



Committee Members present:

Cllr Chris Millar (CM) - Chair

John Weir (JW)

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

Andrew Smith (AS) –
Development Management
Officer

Amy Sales (AS) - Committee
Secretary

Suzanne Holmes (SH) –
Committee Secretary

Northampton UDA Planning Committee Minutes

25th August 2011

This Public meeting was held on

25th August 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> None	
Item 2	<u>Item 2: Declaration of interests</u> JW declared a personal non prejudicial interest for agenda item 4 RC declared a personal non prejudicial interest for agenda item 4 CM declared a personal non prejudicial interest for agenda item 4 JC declared a personal non prejudicial interest for agenda item 4 PF declared a personal and prejudicial interest for agenda item 5	
Item 3	<u>Item 3: Minutes of the meeting held on 12th July 2011</u> 3.1 IT WAS AGREED: That the minutes of the meeting held on 12 th July 2011, were a true and accurate record	
Item 4	<u>Item 4: Nunn Mills Road, Northampton</u> Applicant: WNDC Regeneration & Development Application No: 11/0044/FULWNN Description: Planning application for a new road to link Nunn Mills Road with Ransome Road. The scheme incorporates three new bridges, including a bridge over the existing rail crossing, together with improvements at the Bedford Road/ Nunn Mills Road junction and a reconfiguration to the existing public car parking located adjacent to Bedford Road. Address: Nunn Mills Road Northampton Northamptonshire NN1 5PA Ward: Delapre & Briar Hill 4.1 AS introduced the application and went through the Update sheet (attached as Appendix A). 4.2 Cllr CM advised the public that the members had been on a	Andrew Smith

	<p>site visit.</p> <p>4.3 Mr Carl Johnson (CJ) from the Sea Cadets spoke and raised the following concerns:</p> <ul style="list-style-type: none"> • 50% of parents will drop their children off in the car park and let them walk across the Toucan crossing to the Sea Cadets building, others perform a u-turn at the Avon offices; • What will stop 10-17 year olds from running across the road and pushing their way through railings? • At the sluice gate, if the EA put an access gate up this will slow/stop the traffic flow. What about putting a layby in place to resolve this issue? <p>4.4 Cllr PF asked on average how many children were in attendance at any one time?</p> <p>4.5 CJ replied between 100 and 120 children get dropped off on Tuesday and Friday and around 30 on Saturday and Sunday between the time of 7pm to 9:30pm.</p> <p>4.6 Bali Selvadurai (BS) from Halcrow and Matthew Berry (MB) from WNDC were present to answer any questions the committee had.</p> <p>4.7 BS advised that what is shown on the plans at present is what is designed. As a safety measure signage would be put in place to direct the public to the crossing. There will be a need to do further investigations before work commences. A full road safety audit should be undertaken.</p> <p>4.8 Cllr RC asked about the loop on Avon Island that the EA put in place at the sluice gate, how often would they use it?</p> <p>4.9 BS answered during flooding and to remove any debris.</p> <p>4.10 Cllr RC asked if the loop could be adopted to provide a drop off point?</p> <p>4.11 BS replied that this could be possible and would be willing</p>	
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to discuss this further.

4.12 Cllr PF asked if the applicant was aware that the Sea Cadets were in occupation when the application was drawn up or if they were only made aware when they came forward with their concerns?

4.13 MB said that they were aware of the Sea Cadets. It was thought that the best form of action was to have the children dropped off in the car park and use the crossing.

4.14 AA mentioned that safety has been taken into account and it is safer to have the drop off point in the car park and to use the Toucan crossing as the road will become more busy in the future with the arrival of commercial buildings.

4.15 Cllr PF asked that officers liaise with CJ to discuss the safety of the children and to inform him of the next steps.

4.16 AA agreed that they have that commitment in hand and MB confirmed this.

4.17 Cllr MG stated that he understood the issues and that there was a responsibility from both parties to accommodate the safety of the public.

4.18 A member of the public raised a question that instead of the bridge over the disused railway way could there not be a crossing?

4.19 Cllr CM agreed to raise this within the discussions.

4.20 Cllr PF requested that every endeavour be made to make sure that the safety of the mature trees within Beckett's Park are retained and to make sure that the slip road does not interfere with the mature trees.

4.21 AS confirmed that the trees will be protected and that a retaining wall will be put in place in order to minimise landtake to allow the trees to be retained.

4.22 Cllr PF asked if the original stone wall will be retained?

4.23 AS confirmed that the highest section would be retained

and that the lower part of the stone wall will be built up to the level of the new road/footpath.

4.24 Cllr JC asked if the necessary Noise and Air Quality assessments had been done as there is a residential site nearby, she further asked if a safety net was in place to control this?

4.25 AS stated that there is a condition within the report at present that requires baseline modelling. Further air quality assessment will be required associated with future applications when the exact composition of future development is known and that further assessments will be done when the site moves forward.

4.26 JW asked under Condition 6 – Landscaping – that a rural feel/view be kept.

4.27 AS confirmed that hard and soft landscaping is dealt with by condition. Soft landscaping will be put in place to the perimeter of the car park and adjacent to Nunn Mills Road.

4.28 AA stated that tree planting will be enhanced wherever possible.

4.29 Cllr CM asked whether a crossing could be put in place rather than a bridge?

4.30 AA replied that ongoing discussions with Network Rail are being held to try to come to this solution, other forms of solution are being investigated to see if the bridge is necessary.

4.31 Cllr CM asked if the structure would not stand out within the surroundings?

4.32 AA replied that it would be an engineered solution that meets Network Rail standards, which could potentially be softened. Serious discussions with Network Rail are continuing.

The Chair asked the members to make their decisions.

4.33 Cllr MG stated that this will bring positive opportunity and

	<p>infrastructure to Northampton and Supports the application.</p> <p>4.34 Cllr PF stated that it would be great if the railway bridge had a rural feel to it and to the landscaping areas and Supports the application.</p> <p>4.35 Cllr JC stated that it is a fundamental stepping stone to gain access to future work, she also welcomes a rural feel to the landscaping and Supports the application.</p> <p>4.36 Cllr RC welcomed AA's comments on the bridge over the disused railway and that an alternative solution would be beneficial. He is very positive on what the new road would open up and the business it would bring to Northampton and Supports the application.</p> <p>4.37 JW Supports the application.</p> <p>4.38 Cllr CM Supports the application.</p> <p>IT WAS RESOLVED: That the application be APPROVED with the Conditions as set out within the officer's report and the update sheet.</p>	
Item 5	<p><u>Item 5: Princess Marina Hospital, Northampton</u></p> <p>Applicant: Northamptonshire Healthcare NHS Foundation Trust</p> <p>Application No: 11/0041/REPWNN</p> <p>Description: Redevelopment to provide for residential and employment land uses (application for new planning permission to replace existing outline planning permission Ref: 07/0004/OUTWNN dated 24/03/2009 in order to extend the time limit for implementation)</p> <p>Address: Princess Marina Hospital Weedon Road Upton Northampton</p> <p>Ward: West Hunsbury</p>	Andrew Smith

	<p>5.1 Cllr PF removed herself from the committee due to her declaration of interest on the Item.</p> <p>5.2 AS introduced the application and went through the update sheet.</p> <p>5.3 Cllr RC welcomed the amendments to the application.</p> <p>5.4 Cllr JC welcomed 35% affordable housing within the application.</p> <p>The Chair asked the members to make their decision.</p> <p>5.5 All committee members gave their support on the application.</p> <p>IT WAS RESOLVED: That the application be APPROVED 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"> • 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 18:40</p> <p>Amy Sales Committee Assistant</p> <p>Signed by the Chairman</p> <hr style="width: 20%; margin-left: 0;"/>	

Appendix A

COMMITTEE UPDATE

Northampton UDA Planning Committee

25th August 2011

Agenda Item 4

Application Number: 11/0044/FULWNN

Nunn Mills Road, Northampton NN1 5PA

Applicant: WNDK Regeneration & Development

General Officer Update

- 1.1 It has been stated within both the Committee Report and the submitted Heritage Statement that a Grade II Listed railway locomotive shed is set back some 200m to the west of the line of the proposed road. Having reassessed the submitted plans and revisited the site, it can be confirmed that the building is actually setback approximately 120m to the west from the apex of the proposed railway bridge. Notwithstanding the reduced distance, the assessments contained within the report are based upon the visual relationship on-site. It therefore continues to be concluded that the setting of this Listed Building shall remain unchanged as a result of the proposals.
- 1.2 It was stated within the Committee Report that a total of 8no. trees and 2no. tree groups would need to be removed to accommodate the proposed road layout. These totals are specific to the new section of road and to impacts upon Becket's Park; they do not reflect additional removals that shall be required along the Bedford Road to accommodate the newly proposed car park access.
- 1.3 A line of 9no. semi-mature trees of approximately 15ft in height shall require removal while 3no. fully mature specimens would also presently require removal. Having discussed this issue with the applicant's agent, it is considered that there exists the potential to retain 2no. of these fully mature trees via appropriate minor reconfigurations to the highway and footpath layout. Officers' consider that a further Tree Survey covering the aforementioned trees should be secured by way of an additional planning condition. The condition would also need to secure the mitigation measures to ensure that appropriate specimens are retained and protected wherever possible, e.g. via the reconfiguration of highway arrangements. The Local Highway Authority would need to be involved in any future discussions.

Additional Condition 16:

Prior to the commencement of development a Tree Survey covering all specimens within the application site that are located adjacent to Bedford Road shall be submitted to and approved in writing by the Local Planning Authority. The Tree Survey shall contain appropriate mitigation measures to ensure that trees of high quality and value are retained (unless otherwise agreed in writing by the Local Planning Authority).

Reason: *To ensure the appropriate protection of mature tree specimens.*

- 1.4 Northampton Borough have suggest within their Committee Report that full construction details of the highway adjacent to Becket's Park should be provided at a scale of 1:200 in the interests of protecting trees in this area. Condition 15 should be slightly amended as follows:

Amended Condition 15:

Prior to the commencement of construction works full details of the method of construction of the Bedford Road / Nunn Mills Road junction detailing the measures to safeguard the trees in Becket's Park shall be submitted (at a scale of 1:200) to and approved in writing by the Local Planning Authority.

Reason: *To ensure the appropriate protection of mature tree specimens at the entrance to Becket's Park.*

- 1.5 The Local Highway Authority requested within their consultation response dated 5th August 2011 that an additional condition requiring full detailed designs of the highway works to be submitted to and approved in writing by the Local Planning Authority. It would be prudent to attach such a condition.

Additional Condition 17:

Prior to the commencement of development full detailed designs of the highway works (shown indicatively on drawing THWNDC002/PA/001 Rev E), to include full engineering, drainage, lighting and constructional details, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be implemented in full accordance with the approved details.

Reason: *To ensure a satisfactory standard of development.*

- 1.6 Officers' also consider that a standard boundary treatment condition should be appended, particularly in light of Northampton Borough Council covering this issue within their Committee Report.

Additional Condition 18:

Full details of the method of the treatment of the highway boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the development hereby permitted and retained at all times thereafter.

***Reason:** To ensure that the highway boundaries are properly treated so as to secure a satisfactory standard of development and in the interests of pedestrian safety.*

- 1.7 The NBC Committee Report suggests the imposition of a planning condition to secure a desktop study in respect of possible contaminants within the site prior to any development taking place. As is covered with WNDC's Committee Report, a Geo-Environmental Audit was submitted with the application which concludes that the overall risk of contamination associated with the redevelopment of the site is assessed to be low. In addition, it should be made aware that the issue of contamination across the industrial Ransome Road area (to the south of the application site) is currently being dealt with separately through a programme of remediation associated with the wider Ransome Road development area. In addition, a condition has been suggested by the EA (below) requiring a remediation strategy to be submitted in the event of previously unidentified contamination being found to be present during works on site.
- 1.8 An email has been sent from the Director of Planning Services at WNDC to the Head of Planning at NBC explaining that the Corporation is committed to working with its partner authorities to move forward the regeneration of the town and this wider side and will continue to engage with NBC to bring forward the master plan in due course. It was also confirmed within this email that the Borough's Pre-submission Draft Northampton Central Area Action Plan (CAAP) is an important document that should be given due regard to. The issue of drainage is also acknowledged to be an important consideration requiring joint working to get to the best solution to enable the development to come forward. It was also highlighted in this email that the Borough Council had agreed the specifications for the rail bridge at the time of the original application, which was included in an agreement with the then English Partnerships.

Further comments from the Environment Agency, 25th August 2011:

- 1.9 The submitted Flood Risk Assessment (FRA) is not yet fully compliant with the guidance contained within PPS25. The FRA fails to take into account the impacts of climate change and to demonstrate that the residual risk is acceptable for the proposed land use. Further, the proposed headroom offered for the River Nene Bridge is lower than the 3m requested. Sensitivity analysis would have been beneficial to support the breach analysis that was undertaken. Unable to recommend suitably worded planning conditions as an appropriate control for flood risks at this time. Subject to the resolution of our concerns relating to flood risk the Environment Agency (EA) has no objection to WNDC granting planning permission.

The EA is confident that the developer will be able to develop an acceptable scheme that can be resolved via a condition to be agreed.

- 1.10 With regard to potential risk posed to controlled waters it is recommended that a condition is imposed for a remediation strategy to be carried out in the event of contamination not previously identified being found to be present at the site. A condition should also be imposed to ensure that soakaways are not placed in ground affected by contamination and to ensure that any surface water infiltration system does not increase the potential risk posed to controlled waters.

Officer response:

- 1.11 The FRA's current lack of compliance with PPS25 guidance is noted. Officers appreciate the need for further liaison to occur between the applicant's agent and the EA to ensure that the risks associated with flood risk are appropriately dealt with. The recommendation should be amended to reflect this requirement.

Revised Recommendation:

*The application be **Approved** and planning permission be granted subject to delegated authority being given to the Director of Planning Services to issue the decision notice subject to:*

- the satisfactory agreement of final drainage design options for the scheme with both the Environment Agency and the Local Highway Authority and thereafter to be secured by planning condition.*
- the satisfactory agreement of appropriate flood risk controls for the scheme with the Environment Agency and thereafter to be secured by planning condition.*
- the finalisation of the appended conditions for the following reason:*

The proposed development would provide an acceptable important link within an area defined by redevelopment and regeneration opportunities and deliver acceptable vehicle access arrangements in compliance with Policies E1, E2, E6, E9, E11, E12, E17, E19, E20, E40, T4, L1, L16 and D17 of the Northampton Local Plan (1997) and with the guidance contained within PPS5: Planning for the Historic Environment, PPS9: Biodiversity and Geological Conservation, PPG13: Transport and PPS25: Development and Flood Risk.

- 1.12 Officers also note the EA's requirements in respect to further planning conditions. It is considered that a further condition should be added to secure a remediation strategy in the event of previously unidentified contamination being found to be present. Their request in respect to a condition covering surface water and soakaways is considered by Officers to be

covered by Condition 13 contained within the Committee Report, which the EA would be consulted upon.

Additional Condition 19:

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To ensure that if any areas of contaminated soil are encountered during the construction of any part of the road, that they are dealt with in an appropriate manner and that their disturbance does not increase the potential risk posed to nearby surface water via their release or via surface water run-off.

NBC Planning Committee Resolution

- 1.13 The application went before the NBC Planning Committee on 23rd August 2011 where it was resolved that the Borough Council raise no objection in principle. It was reported that WNDC were attaching the appropriate conditions to address the Borough's concerns.
- 1.14 NBC Officers have noted within their Committee Addendum that the loss of open space at Midsummer Meadow would be outweighed by other benefits brought by the development and could be mitigated by way of appropriate landscaping. They have also noted the Development Corporation's commitment to work with partner authorities to bring forward a Masterplan for the area and the importance that has been attached by WNDC to the Borough's Pre-submission Draft Northampton Central Area Action Plan (CAAP).
- 1.15 NBC Officers have also noted the issue of drainage and that WNDC have agreed to work jointly with the Borough Council and other partner authorities to finalise appropriate drainage solutions. They have also noted that the final design of the railway bridge may alter depending on future negotiations with Network Rail and they recommend a condition to address materials.

Officer Response

- 1.16 Officers are pleased to see a positive recommendation from NBC, particularly in light of the withdrawal of a request to agree a planning obligation to compensate for the loss of open space at Midsummer Meadow (contained within their original Committee report). Officers look forward to working in partnership with NBC Officers in agreeing detailed planning matters as the scheme progresses should the application be approved.

Agenda Item 5

Application Number: 11/0041/REPWNN

Princess Marina Hospital, Weedon Road, Northampton

Applicant: Northamptonshire Healthcare NHS Foundation Trust

- 1.17 In light of comments remaining outstanding from the Highways Agency, it is considered prudent for the recommendation to reflect the potential for an objection to be received from this Agency.

Revised Recommendation:

*That outline planning permission be **Approved** subject to:*

- Delegated authority being given to the Director of Planning Services to issue the decision notice upon finalisation of a legal agreement taking forward the obligations associated with the previous outline planning permission ref. 07/0004/OUTWNN and applying them to this permission.*
- The removal of any potential holding objection received from the Highways Agency post resolution.*

For the reason set out below and subject to the conditions set out within the report.