



Northampton UDA Planning Committee Minutes

17th January 2012

Committee Members present:

Cllr Chris Millar (CM) - Chair

Councillor Richard Church
(RC)

John Weir (JW)

Deirdre Newham (DN)

Councillor Joy Capstick (JC)

Councillor Danielle Stone
(DS)

In attendance:

Adrian Arnold (AA) – Director
of Planning Services

John Hill (JH) - Head of
Development Management

Amy Sales (AS) - Committee
Secretary

Suzanne Holmes (SH) –
Committee Secretary

This Public meeting was held on

17th January 2012

In

Jeffrey Room,
Guildhall,
St Giles Street,
Northampton
NN1

| Reference | Minutes | Action |
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| | The Chair opened the meeting at 6pm | |
| Item 1 | Item 1: Apologies Cllr Penny Flavell and Cllr Matthew Golby | |
| Item 2 | Item 2: Declaration of interests None | |
| Item 3 | Item 3: Minutes of the meeting held on 6th December 2011 3.1 IT WAS AGREED: That the minutes of the meeting held on 6 th December 2011, were a true and accurate record. | |
| Item 4 | <p>Item 4: Former United Social Club site</p> <p>Applicant: West Northamptonshire Development Corporation</p> <p>Application No: 11/0067/FULWNN</p> <p>Description: Erection of 6 storey office building (Use Class B1) with 3 disabled parking spaces, service bay, cycle parking and associated landscaping</p> <p>Address: Former United Social Club Green Street Northampton NN1 1SY</p> <p>Ward: Castle</p> <p>4.1 JH introduced the application and presented the update report, which included representation from St James Residents Association (attached as Appendix A).</p> <p>4.2 Paul Quinn (PQ) spoke for the application on behalf of the Applicant. The points he made are summarised as follows:</p> <ul style="list-style-type: none"> • The building will be located within the Enterprise Zone. Creating approximately 325 new jobs, which Northampton needs. It will house and support new skilled employment within Northampton. • The site is a gateway to Northampton, where the building will define the start of the town. | John Hill |

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| | <ul style="list-style-type: none"> • The building will be environmentally friendly to BREEAM excellence. <p>4.3 CM voiced his concerns over the lack of car parking on the site.</p> <p>4.4 PQ informed the Committee that the intention of the building being located near public transport is to try and encourage people to use public transportation. However, he hopes to secure a large number of parking spaces within the Chalk Lane car park, located close to the site.</p> <p>4.5 There being no further questions, The Chair asked the members to make their decisions.</p> <p>4.6 The members agreed that the application would have a positive impact on Northampton, by being an iconic, green gateway and landmark for the town, bringing jobs and economic growth to the area.</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"> • <i>14th February 2012</i> • <i>13th March 2012</i> | |
| 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> | |

COMMITTEE UPDATE

Northampton UDA Planning Committee
17th January 2012

Agenda Item 4

Environment Agency objection

The objection has been withdrawn subject to the imposition of the following condition:

Prior to the commencement of development a surface water drainage scheme, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented fully in accordance with the approved details prior to the completion of the development. The scheme shall include: full detailed surface water calculations to ensure adequate surface water drainage facilities on site for 0.5% (1 in 200) plus climate change event; consideration of overland flood flows (including Green Street alterations and the maintenance and/or adoption proposals for every element of the surface water drainage system proposed on the site for the lifetime of the development.

Reason: To prevent the increased risk of flooding, to improve water quality, improve habitat and amenity and ensure future maintenance of these.

One option to achieve the required reduction in overland flows, is the re-grading of part of Green Street which is on land outside of the applicant's control and would be subject to County Council highway approval. Further consultation with the Highway Authority will therefore be required to seek their agreement and the impact of the works understood in the wider context.

Northamptonshire County Council Sustainable Transport and Highways comments

Further information has been submitted by the applicant to form the basis of further discussion with NCC. The information has been forwarded to the relevant officer's at NCC for their consideration.

S106

Following further legal advice it is recommended that a Unilateral Undertaking be entered into to secure a S106 contribution proportionate to the development taking account of contributions achieved on similar developments to deliver in particular enhanced street lighting in the area and improvements to the public realm generally in the vicinity of the site.

Control of ground floor café use.

A further condition is considered to be required to control the use of the ground floor for Café within use class A3 for the avoidance of doubt in order to ensure that the use remains ancillary to the main use of the building. The wording is:

The ground floor café use (Class A3 Town and Country Planning (Use Classes) Order 1987 as amended) hereby approved shall at all times be ancillary to the permitted B1 use of the development.

Reason: To prevent the café use from becoming an independent use in its own right detracting from the primary purpose of the building.

Impact of the development on St Peters Church (Grade 1 Listed Building)

It has been noted within the report that paragraph 9.17 incorrectly refers to the view of St Peter's Church from the east. This paragraph should read, '...with its tower being a prominent visual feature on approach from the *west* over the railway bridge.'

A Design & Access Addendum has been submitted (dated 12.01.12) to provide an assessment of the visual impact of the development when viewed from the west. The findings of the assessment demonstrate that some views of St Peter's Church tower will be obscured by the proposed development as you approach the railway bridge from the west.

The view of officer's remains as set out in paragraph 9.17 that whilst the proposed development may have some impact on the setting of the listed building and views of the Church tower from the West, the historic asset has already been significantly compromised by the existing surrounding development.

English Heritage have commented on the D&A Addendum and advised the proposed development will have 'less than substantial harm' and 'no outright objection' Their comments also advise that certain parts of PPS5 Planning for the Historic Environment are relevant to the consideration of this application. Officers consider that the necessary assessment has been set out in the report.

Compliance with saved Policy 8 of the Northampton Local Plan 1997

Clarification is required regarding the above as saved Policy 8 of the Local Plan forms part of the current development plan and Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions have to be made in accordance with development plan unless material considerations indicate otherwise.

As stated in paragraph 9.1 of the report the site and adjoining land to the south and west is allocated as 'Proposed Primarily Residential Development'.

The pre-amble to the policy itself recognises the part residential development can play in revitalising town centres and consequently town centre schemes will be encouraged to include a residential content where appropriate.

The current application is considered to be compliant with this policy in the context that the proposed development will occupy only a proportion of the wider site allocation. The land to the south has already been developed for residential development and the proposed offices will provide a mix of development envisaged by the policy.

Correspondence from St James Residents Association

Support the principle of the creation of such a large amount of jobs but have the following additional comments:

- Are appalled and deeply concerned by the principle of no parking being provided on site.
- Appalled and deeply concerned that the Association was not consulted being neighbours to WNDC and should be aware of the existing parking problems in the area.
- Not acceptable for users of the building to use the station car park and nearby public car parks. The reality is these spaces will not be used.
- The residents experience the problems first hand.
- Users of the building will quickly realise that parking is an issue and park in the streets of St James as everyone else does much to the annoyance and inconvenience of local residents.
- Not appropriate just look at the parking impact on Green Street, will be a wider impact from the scheme.
- Concerned the County Council made no mention of the already well documented parking problems.
- Section 106 monies should be used to protect residents from persons parking who do not live in the area and provide adequately joined up cost friendly public transport.
- Any research and/or consultation should have started with hearing the views of local residents.
- Constant source of complaint from local residents that parking and traffic issue are spiralling out of control for easily understood reasons.
- Points out that a large 900+ space car park sits empty and not used in 7 years near WNDC's office and the proposed site. Could be used as a park and ride facility?
- Concerned at the appearance of the building. Use of material is quite ugly and does not pay respect to the historic nature of the area and its entrance to the town setting. Not against modern buildings per se but not in this location.
- In conclusion the plan is fundamentally flawed as St James residents have not been considered or consulted.
- Suggest that the building is sited within the supporting frame of one of the 'gas holders'. It would be innovative and free up valuable land for parking for commuters and bring welcome relief to tired and brow beaten residents of St James.

Officers Response

The resident's association was not consulted direct because that is not the policy of the Corporation. Rather individual residents in an area are consulted where identified as being directly affected by a development. In this case this focused on the neighbouring residential properties to the site. Site notices and a press notice were displayed and published in the Chronicle and Echo and the application also formed the basis of an extensive report in this paper.

Officers are aware of the existing parking problems in the St James area generally but having regard to the scale, nature and location of the proposed development do not consider it will generate a demand for parking that will materially worsen the existing situation in the residential streets beyond the station to warrant refusal. This is an approach that is supported by the County Council as Highway Authority and is also consistent with the town centre parking policy as set out in Northampton Borough Council's emerging Central Area Action Plan.

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