council as Local Highway Authority and the applicant regarding the Framework Travel Plan the S106 now only needs to secure the submission of a detailed Travel Plan and secondly reference the agreed figure of £10k as mitigation if the targets are not met.

Additional condition

Agreement has been reached between the applicant and the County Council as Highway Authority as to the dedication as highway a sliver of land in the applicant's ownership on the east side of Cliftonville Road to facilitate highway improvements. This will have to be entered into under Section 38 of the Highways Act 1980. As this is considered necessary in highway terms to facilitate the development an additional condition needs to be attached to those recommended in the report as follows:

Prior to the commencement of development an agreement under Section 38 of the Highways Act 1980 shall be entered into between the applicant and the Highway Authority securing the dedication of an area of land to the east of Cliftonville Road required for highway improvements.

Reason: *To secure the highway necessary improvements to Cliftonville Road.*

Request from NCC Highways to Resurface Cycleway on Billing Road

The County Council as Highway Authority have requested the applicant to fund the resurfacing of the existing cycleway on Billing Road to the north of the site. This would be covered by the S106 agreement.

Officers Response

Officers do not consider this is an appropriate request having regard to Regulation 122 of CIL (Community Infrastructure Levy). It does not appear necessary to make the development acceptable, is not directly related to the development and is not fairly and reasonably related to the scale and kind to the development it being an existing feature and some considerable distance from the site.

Agenda Item 5:

Applicants: Bellway Homes and David Wilson Homes

Address: Footpath KL10, Duston, Former Timken Site (meeting Lane, Duston, Northampton.

Description. Application to permanently divert public footpath KL10(part) at the Former British Timken Works (Meeting Lane)

Address amendment

On the first page of the report under the address reference to 'Hardingstone' should be deleted and replaced with 'Duston'