



Northampton UDA Planning Committee Minutes

6th December 2011

Committee Members present:

Cllr Chris Millar (CM) - Chair

Councillor Richard Church
(RC)

Deirdre Newham (DN)

Councillor Joy Capstick (JC)

Councillor Mike Hallam
(MH)

In attendance:

Adrian Arnold (AA) – Director
of Planning Services

John Hill (JH) - Head of
Development Management

Matthew Collerson (MC) -
Principal Development
Manager

Amy Sales (AS) - Committee
Secretary

Liz Percival (LP) – Committee
Secretary

This Public meeting was held on

6th December 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 Cllr Penny Flavell, John Weir and Cllr Matthew Golby	
Item 2	Item 2: Declaration of interests None	
Item 3	Item 3: Minutes of the meeting held on 25th August 2011 3.1 IT WAS AGREED: That the minutes of the meeting held on 25 th August 2011, were a true and accurate record	
Item 4	Item 4: Sites F and G, Land at Weedon Road, Upton Applicant: Keepmoat Homes Ltd Application No: 11/0046/FULWNN Description: Erection of mixed use development comprising public house, convenience store, nursery, retail units, café/restaurant, 324 no. dwellings (, 70 no. 1 and 2 bedroom flats, 17 no. live/work units and 237 no. 2, 3 and 4 bedroom houses) 77 no. apartment extra care facility, associated roads, parking and landscaping. Address: Sites F and G Land at Weedon Road Upton Northampton Ward: Upton 4.1 MC introduced the application 4.2 Cllr Alan Bottwood (AB) spoke for the application as the Ward Councillor. The points he made are summarised as follows: <ul style="list-style-type: none"> • He informed the committee that he was not opposed to the application, but had several reservations he would like to raise. • Currently, residents are not able to access their homes from the rear of their properties, which has created 	Matthew Collerson

parking issues on the roads. The roads do not have defined spaces, therefore cars are not parking responsibly. This needs to be considered within the application.

- The site would benefit from a medical facility rather than a public house, as there are already pubs within the local area, such as Sixfields.
- Children's play areas sites have been established for 10-12 years, however, no play facilities have been constructed.
- Street lamps should not be added if they will not be switched on a night.

4.3 Martyn Johnson (MJ) spoke for the application as the Applicant. The points he made are summarised as follows:

- The application has been designed to complement the character of the surrounding areas.
- The affordable housing will help to sustain the local community having regard to the commercial viability of the housing market.
- Section 106 contributions will also add to the economic growth of the area.
- The design of all rear car parking courts will enable residents to access the rear of their houses from their parking spaces.
- In response to AB's comment on pubs, MJ expressed his view that pubs can help to form a sociable local community.

4.4 Cllr RC asked MJ what the Live/Work units consisted of.

4.5 MJ explained that they are residential dwellings which include an amount of floorspace to accommodate home working or for business occupancy. Only a low key business

	<p>entity can operate from the building.</p> <p>4.6 MC added that the work floorspace could not be occupied separately from the residential accommodation. Units cannot be sub let, and will be restricted to operate within Class B1 of the Town and Country Order Planning (Use Classes) Order. A business operating within a B1 Use Class, would by definition, be deemed to be acceptable for a residential area.</p> <p>4.7 Cllr CM invited the members to ask the Planning officer questions.</p> <p>4.8 CM asked whether a medical centre would be proposed.</p> <p>4.9 MC advised that a medical centre had originally been envisaged, however, the PCT and HCA would not take it forward. Conversely, there is still a possibility that the PCT may decide to deliver a medical facility within the local area.</p> <p>The Chair asked the members to make their decisions.</p> <p>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 5	<p><u>Item 5: Future meeting dates were agreed to be:</u></p> <ul style="list-style-type: none"> • 17th January 2012 • 14th February 2012 • 13th March 2012 	
Item 6	<p><u>Item 6: AOB</u></p> <p>There being no further business, the meeting closed at 18:25</p> <p>Amy Sales Committee Assistant</p> <p>Signed by the Chairman</p> <p>_____</p>	

DRAFT