

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

YOUR ATTENDANCE IS REQUESTED AT A MEETING TO BE HELD AT
THE JEFFREY ROOM, ST. GILES SQUARE, NORTHAMPTON, NN1
1DE. ON TUESDAY, 7 FEBRUARY 2012 AT 6:00 PM.

D. KENNEDY
CHIEF EXECUTIVE

AGENDA

1. APOLOGIES
2. MINUTES
3. DEPUTATIONS / PUBLIC ADDRESSES
4. DECLARATIONS OF INTEREST
5. MATTERS OF URGENCY WHICH BY REASON OF SPECIAL CIRCUMSTANCES THE CHAIR IS OF THE OPINION SHOULD BE CONSIDERED
- 6. LIST OF CURRENT APPEALS AND INQUIRIES G. JONES
X 8014
Report of Head of Planning (copy herewith)
7. OTHER REPORTS
None.
8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS
None.
9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS
None.
10. ITEMS FOR DETERMINATION
An Addendum of further information considered by the Committee is attached.
 - (A) N/2011/0914- ERECTION OF SEASONAL WEATHER BUBBLE PROTECTION TO COURTS 4 AND 5 AT NORTHAMPTON COUNTY LAWN TENNIS CLUB, 54 CHURCH WAY, WESTON FLAVELL, NORTHAMPTON J. MOORE
X 8345
Report of Head of Planning (copy herewith)
Ward: Park
 - (B) N/2011/0241- ERECTION OF 52NO DWELLING HOUSES AND ASSOCIATED PARKING AND OPEN SPACE AT MILLWAY PRIMARY SCHOOL, MILLWAY A.
HOLDEN
X 8466
Report of Head of Planning (copy herewith)
Ward: Old Duston

(C) N/2011/0399- OUTLINE APPLICATION FOR THE ERECTION OF 5NO 3 STOREY TOWN HOUSES AND 9NO APARTMENTS (APPEARANCE AND LANDSCAPING RESERVED) AT FYNA VEHICLE HIRE, 44 WEEDON ROAD
Report of Head of Planning
(copy herewith)

A.
HOLDEN
X 8466

Ward: St James

(D) N/2011/1114- ERECTION OF TWO AND A HALF STOREY DWELLING FOR SHARED RESIDENTIAL ACCOMMODATION (CLASS C3). LAND AT 1-3 HESTER STREET
Report of Head of Planning
(copy herewith)

G. WYATT
X 8912

Ward: Semilong

(E) N/2011/1173- APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A PROPOSED REAR DORMER AT 18 LYNMOUTH AVENUE, NORTHAMPTON.
Report of Head of Planning
(copy herewith)

E.
WILLIAMS
X 7812

Ward: Park

(F) N/2011/1276- TWO STOREY SIDE EXTENSION AT GREENACRES, HIGH STREET, WESTON FLAVELL
Report of Head of Planning
(copy herewith)

E.
WILLIAMS
X 7812

Ward: Park

11. ENFORCEMENT MATTERS

None.

12. APPLICATIONS FOR CONSULTATION

None.

13. EXCLUSION OF PUBLIC AND PRESS

THE CHAIR TO MOVE:

“THAT THE PUBLIC AND PRESS BE EXCLUDED FROM THE REMAINDER OF THE MEETING ON THE GROUNDS THAT THERE IS LIKELY TO BE DISCLOSURE TO THEM OF SUCH CATEGORIES OF EXEMPT INFORMATION AS DEFINED BY SECTION 100(1) OF THE LOCAL GOVERNMENT ACT 1972 AS LISTED AGAINST SUCH ITEMS OF BUSINESS BY REFERENCE TO THE APPROPRIATE PARAGRAPH OF SCHEDULE 12A TO SUCH ACT.”

SUPPLEMENTARY AGENDA

**Exempted Under Schedule
12A of L.Govt Act 1972
Para No:-**

<TRAILER_SECTION>
A6798

Agenda Item 2

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 10 January 2012

PRESENT: Councillor Flavell (Chair); Councillor Yates (Deputy Chair);
Councillors Aziz, N Choudary, Davies, Golby, Hibbert, Lynch,
Mason, Meredith and Oldham

APOLOGIES: Councillor Hallam

1. APOLOGIES

Apologies for absence were received from Councillor Hallam.

2. MINUTES

The minutes of the meeting held on 13 December 2011 were agreed and signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

RESOLVED: That Miss Matthewson be granted leave to address the Committee in respect of Application no N/2011/0839.

That Mr Johnson be granted leave to address the Committee in respect of Application no N/2011/1000.

That Mr Nock be granted leave to address the Committee in respect of Application no N/2011/1134.

That Councillor Mason be granted leave to address the Committee in respect of Application no N/2011/1070.

4. DECLARATIONS OF INTEREST

Councillor Mason declared a Personal and Prejudicial interest in Application no N/2011/1070 as being a member of the Steering Group considering the future of the site.

Councillor Hibbert declared a Personal interest in Application no N/2011/1000 as being known to Parish Councillors.

Councillor Hibbert declared a Personal interest in Application no N/2011/1134 as being known to an objector to the proposal.

Councillor Flavell declared a Personal interest in Application no N/2011/1134 as being known to an objector to the proposal.

5. MATTERS OF URGENCY WHICH BY REASON OF SPECIAL CIRCUMSTANCES THE CHAIR IS OF THE OPINION SHOULD BE CONSIDERED

There were none.

6. LIST OF CURRENT APPEALS AND INQUIRIES

The Head of Planning submitted a List of Current Appeals and Inquiries and referred to the updated List set out in the Addendum and elaborated thereon.

RESOLVED: That the report be noted.

7. OTHER REPORTS

None.

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

None.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

None.

10. ITEMS FOR DETERMINATION

(A) N/2011/0839- ERECTION OF 35X1 BED AND 15X2 BED LIVING APARTMENTS FOR THE ELDERLY (CAT II TYPE ACCOMMODATION), COMMUNAL FACILITIES, LANDSCAPING AND CAR PARKING AT FORMER WESTONIA GARAGE, 582-592 WELLINGBOROUGH ROAD

The Head of Planning submitted a report in respect of application no. N/2011/0839, referred to the Addendum that set out a further submission by the Applicant and elaborated thereon. He clarified that off site contributions towards affordable housing had not been agreed with the applicant due to concerns regarding the wider methodology used to calculate the viability of the proposed development and in the circumstances the viability appraisal should be comprehensively addressed to cover the points raised in the report.

Miss Matthewson, the Agent, stated that the report considered that the principle of housing on the site was appropriate but the outstanding issue was the matter of a financial contribution towards affordable housing. She noted that the HCA toolkit had been used and that the Applicant had made an offer of £226,000 towards affordable housing and open space provision. She considered that the proposal had local support and would make a contribution towards local demand. In answer to questions Miss Matthewson commented that the Applicant was not ignoring the Council's policy for Affordable Housing- they had used the HCA toolkit; that a 50% ratio of car parking spaces was quite high for this type of development and that there would be a full time

manager and two part-time employees; and as building costs were increasing the Applicant was likely to come back with a lower offer towards affordable housing if the toolkit were reapplied.

The Head of Planning commented that paragraphs 7.15 onwards of the report considered the situation in respect of planning obligations and part of this was the methodology used and the age of the appraisal and the data used. The outcome of a reappraisal might be that the development may not be viable but without that evidence no one could be certain. If the Council were to accept that the development was unviable and consequently that a lesser contribution was considered to be acceptable it was of the utmost importance that clear quantifiable evidence was submitted that could be tested. If this approach were not to be followed it could set a dangerous precedent. In answer to questions the Head of Planning noted that they had considered past examples and agreed with the Applicant that in this instance onsite provision of affordable housing was not feasible; the Applicant was being asked to go through a process as well so that there was confidence that the final contribution was the right figure.

The Committee discussed the application.

RESOLVED: That the application be refused as the proposed development failed to provide adequate provision of affordable housing and public open space facilities in order to provide sufficient infrastructure and mitigation to meet the needs of the development. Consequently, the proposal failed to comply with the requirements of PPS1, PPG17 and PPS3 and Policy H32 of the Northampton Local Plan.

(B) N/2011/1000- APPLICATION FOR APPROVAL OF RESERVED MATTERS INCLUDING ACCESS, APPEARANCE, LANDSCAPING, LAYOUT, AND SCALE PURSUANT TO OUTLINE PERMISSION N/2006/0841 FOR RESIDENTIAL DEVELOPMENT OF 9 DWELLINGS AT FORMER GREAT BILLING PRIMARY SCHOOL, STATION ROAD

The Head of Planning submitted a report in respect of application no. N/2011/100, referred to the Addendum that proposed the deletion of Condition 1, the amendment of Condition 11 comments of the Highway Authority in respect of the revised layout of the site and elaborated thereon.

Mr Johnson, the Agent, commented that he believed that the proposal was of high quality and sympathetic to the area. He referred to the footpath and the site visit the previous day and noted that its treatment was subject to conditions and the views of the Committee and the Parish Council. He believed that adequate provision could be made. In answer to questions Mr Johnson commented that the proposed fencing to the footpath would replace the existing and would extend to Station Road and that its final form was still subject to discussion with the Planning Officers.

The Head of Planning noted that it was for the Applicant to come up with ideas for the fencing. The end result had to provide security in terms of allowing for natural surveillance and appearing in keeping with the character of the locality which was why the term "railings" had been used.

The Committee discussed the application.

RESOLVED: That the application be approved subject to the conditions set out in the report and as amended by the Addendum as the proposed development was considered acceptable for this predominantly residential area without having a detrimental impact on the appearance, character and amenity of the locality or on the adjacent Conservation Area. Adequate access and parking was provided and satisfactory tree protection measures and would comply with Policies H7, L2, E12, E20 and E40 of the Northampton Local Plan, Policy 2 of the East Midlands Regional Plan and aims of PPS1, PPS3, PPS5, PPS23, PPG13 and PPG24.

(C) N/2011/1070- ERECTION OF 17NO. NEW DWELLINGS (AS AMENDED BY REVISED PLANS RECEIVED ON 20/12/2011) AT ROBINSON HOUSE, 11 BURROWS COURT

The Head of Planning submitted a report in respect of application no. N/2011/1070, referred to the Addendum that set out additional representations from the Waste Planning Authority, the Highway Authority and the Council's Conservation section and a proposed additional condition and elaborated thereon.

Councillor Mason, as Ward Councillor and being part of the Steering Group of residents and Housing representatives looking at the future of the site, commented that there had been concerns about previous anti social behaviour. Residents wanted family housing which the proposal delivered and the level of car parking for the development was welcome. The proposal had the support of local people and she urged the Committee to approve it.

Councillor Mason left the meeting in accordance with her Declaration of Interest set out in minute 4 above.

In answer to a question the Head of Planning noted that although it was relatively unusual to have a scheme that provided 100% Affordable Housing it was not without precedent and in this instance as contributions would not be made to other things it was considered reasonable. In the context of this site, its former use and number of residents was comparable to the proposal and after considering all the relevant factors, including the relatively small number of family homes proposed, it was believed that this was a reasonable circumstance to agree 100% Affordable Housing.

The Committee discussed the application.

RESOLVED: That the application be approved in principle subject to the prior completion of a S106 legal agreement and the conditions set out in the report and as amended by the Addendum as the proposal would represent the effective reuse of previously developed land and would not unduly impact upon the amenities of surrounding occupiers. As a result of this, the proposal complies with the requirements of PPS1, PPS3, PPS5, PPS23, PPS25, PPG13 and PPG24 and Local Plan Policies E20, E40 and H6.

The S106 Legal Agreement shall secure that the provision of 100% of the development to be used for affordable housing. The reasons

for this are set out in section 7 of the report (paragraphs 7.12 – 7.14).

That in the event that the S106 legal agreement is not secured within three calendar months of the date of this Committee meeting, delegated authority be given to the Head of Planning to refuse or finally dispose of the application on account of the necessary mitigation measures not being secured in order to make the proposed development acceptable.

Councillor Mason rejoined the meeting.

(D) N/2011/1134- CHANGE OF USE FROM OFFICE (USE CLASS A2) TO THAI SPA MASSAGE CLINIC (USE CLASS D1) AT 34 YORK ROAD

The Head of Planning submitted a report in respect of application no. N/2011/1134, referred to the Addendum that set out an additional representation from the Highway Authority and elaborated thereon.

Mr Nock, a neighbour, commented that his shop had been operating for a hundred years and was in a row of shops that attract little footfall. There were frequent changes in the ownership of the shops. York Road was both old and historical with some Listed Buildings. He felt that the proposal would not enhance retail trade. Mr Nock understood that the rear entrance was to be used by customers. He hoped that the Committee would support retailers. In answer to questions, Mr Nock commented that several of the shops were vacant and that the application site had been vacant for six years; that there were private houses further along York Road and about 20 car parking spaces in the car park at the rear of the shops; that although the proposal could be regarded as being sympathetic to the nearby Nail Studio he remained concerned at the loss of a shop front; and that some of his more traditionally minded customers might be put off by the use of the premises.

The Head of Planning concurred with Mr Nock's estimation of the length of time that the premises had been vacant and the availability of car parking. He commented that the Applicant had commented that the rear entrance would not be used by customers; it was only for emergency purposes. In answer to questions the Head of Planning commented that the shop did not have a current A1 use but with its current A2 use could be used for other financial services such as a bank or building society without planning permission being required. In this context the proposal was neutral in terms of PPS5 Policy HE7 and referred to paragraphs 7.2 and 7.3 of the report that should be taken together.

The Committee discussed the application.

Councillor Yates proposed and Councillor Mason seconded "That the application be approved subject to an additional condition that the Applicant agree with the Head of Planning a suitable shop window display that fits in with the street scene."

Upon a vote the motion was carried.

RESOLVED: That the application be approved subject to the conditions set out in the report and an additional condition that the Applicant agree with the Head of Planning a suitable shop window display that fits in with the street scene as the proposal would not harm the character and appearance of the Boot and Shoe Conservation Area and by reason of its location, would not lead to any adverse impact on the vitality and viability of the town centre or have any adverse impact in terms of demand for parking or highway congestion, or any impacts on nearby commercial or residential premises. The proposal therefore complies with saved Policies E20 and E26 of the Northampton Local Plan and PPS1, PPS5 and PPG13.

(E) N/2011/1156- STORAGE CONTAINER FOR PLANT AND MACHINERY FOR MAINTENANCE OF POCKET PARK AT LAND BETWEEN 78 & 80 VALLEY ROAD

The Head of Planning submitted a report in respect of application no. N/2011/1156, referred to the Addendum that set out amendments to the report and elaborated thereon.

The Committee discussed the application.

RESOLVED: That the application be approved subject to the conditions set out in the report and as amended by the Addendum as the proposal due its limited scale combined with its siting and appearance, the container would not be detrimental to visual or residential amenity in accordance with Policies E20 and L1 of the Northampton Local Plan and PPG17.

11. ENFORCEMENT MATTERS

None.

12. APPLICATIONS FOR CONSULTATION

None.

The meeting concluded at 19:48 hours

Agenda Item 6

Directorate: Planning and Regeneration
Head of Planning: **Susan Bridge**



List of Appeals and Determinations – 7th February 2012

Written Reps Procedure			
Application	Del/PC	Description	Decision
N/2010/0906 APP/V25825/A/11/2160380	COM	Erection of two storey visitors centre at base of tower. (As amended by revised plans received 06th December 2010) at the National Lift Tower	AWAITED
N/2010/0320 APP/V2825/E/11/2160382	COM	Erection of two storey visitor centre at the base of tower (as amended by revised plans received on 13 October 2010 and 06th December 2010) at the National Lift Tower	AWAITED
E/2011/0174 APP/V2825/C/11/2166034	ENF	Material change of use of extension to dwellinghouse at 1 Warwick Close	AWAITED
N/2011/0701 APP/V2825/A/11/2163499	DEL	Demolition of existing garages and erection of new two storey dwelling (resubmission) at Garages adjacent to 9 South Street	AWAITED
N/2011/0928 APP/V2825/A/11/2165413	COM	Change of use of part of ground floor from retail (use class A1) to restaurant (use class A3) including alterations to shop front and conversion of upper floor into five residential flats (1x 2 bed and 4 x 1 bed). Re-submission of application N/2011/0791 at Churches China, 44-54 St Giles Street	AWAITED
N/2011/0872 APP/V2825/H/12/2168575	DEL	Various signage at Mooch The Old Maltings, Green Street	AWAITED

The Address for Planning Appeals is Mr K Pitchers, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.	Appeal decisions can be viewed at - www.planning-inspectorate.gov.uk
Local Government (Access to Information) Act 1985 Background Papers The Appeal Papers for the appeals listed	Author and Contact Officer Mr Gareth Jones, Development Control Manager Telephone 01604 838014 Planning and Regeneration The Guildhall, St Giles Square, Northampton, NN1 1DE



Addendum to Agenda Items Tuesday 7th February 2012

Matters of Urgency
<p>ITEM 5 N/2011/0323 Supplement to the Committee resolution of 15 November 2011, to allow additional time to conclude the negotiation of planning obligations.</p> <p>Refer to appended report</p>
Items for Determination
<p>ITEM 10A N/2011/0914 Erection of seasonal weather bubble protection to courts 4 & 5 at Northampton County Lawn Tennis Club, Church Way</p> <p>Nothing to add</p>
<p>ITEM 10B N/2011/0241 Erection of 52no. dwelling houses and associated parking and open space at Millway Primary School, Millway</p>
<p>Further consultation responses received -</p> <p style="text-align: center;"><u>Highway Authority</u></p> <p>We are happy for the following planning conditions to be imposed.</p> <ol style="list-style-type: none"> 1) A Planning Condition is required requiring to provide and agree latest Transport Statement before any construction work is to be carried on the site. 2) The latest scheme layout provided last week still does not fit within our adoptable standards. Therefore a planning condition is required requiring a Scheme layout is to be agree before any construction work is to be carried on the site. 3) A Section 106 Obligation is required requiring a financial contribution to the sum of £150,000 to be provided towards the Tollgate way improvement scheme in order to mitigate the impacts of this development on the local highway network. <p style="text-align: center;"><u>Environment Agency</u></p> <p>We have reviewed the Flood Risk Assessment (FRA), reference 11021, Revision 5 dated 26 January 2012 and consider the FRA is appropriate to the scale, nature and location of the development. Accordingly we are prepared to withdraw our previous objection subject to the imposition of the following conditions on any planning permission granted [conditions</p>

listed below as 16, 17 and 18].

Please note that our comments regarding the Section 106 remain the unchanged [These state a requirement for maintenance of the drainage system to be secured under the S106 agreement].

Housing Strategy

After evaluating the financial appraisal supplied and discussing the issue with asset management and Westleigh themselves I am happy that the assumed costs and values are reasonable and as such provide evidence that it would not be feasible to provide the entire allocation of affordable housing on this site at the 35% requirements.

I am satisfied that this scheme can only provide 24% affordable housing. However it will be in the form of family accommodation plus 2 bungalows that will help meet the housing needs that we have in the town. Given that the likely event of opposing this level of affordable housing provision, and therefore the application itself will mean this scheme is delayed or mothballed altogether, given the current housing pressures it is my decision to support this application for approval subject to your recommendation.

Amended Recommendation:

Therefore the recommendation is amended as follows –

Approval in Principle subject to the following –

(1) Prior finalisation of a S106 agreement to secure (in addition to those items listed in the agenda report) –

- The provision of an appropriate level of affordable housing within the site, given the question over viability. The level to be required to be delegated to the Head of Planning to negotiate.
- 10% of the total units on the site to be mobility units.
- The provision, retention and maintenance of the open space
- A financial contribution towards the Tollgate way improvement scheme in order to mitigate the impacts of this development on the local highway network.
- The adoption, maintenance, operation and management in perpetuity for all elements of the surface water drainage scheme, with contingency arrangements.

(2) Additional Planning Conditions –

14) Prior to the commencement of the development hereby permitted capacity assessments to assess the impact of the development on the local highway network, together with any identified mitigation measures, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

Reason: To ensure a satisfactory relationship with the highway network in accordance with PPG13 "Transport"

15) Notwithstanding the submitted plans, an amended layout plan to comply with the adoptable standards of the County Council shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

Reason: To ensure a satisfactory relationship with the highway network in accordance with PPG13 "Transport"

16) The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) Banners Gate Reference 11021 Revision 5 dated 26 January 2012 and the following mitigation

measures detailed within the FRA:

1. Remove blockage from the 375mm diameter surface water drain.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

17) Development shall not begin until a surface water drainage scheme for the site, 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 subsequently be implemented in accordance with the approved details before the development is completed.

1. Assessment of groundwater levels.
2. Surface water drainage discharge to sewer should be limited to Anglian Water restriction of maximum 10l/s.
3. Onsite surface water drainage should be designed to 0.5% (1 in 200) plus climate change standard.
4. Assessment of overland flood flow.
5. 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 and protect water quality, improve habitat and amenity, and ensure future maintenance.

18) No development shall commence until details of a scheme, including phasing, for the provision of mains foul water drainage on and off site has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the approved scheme.

Reason: To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure.

**ITEM 10C
N/2011/0399**

Outline application for the erection of 5no. 3 storey town houses and 9no. apartments (appearance and landscaping reserved) at Fyna Vehicle Hire, 44 Weedon Road

Amended Plan

Amended plans received which the Highway Authority confirm address their concerns, subject to various points which can be addressed by conditions as follows:

Full details of all roads and drainage including cross-sections, longitudinal sections, highway boundaries and proposed ground and floor levels shall be submitted to and be approved by the local planning authority(LPA) prior to the commencement of construction work on site.

No development shall take place until details in respect of provision of the footway link in Melbourne Road have been submitted to and approved by the LPA and the approved details have been implemented unless otherwise agreed in writing by the LPA.

Reason: In the interests of Highway and Pedestrian Safety, to comply with Policies

Letter from Councillor T Wire making the following points –

I called this application in to be heard by the Planning Committee due to the amount of objections from the general public and residents near by.

You will be fully aware St. James is over run with traffic and parking problems, especially on Saints Match Days. The Weedon Road is a major road for vehicles going in and out of the town.

Your note Melbourne Road is very narrow and faces the Rugby Ground. All parking spaces in the area of Melbourne House belong to NBC Housing. These parking bays are used and abused by members of the general public daily.

In my view this proposed development is simply not sustainable. To say the general proposal would have no adverse impact on the street scene or the amenities is nonsense.

The site visit takes place on a Monday afternoon. The Planning Committee should have visited on match days then seen the chaos that local residents have to put up with for yourselves.

The County Council Highways are still unhappy with the traffic management. But can be ignored, as they are only consultees.

I hope you reconsider this application.

**ITEM 10D
N/2011/1114**

Erection of two and a half storey dwelling for shared residential accommodation purposes at Land at 1 – 3 Hester Street

Additional Letter received from Cllr Marriott

“Due to other council commitments I am unable to attend the Planning Committee tonight. However, on behalf of my local constituents I strongly object to this planning application. This application does not carry local support.

“I have been told the residents of 1-3 from the Jesus Army say they don't actually want this application themselves, and that it is all coming from Jesus Army HQ in Nether Heyford. Residents in Semilong ward object for the following reasons.

1. The idea that this is any different to the last plan, which the Planning Committee rejected, simply because the applicant now states it is a house of multiple occupation is absurd.
2. The applicant even states in their letter that they wouldn't want it next to their own property as it would be detrimental to them!
3. We simply cannot afford to have ANOTHER HMO in this area. In Hester Street of around 30 houses only seven are family homes, the rest are flats, hostels, student digs and bedsits. Pressure is already tight in terms of parking and noise.
4. Jesus Army visitors cause and incredible nuisance for residents as they have worshipers from all their other locations show up at least twice a week for prayer meetings, taking up

the entire street with cars. This will only make things worse, with a potential extra 8 cars (four bedrooms, at least two people per room, a vehicle each).

5. The report before you this evening states: - *"As the site is in a very sustainable location being next to a bus route and close to local shops and the town centre, the proposed occupiers would not need car ownership."* Who is the author of this report trying to kid? Look at the evidence of the now car strewn developments in the town centre itself. This speaks for itself!

"You will also note that, although not a planning consideration in itself, the applicant is intent on going ahead with building the proposed property with a three inch air gap between this and the next door neighbour. This shows a total disregard of the feelings and views of the neighbouring young family, and any chance of a cordial relationship going forward. The Council should be discouraging this form of community relations, not encouraging it by approving this type of planning application.

"I hope the Planning Committee agrees with me, and rejects the application.

ITEM 10E
N/2011/1173

**Application for a lawful development certificate for a proposed rear dormer at 18
Lynmouth Avenue**

Nothing to add

ITEM 10F
N/2011/1276

Two storey side extension at Greenacres, High Street, Weston Favell

Nothing to add



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

MJU

PLANNING COMMITTEE: 7 February 2012

DIRECTORATE: Planning and Regeneration

HEAD OF PLANNING: Susan Bridge

REPORT TITLE: N/2011/0323 - Enhancement of Mereway Centre including an extension to the existing food store, erection of a new non-food retail unit (as replacement for the loss of an existing unit), new bus waiting facility, provision of new pedestrian footpaths, landscape works, lighting works and revisions to the car park layout.

Supplement to the Committee resolution of 15 November 2011, to allow additional time to conclude the negotiation of planning obligations.

1. RECOMMENDATION

- 1.1 That the Committee agree to extend the period for prior completion of planning obligations by one calendar month or such longer period as may be determined by the Head of Planning with the agreement of the Chair of Planning Committee.

2. BACKGROUND

- 2.1 On 15 November 2011, the Planning Committee resolved to approve the above application subject to prior completion of planning obligations within three calendar months of the resolution.
- 2.2 The three month period following the Committee resolution expires on 14 February 2012. Although negotiations on the terms of the agreement are well advanced, precise details of how the planning obligations will be delivered and implemented are still under negotiation. In particular, discussions are proceeding with the County Council on the procurement of the improvements to the bus services in the area. The applicant has indicated in an e-mail dated 6th February that these matters are capable of satisfactory resolution in a reasonable period of time.

3. PROPOSED VARIATION

- 3.1 It is considered that the negotiations can be completed in a reasonable period of time and that the period for the prior completion of the planning obligations should be extended, in order to conclude the negotiations on the planning obligations, in accordance with the Committee resolution of 15 November 2011. It is important that the discussions are not unnecessarily protracted and that a further period of one calendar month or as may be otherwise determined by the

Head of planning with the agreement of the Chair of this Committee would be appropriate..

3.2 All other aspects of the decision remain as previously resolved.

4. CONCLUSION

4.1 Officers consider that one additional calendar month will be sufficient to conclude negotiations of the planning obligations. As such Officers request that members agree to the extension.

5. LEGAL IMPLICATIONS

5.1 As set out in the report.

6. SUMMARY AND LINKS TO CORPORATE PLAN

6.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.

Position:	Name/Signature:	Date:
Author:	S Tindle	03/02/11
Head of Planning Agreed:	G Jones	06/02/11

Agenda Item 10a



PLANNING COMMITTEE: 7 February 2012
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2011/0914 **Erection of seasonal weather bubble protection to courts 4 and 5 at Northampton County Lawn Tennis Club, 54 Church Way, Weston Favell, Northampton**

WARD: Park

APPLICANT: Northampton County Lawn Tennis Club
AGENT: Cole and Co Architecture

REFERRED BY: Councillor Norman Duncan
REASON Impact on neighbours/ visual impact

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 REFUSAL for the following reason:

Due to its siting, scale, height and massing the proposed bubble would result in a visually intrusive form of development which would significantly impact on the living conditions of existing neighbouring dwellings on Church Way contrary to Policy E20 of the Northampton Local Plan and aims of PPS1.

2. THE PROPOSAL

2.1 Full planning permission is sought for the erection of an all-weather 'bubble' over courts 4 and 5 so they are protected from inclement weather conditions to support their use during winter months (October to March).

2.2 The proposed structure would measure a height of approximately 9 metres above ground level. It would be constructed of "plastic

membrane”, lit by existing floodlights around the courts and inflated / supported by “fans” to the northern side of the structure.

- 2.3 The structure would be removed after March and erected again the following October for the winter tennis season.

3. SITE DESCRIPTION

- 3.1 The site comprises an existing tennis club with access taken from Church Way, Weston Favell. The club comprises a total of 11 courts and is surrounded by residential properties. The site is adjacent to the Weston Favell Village Conservation Area and is situated within an area characterised by detached properties to the north, east and south.

4. PLANNING HISTORY

- 4.1 The tennis club have had numerous planning permission granted over the years from 1959 to the present day for various development associated with the tennis club use.

5 PLANNING POLICY

5.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The current Development Plan comprises of the East Midlands Regional Plan, the saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

5.2 National Policies:

PPS1 – Delivering Sustainable Development
PPS5 - Planning for the Historic Environment
PPS23 - Pollution Control
PPG17 - Planning for Sport, Open space and Recreation
PPG24 - Noise

5.3 Northampton Borough Local Plan

L1 - Existing Leisure
E20 – New Development
E26 - Conservation Areas

6 CONSULTATIONS / REPRESENTATIONS

- 6.1 **Public Protection (NBC)** - No objection subject to suitable noise conditions to ensure that the emissions referred to in the report are not exceeded. We envisage that there would be some reflection of light that would emphasise the appearance at night and an assessment of the effects would have to be carried out by a lighting expert.

- 6.2 **Built Conservation (NBC)** - As the structure will be more than 80metres away from the public highway I am uncertain as to how detrimental the visual impact will be on the character and appearance of the conservation area. Depending on how the bubble would be illuminated the impact could be quite severe however if the bubble were merely visible it would not necessarily warrant an objection on grounds of impact on character. Either way the bubble will present a very incongruous feature in what is a traditional setting and it is unfortunate that the applicant has chosen to locate the bubble on courts near to residential properties. It is a concern that there are no details that provide a reasoned assessment of what the visual impact would be plus a detailed assessment of how the bubble will be lit up.
- 6.3 **Councillor Norman Duncan** has referred to the application to Committee on the grounds that the proposal would have an adverse visual impact on number 70 Church Way.
- 6.4 A total of **21 neighbours** have been consulted and letters of objection received from numbers **54, 68, 70, 72 and 74 Church Way** on the following grounds:
- Impact on view from our garden
 - Noise from fans and their continuous droning
 - Reflection of existing flood lighting from proposed bubble
 - Concern that the club have not considered better siting the structure on other courts
 - Details of proposed dome are vague
 - Would be out of keeping with the immediate environment
 - Details of proposed dome are vague
 - Concern on how dome would be cleaned and may appear “dirty”
 - Loss of light
 - Concern that club in future may wish to extend period of approval
 - Concern on how bubble is to be attached to ground
 - Impact on wildlife from increased light and noise
 - Effect on conservation area
 - Is little opportunity for screening
 - Light pollution
 - Out of keeping with residential area
 - Overbearing impact of bubble
- 6.5 **2 letters of support** received from 66 Church Way and from British Lawn Tennis Association.

7 APPRAISAL

Main issues

- 7.1 The principal considerations are the impact on the amenity and living conditions of adjoining neighbours in terms of noise and visual intrusion

and whether the proposal would have an acceptable impact on the nearby Conservation Area.

Policy context

- 7.2 Saved Policy E20 of the Northampton Local Plan is of particular relevance to this proposal as it relates to the design of new development. Whilst it refers specifically to new buildings and extensions the intentions and thrust are still pertinent to this proposal.
- 7.3 The policy states that planning permission will be granted subject to design which reflects the character of its surroundings in terms of layout, scale, siting, form and materials and the development being designed, located and used in a manner to ensure adequate standards of privacy, daylight and sunlight.
- 7.4 PPG24 “Planning and Noise” details guidance on how development should minimise impact on residential properties in terms of noise. As the use is likely to generate some noise associated with the proposed fans and general additional use of the courts for the playing of tennis noise is a material planning consideration.
- 7.5 Paragraph 20 of PPG17 “Planning for Sport, Open Space and Recreation” urges local authorities when considering where to locate sports facilities to avoid any significant loss of amenity to neighbouring uses, improve quality of the public realm through good design and consider recreational needs of visitors.
- 7.6 As the site is close to the Weston Favell Village Conservation Area PPS5, which relates to new development affecting conservation areas and heritage assets, is also of relevance.

Visual Impact / Neighbour Amenity

- 7.7 The proposed bubble would be up to 9 metres high and 34m long and conspicuous from the rear gardens of some of the properties on Church Way. Whilst it is acknowledged that the proposed structure would be over 35 metres away from the rear elevations of these houses, the bubble would be highly visible from these properties due to its proximity to the common boundary and its overall scale. Its visual impact would be particularly marked by its incongruous appearance.
- 7.8 It is considered that the proposal would not have a significant impact on light or be particularly overbearing in a conventional sense due to its form and separation from the neighbouring houses. Nonetheless, given its scale, height and starkly contrasting appearance, it is considered that it would detrimentally impact on the outlook currently enjoyed by these neighbours, particularly that of 70 Church Way causing unacceptable harm to their amenity.

- 7.9 Overall therefore Officers consider that the proposed structure would introduce a feature that would appear incongruous and cause harm to neighbouring residential amenity contrary to Policy E20 of the Northampton Local Plan which encourages new development which has an acceptable impact on neighbouring amenity.
- 7.10 The proposal would help promote the use of the existing facilities at the site in line with the aim and objectives of PPG17 and Local Plan Policy L1. However, it is not considered that improvements to these facilities offered by the proposal are sufficient to outweigh the policy objection identified above.
- 7.11 No new lighting is proposed by the current application. Courts 4 and 5 already have floodlighting and this would be shone through the proposed bubble to illuminate the courts when in use. Use of the floodlights is limited to 10pm. Light intrusion is issue raised by some of the objectors and the Council's Environmental Health Officer considers that this may be of some concern. The illumination of the courts required during hours of darkness and as permitted by the planning permission for the existing floodlights would further exacerbate the visual impact identified above to the detriment of residential amenity.

Noise / Disturbance

- 7.12 The existing floodlights are permitted to be used up to 10pm on any evening. Although there is likely to be an increase in activity resulting from the increased use of courts 4 and 5, any additional disturbance created from this alone would be unlikely to be significant.
- 7.13 The applicant has submitted a detailed noise survey in support of the application in respect of the fan equipment required to inflate / support the bubble. This has been reviewed by the Council's Environmental Health Officers and subject to the imposition of conditions it is being concluded that noise arising from the proposed equipment would be limited to an acceptable level.

Character and Appearance of Conservation Area

- 7.14 Given that the proposed development would not be prominent from Church Way or from the public domain it is considered that there would only be limited effect on the appearance and character of the Conservation Area bearing in mind that the site lies outside its boundary. The Borough Conservation Officer acknowledges that given the large separation distance from the highway (approximately 80 metres) that there would unlikely be a detrimental impact on the conservation area. Nonetheless the Officer also notes that the proposed development may present an incongruous form of development given that it would be sited within a traditional setting and

that the submission lacks detail of how the bubble would be illuminated.

Neighbour Representations

- 7.15 The main concern from neighbours relates to the noise from proposed fans, visual impact of the proposed bubble and its effect on the residential amenity of structure. These issues have been discussed above.
- 7.16 The concern in terms of impact on wildlife is unlikely to be a fundamental problem as the greater site would remain relatively open and it is not located in any areas of special protection.

8 CONCLUSION

- 8.1 For the reasons cited the proposed development is considered unacceptable as it would have a significant detrimental impact on the residential amenity of the locality contrary to local and national planning policy and is therefore recommended for refusal. While it is recognised that the proposed development would bring benefits to the community in terms of enhancing an existing leisure facility, this does not outweigh the negative impacts on neighbouring properties as detailed above.

9 BACKGROUND PAPERS

- 9.1 N/2011/0914.

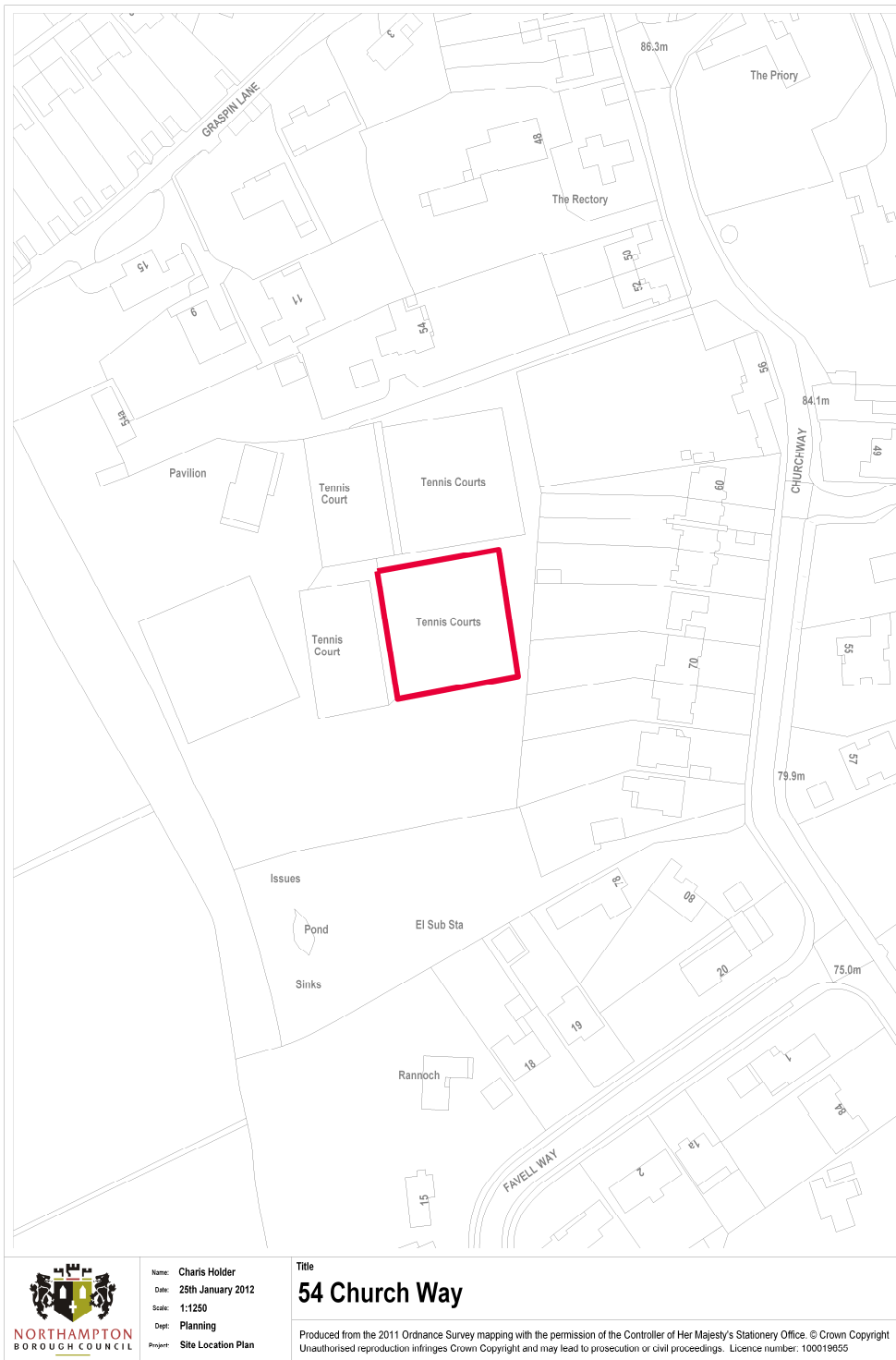
10 LEGAL IMPLICATIONS

- 10.1 None.

11 SUMMARY AND LINKS TO CORPORATE PLAN

- 11.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.

Position:	Name/Signature:	Date:
Author:	Jonathan Moore	16/01/12
Development Control Manager Agreed:	Gareth Jones	24/01/12



Name: Charis Holder
 Date: 25th January 2012
 Scale: 1:1250
 Dept: Planning
 Project: Site Location Plan

Title
54 Church Way

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PLANNING COMMITTEE: 7th February 2012
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2011/0241: **Erection of 52no. dwelling houses and associated parking and open space. (As amended by revised plans received 9th December 2011).**

WARD: Old Duston

APPLICANT: Westleigh New Homes
AGENT: JS & P Architecture

REFERRED BY: Head of Planning
REASON: Major Development

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 APPROVAL IN PRINCIPLE subject to the following:

- (1) No objections being received from the Environment Agency to the revised Flood Risk Assessment.
- (2) Prior finalisation of a S106 agreement to secure:
 - The provision of an appropriate level of affordable housing within the site, given the question over viability. The level to be required to be delegated to the Head of Planning to negotiate.
 - 10% of the total units on the site to be mobility units.
 - The provision, retention and maintenance of the open space
- (3) Planning conditions below and for the following reason:

The proposed development would have no undue detrimental impact on the amenities of neighbouring occupiers as adequate separation can be provided to prevent any overlooking and overshadowing and would be in keeping with the character and appearance of the area due

to the density of development proposed. The development would therefore be in line with the Policies H6, H17, H32, E20, E40 of the Northampton Local Plan and the advice contained in PPS1, PPS3 and PPG13 and PPS25.

- 1.2 It is also recommended that in the event that the S106 legal agreement is not secured within three calendar months of the date of this Committee meeting, delegated authority be given to the Head of Planning to refuse or finally dispose of the application on account of the necessary mitigation measures not being secured in order to make the proposed development acceptable.

2. THE PROPOSAL

- 2.1 Erection of 52 single dwellings comprising 50 two-storey houses (23 detached, 10 pairs of semis and 17 houses arranged in four terraced rows) and a pair of semi detached bungalows. The dwellings would provide a mix of accommodation ranging from 2 – 5 bed units.

3. SITE DESCRIPTION

- 3.1 The site is an undeveloped former school site north of the remaining Millway School located to the west of Tollgate Way in south Duston. A footpath runs across the site from Millway in the existing residential area to the west through to Tollgate Way.

4. PLANNING HISTORY

- 4.1 In 2006 an outline application for the redevelopment of the application site was approved by WNDC. An application for the renewal of this permission has now been submitted to the Borough Council.

5. PLANNING POLICY

5.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The current Development Plan comprises of the East Midlands Regional Plan, the saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

5.2 National Policies

PPS1 – Delivering Sustainable Development

PPS3 – Housing

PPS5 – Planning for the Historic Environment

PPG13 –Transport

PPG17 – Planning for Open Space, Sport and Recreation

PPS23 - Planning and Pollution Control

PPS 25 - Development and Flood Risk

Circular 05/05: Planning Obligations as amended by the Community Infrastructure Regulations 2010

5.3 Northampton Borough Local Plan

E19 - Implementing Development

E20 - New Development

E40 – Planning and crime and anti-social behaviour

H7 - Housing Development Outside Primarily Residential Areas

5.4 Supplementary Planning Guidance

Northamptonshire County Parking Standards SPG 2003

Planning out Crime in Northamptonshire SPG 2004

Affordable Housing SPG 2004

6. CONSULTATIONS/REPRESENTATIONS

6.1 County Council Development Management – Contributions should be included for libraries, fire and rescue and fire hydrants.

6.2 Planning Policy – Principle of residential development is acceptable, some concerns regarding detail of design.

6.3 Environment Agency – objection based on the Flood Risk Assessment (FRA) as initial submitted. Comments on amended FRA awaited at the time of writing the report.

6.4 Conservation – No objections

6.5 Police Crime Prevention Design Adviser – No objections subject to amendments to suitable boundary treatment, lockable gates to alleyways, buffer between open space and adjacent houses, no furniture within the open space, overlooking and lighting of parking areas and secured by design standards being met.

6.6 Anglian Water – We are obliged to provide water and wastewater infrastructure for new housing. Assets crossing the site should be taken into account. A condition should be imposed requiring a surface water strategy / flood risk assessment.

6.7 Natural England – Further information required re impact on protected species.

6.8 Arboricultural Officer – Landscape plan and tree protection plan required.

6.9 Environmental Health – Air quality assessment required, desktop study required to investigate possibly of naturally occurring arsenic, noise insulation required.

- 6.10 **Housing Strategy** – Support the redevelopment of the site. The applicants requested a reduction in the amount of affordable units due to viability issues has yet to be agreed.
- 6.11 **Duston Parish Council** – Plans do not indicate if any of the buildings will be three storeys, concerned that the development would lead to an increase in traffic to Tollgate Way.
- 6.12 **Archaeological Officer** – A condition will be required for archaeological evaluation.
- 6.13 **Highway Authority** – raised a number of issues with the scheme as originally submitted. The site layout has been amended in response to these comments. At the time of drafting the report comments were awaited from Highway Authority but are anticipated to be received before the Committee meeting.
- 6.14 The application was advertised by site notice, press advertisement and notification letter and objections were received from the occupiers of nearby properties at **9 and 11 Millway, 609 Harlestone Road, 47 Hawkstone Close, 56 Manorfield Close and 81 Duston Wildes** (with more than one letter coming from some addresses), making the following points:
- Archaeological remains may exist beneath the site and this should be investigated.
 - A high pressure water main would be built over, this should be considered.
 - The boundary line is inaccurate.
 - Concern that affordable housing is proposed next to existing gardens, should be located adjacent to Tollgate Way.
 - Secure boundary must be provided.
 - Playing fields are being sold off to balance the books, most weekends it has been used by football clubs teaching young children.
 - The entrance to the development beggars belief, accidents occur regularly at this roundabout and the traffic impact from 100 new cars will have a significant impact on the road network.
 - Do not object to the development in principle but have concerns, particularly about the risk of flooding. The watercourse that borders the development site has a long history of flooding after heavy rains. No planning permission should go ahead without adequate investigation and plans.
 - The width of the highway spur has been reduced.
 - Incorrect to say there has been no reporting of flooding, there has been a long history of flooding.
 - Would seem sensible to culvert the open watercourse.
 - Third floor window from one of the plots would overlook our garden (9 Millway).

7. APPRAISAL

Principle Of Residential Development

- 7.1 Given that an outline application for residential development on this site has previously been approved, it is considered that the principle of residential development is acceptable and well established.
- 7.2 The majority of the site is identified as a School site in the Local Plan. This allocation is superseded by the County school's review and the site is surplus to requirements. Policy H7 is therefore relevant. This sets out the criteria which must be met for new residential developments, as follows:
- a) A satisfactory residential environment can be achieved
 - b) The development would not be at a scale and density which would be detrimental to the character of the surrounding area or would result in an over intensive development of the site
 - c) The development would comply with the council's highway design guide and guide to parking standards
 - d) The development would not be piecemeal in character and likely to prejudice the possible satisfactory development of a larger area
 - e) The development would not result in the loss of, or the loss of potential for garaging, parking, social, educational, recreational or other facilities for which there is a need in the area, or trees or land of significant amenity value.

Highways and Access

- 7.3 The site is proposed to be accessed from Millway, by means of a new spur to the existing roundabout. This represents an amendment to the outline approval which was to incorporate more significant highway alterations.
- 7.4 The site layout has been amended in consultation with the Highway Authority and following on from their comments. Although it is anticipated that the revised layout will be acceptable to the Highway Authority, at the time of writing this report final confirmation of this was awaited.

Design and Layout

- 7.5 The scheme is laid out in two spurs within the site, each forming a cul de sac. This arrangement is considered an appropriate design in that it would produce a suitable living environment for future residents preventing excessive vehicle movements which would potentially result from a circular arrangement.
- 7.6 This does, however, result in the development consisting of two unconnected areas, with adjoining residents only able to visit their near neighbours by car. This point has been put to the applicants, however any pedestrian connection of these areas has been rejected

on the grounds of the potential to attract crime. Any such pedestrian connection would be by means of a passageway that may be uninviting and lead to fear of crime if not actual crime. Notwithstanding this, on balance, given the modest scale of the development and distances concerned, although preferable in principle, pedestrian links between the two parts of the development is not a necessity. The site is linked for pedestrians to the rest of Duston by the existing public footpath which would remain across the site.

- 7.7 An area of public open space is proposed to be retained around the footpath and this would be overlooked by several of the houses. It is considered that this would provide a useful amenity area. Nonetheless, the amount of open space proposed on-site (0.127ha) is less than the amount that should be provided (0.68ha) based on the findings of the Council's Open Space Sport and Recreation Needs Assessment and Audit (2009). However, having regard to the viability issues discussed below it is not considered that further provision could be secured in this case. A S106 agreement would be required to secure the provision, retention and maintenance of the open space.
- 7.8 The proposed house types are a variety of terraced and semi detached, all two storey and of a broadly traditional design. It is considered that this is appropriate and in keeping with the area.

Affordable Housing

- 7.9 The application indicates affordable housing proposed at 23% of the total stock on the site. This is below the policy requirement of 35%. Comments from the Council's Housing Strategy indicate that whilst this reduction may potentially be acceptable in principle, it would need to be demonstrated that the scheme would not be viable at the full requirement.
- 7.10 A viability assessment has been produced and submitted by the applicant. The viability assessment has been reviewed by Council surveyors, who consider that this assessment is broadly correct in its costings and valuations calling into question the viability of the scheme. However, there are a number of factors that could vary, in particular consideration has to be given to the possibility of future upturns in the housing market over the three-year lifespan of this permission.
- 7.11 There is an extant outline permission on this site which is subject to a Section 106 agreement for 35% affordable housing, which would appear preferable. However, there can be no guarantee that this previous scheme will progress or that it will be found viable by future developers. Equally there is no guarantee that the current scheme will progress although that may seem on the face of it more likely given the lower contribution required.

- 7.12 It is considered that further analysis of this issue is required and it is therefore recommended that authority be negotiated to the Head of Planning to obtain the appropriate level of affordable housing.
- 7.13 The affordable housing would be clustered around one cul-de-sac arm of the estate road.

Flood Risk

- 7.14 Whilst the site is not within a flood zone, the risk of flooding as a result of the development needs to be taken into account. The initial Flood Risk Assessment resulted in an objection from the Environment Agency, as did a subsequent revised version.
- 7.15 Further amendments have been produced and are the subject of discussions between the applicants and the Environment Agency. It is anticipated at the time of writing this report that a response from the EA will have been received in good time to be considered and reported to Committee by means of the addendum. The recommendation to approve the application in principle is on the basis that this response is favourable.
- 7.16 Anglian Water has requested a condition for a flood risk assessment to be approved prior to commencement. As no FRA has as yet been approved, a condition to this effect is recommended. However, if the revised FRA is approved by the Environment Agency it will be possible for this condition to be amended to refer to the need for the development to be carried out in accordance with this.

Impact On Surrounding Residents And The Local Area

- 7.17 The site comprises a field, formerly the school playing field and site of the proposed buildings, which is located adjacent to existing neighbouring residential properties on two sides (north and west). On the other sides are the grounds of the retained Millway Primary School (south) and Tollgate Way (east).
- 7.18 The houses along Millway (to the west) have long gardens and as such are set some distance from the proposed housing site, although their gardens would adjoin those of the new houses. The proposed houses along this boundary are set at between 11 and 22m from the boundary. Houses to the north of the site in Hawkstone Close are closer but there is still adequate separation and it is considered, therefore, that there would be no significant impact on these adjoining occupiers.

Other Issues

- 7.19 Comments from one of the objectors refer to the possibility of archaeological remains being on the site. Discussions with the County Council Archaeology service indicate that the archaeological desktop study provided does not fully rule this out, although it does appear from other records that the majority of the site has been subject to quarrying.

An archaeological survey is recommended to be secured by condition, to ascertain whether there are any remains.

- 7.21 The key tests in determining the justification for planning obligations are laid out in Circular 05/05 as amended, which states that planning obligations must be:
- a) Necessary to make the development acceptable in planning terms;
 - b) Directly related to the development; and
 - c) Fairly and reasonably related in scale and kind to the development.
- 7.20 The County Council has also requested financial contributions towards funding of library and fire services. However, given the scale and type of the development, the fact that it is not clear how such contributions would not be directly related to the proposed development and as described above, such capital costs can no longer be pooled and secured by a Section 106 Agreement, it considered that any request for a financial contribution to these matters could not be reasonably sustained.
- 7.21 The County has also requested education contributions for Primary and Secondary / Six Form provision. Bearing in mind that this is a “redundant” school site and given the fallback provided by the existing outline planning permission for the site which included no requirement to contribute to education facilities, it is considered that an education contribution in this instance would be unjustified.
- 7.22 Comments from the Wildlife Trust indicate the possibility of protected species on the site. Given the existing outline planning permission for the site and a survey to ascertain this is therefore recommended by condition. The Council’s Environmental Health team have also raised matters that can be adequately addressed via condition.
- 7.23 The Police Crime Prevention design adviser refers to the need to provide adequate security to the new dwellings and a condition to this effect is proposed.

8. CONCLUSION

- 8.1 The proposed development is considered to be acceptable in principle and to have no undue impact on adjoining occupiers or on the highway network.
- 8.2 Subject to the issues of the flood risk assessment and the level of affordable housing being resolved it is recommended that the proposal is approved.

9. CONDITIONS

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
- 2) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of hard and soft landscaping for the site. The scheme shall include indications of all existing trees and hedgerows on the land and details of any to be retained.
Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.
- 3) All trees shown to be retained in the approved plans shall be protected for the duration of the development by stout fences to be erected and maintained on alignments to be approved in writing by the Local Planning Authority before any development works shall take place. Within the fenced area no development works shall take place on, over or under the ground, no vehicles shall be driven, nor plant sited, no materials nor waste shall be deposited, no bonfires shall be lit nor the ground level altered during the periods of development.
Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality in accordance with Policy E20 of the Northampton Local Plan.
- 4) No development shall take place until the applicant or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of archaeological research in accordance with the advice contained in PPS5.
- 5) Full details of the method of the treatment of the external boundaries of the site together with individual plot boundaries shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the buildings hereby permitted and retained thereafter.
Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.
- 6) Prior to the commencement of any construction work on site (Including demolition), a full ecological survey of the site shall be undertaken, the results of which shall be submitted to and approved in writing by the Local Planning Authority. Should any protected species be identified on the site (as defined under the Wildlife and Countryside Act 1981 (as

amended) and the Protection of Badgers Act 1992), a scheme for the Protection of these species shall be submitted to and approved in writing by the Local Planning Authority with the ecological survey, and implemented in accordance with the approved scheme and retained thereafter.

Reason: In the interests of wildlife and nature conservation in accordance with the advice contained in PPS9 Biodiversity and Geological Conservation.

- 7) Prior to the commencement of the development hereby permitted, an Air Quality Assessment shall be submitted to the Local Planning Authority. This assessment shall identify the measures necessary to ensure a satisfactory standard of accommodation for the future occupiers of the development hereby permitted. The development shall thereafter be carried out in full accordance with the approved details.

Reason:

- 8) No development shall take place until a desk top study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with the advice contained in PPS23 Planning and Pollution Control.

- 9) Prior to commencement of development a survey shall be carried out by a suitably qualified person or organisation to investigate the presence of bats and other wildlife. If the survey confirms the presence of bats in the building to be demolished or in other areas that may be disturbed by the development work, suitable provision should be made for the replacement of these habitats before the work begins. In addition the timing of the work on the buildings should be such that breeding and nesting periods are not interrupted.

Reason - In order to ensure protected species are not adversely affected by the development, to comply with Policy E17 of the Northampton Local Plan.

- 10) No development shall commence until a surface water strategy / flood risk assessment has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the

works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding.

11) Full details of security measures to be incorporated into the design of the housing shall be submitted to and approved in writing prior to the commencement of development. The development shall thereafter be carried out in full accordance with the approved details.
Reason: To secure a satisfactory standard of development, in accordance with Policy E20 of the Northampton Local Plan.

12) Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development in relation to the carriageway surface level of Tollgate Way to the eastern of the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.
Reason: In the interests of residential and visual amenity in accordance with Policy E20 of the Northampton Local Plan.

13) Details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy E20 of the Northampton Local Plan.

10. LEGAL IMPLICATIONS:

10.1 None

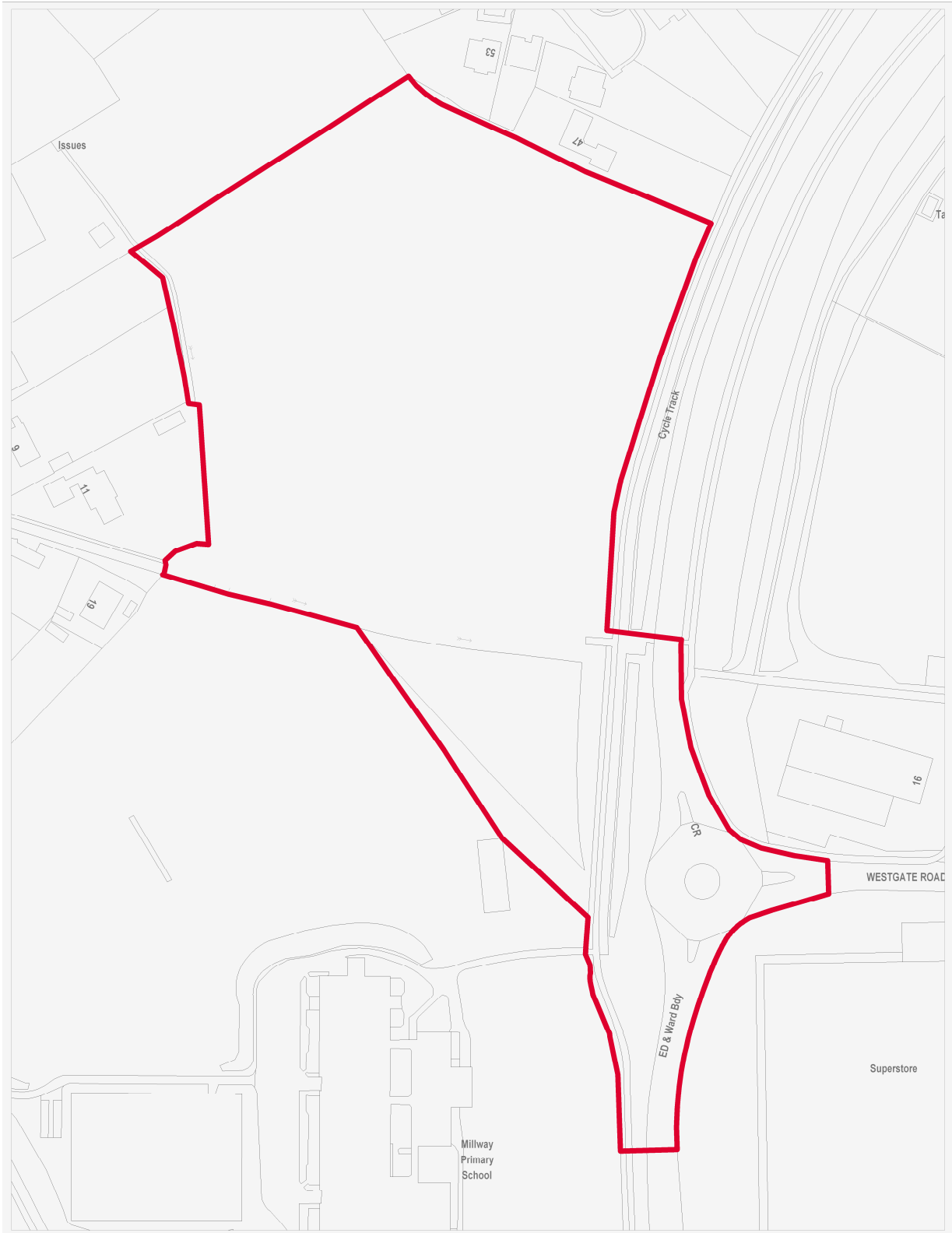
11. BACKGROUND PAPERS

11.1 Application file N/2011/0241

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.

Position:	Name/Signature:	Date:
Author:	A Holden	27/01/12
Development Control Manager:	Gareth Jones	30/01/12



Name: Sharon Weir
 Date: 26th January 2012
 Scale: 1:1250
 Dept: Planning
 Project: Site Location Plan

Title
Millway Primary School, Millway

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PLANNING COMMITTEE: 7th February 2012
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2011/0399: Outline application for the erection of 5no. 3 storey town houses and 9no. apartments. (Appearance and landscaping reserved) at Fyna Vehicle Hire, Weedon Road.

WARD: St James

APPLICANT: Mr C Hickman
AGENT: Architectural Solutions

REFERRED BY: Councillor T Wire
REASON: Concerned re level of development in small areas with major parking problems.

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 APPROVAL IN PRINCIPLE subject to the following:

- (1) Prior finalisation of a S106 agreement to secure:
 - Payment is made to fund local education provision
 - Payment is made to fund improvements to the provision of open space within the environs of the application site.
- (2) Planning conditions below and for the following reason:

The principal of residential redevelopment of previously developed land in a residential area is in accordance with Local Plan Policy H6 and PPS3. The site is capable of providing a suitable residential environment for future occupiers. Subject to the detailed design of the proposal, as controlled under the subsequent reserved matters application(s), the proposal would have no adverse impact on the streetscene or on the amenities of adjoining occupiers and would not be detrimental to highway safety or amenity. Subject to conditions the proposal therefore accords with Local Plan Policies

E20 and H6 and the aims and objectives of PPS1, PPS3, PPG13, PPS23, PPG24 and PPS25.

- 1.2 It is also recommended that in the event that the S106 legal agreement is not secured within three calendar months of the date of this Committee meeting, delegated authority be given to the Head of Planning to refuse or finally dispose of the application on account of the necessary mitigation measures not being secured in order to make the proposed development acceptable.

2. THE PROPOSAL

- 2.1 Outline planning permission is sought for 5 three-storey houses and a 3 storey block of 9 apartments. Access would be via an access road from Melbourne Road to the west. This access is roughly in the same location as the existing site access. The houses would form a row to the east of the site while the block of flats would be sited adjacent to the southern boundary. 18 on-site parking spaces are proposed. Access, layout and scale are to be considered at this stage, with appearance and landscaping being reserved matters.

3. SITE DESCRIPTION

- 3.1 The site consists of a vehicle hire yard with some ancillary single storey buildings. Located to the west of Weedon Road.

4. PLANNING HISTORY

- 4.1 The site's history relates principally to the current use as a vehicle yard.

5. PLANNING POLICY

5.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The current Development Plan comprises of the East Midlands Regional Plan, the saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

5.2 National Policies:

PPS1 – Delivering Sustainable Development
PPS3 – Housing
PPS5 – Planning for the Historic Environment
PPG13 –Transport
PPS23 - Planning and Pollution Control
PPG24 – Planning and Noise
PPS25 - Development and Flood Risk

5.3 Northampton Borough Local Plan

E20 – New Development

E40 – Planning and crime and anti-social behaviour
H6 – Housing Development within Primarily Residential Areas

5.4 **Supplementary Planning Guidance**

Northamptonshire County Parking Standards SPG 2003
Planning out Crime in Northamptonshire SPG 2004

6. **CONSULTATIONS / REPRESENTATIONS**

6.1 **NCC Development Management** – Requests contributions to libraries, fire service and education.

6.2 **St James Residents Association** – object on the grounds of inadequate parking and problems with traffic to and from the site.

6.3 **NCC Archaeological Adviser** – The site lies within the area of St James' Abbey, and part of the abbey wall was still visible near here in 1906. Any surviving archaeological deposits are likely to have been truncated by modern development, but there is still the potential for remains to survive. I would recommend that this potential can be addressed by the use of a condition for a programme of archaeological works.

6.4 **NCC Highway Authority** – Raised various technical objections. Following meetings with County Highways the design has now been revised to address these and the County Council have raised more minor points. At the time of writing confirmation is awaited that these points have been addressed. Concerns have also been raised as to the number of parking spaces proposed.

6.5 **Police Crime Prevention Design Adviser** – no formal objection to the application in its current form and makes recommendations reduce the likelihood of crime and disorder occurring, including defensible space for the houses, in-curtilage car parking for the houses and details of bin storage.

6.6 **Highways Agency** – The proposed development is not expected to have a material impact on the closest strategic route, the A45 trunk road. Therefore the Highways Agency has no objection to the proposal.

6.7 **Environmental Health** – concerns re loss of amenity due to noise arising from business that will remain in close proximity to the proposed development where a change of use is granted.

6.8 **Environment Agency** – We have no objection to the application, as submitted, subject to the imposition of conditions to cover land contamination.

6.9 **Councillor Terry Wire** – I support those views of the St James Residents Association and add my name to the objections. So much residential development is being crammed into small areas with major parking problems.

7. APPRAISAL

- 7.1 This application is made in outline only, albeit that access, layout and scale are all to be considered at this stage.
- 7.2 The main issues to consider are therefore the impact on the street scene and on the amenities of adjoining properties, insofar as this can be determined at this stage, and the impact of the development in terms of highway safety and parking provision.
- 7.3 The proposal is for five 3 storey town houses with private rear gardens and a 3 storey block of nine apartments. As the application is made in outline the details of these are indicative only, however scale and layout are matters to be considered at this stage.
- 7.4 The adjacent premises in the vicinity of the site consist of a 5 storey block of flats at a distance of over 30 metres from the site to the south and two storey semi-detached houses bordering the northern boundary of the site. Also adjacent, on the Weedon Road frontage to the east, is a garage workshop. The site is separated by Melbourne Road from the car park of the Saints rugby ground.
- 7.5 Given the separation to the neighbouring flats it is not considered that any adverse impact on these neighbours would result.
- 7.6 The proposed parking area would be adjacent to the garden of the neighbouring property at 20 Melbourne Road (a house). Whilst this would lead to some noise and disturbance this must be viewed in the context of the existing use as a vehicle hire depot, which will result in similar, if not higher, levels of potential disturbance.
- 7.7 The context of the area comprises the neighbouring 5 storey block of flats and the large main stand of the rugby ground (Franklins Gardens to the east). Planning permission has been approved in principle at Abbey Street, close to the site, for a three storey block of flats. Additionally, there are a number of conventional semi detached houses adjacent. It is considered that within this context that the proposed houses are of an appropriate bulk and scale.
- 7.8 Comments from the County Council as Highway Authority indicated the need for amendments to the layout of the scheme as originally proposed, including amendments to the access, the provision of a footway within the site and the separation of the buildings from the highway by 1m. Following meetings with the County Engineers and the developers, revised plans have now been produced which largely address these matters, albeit that there remain minor adjustments, plans for which are awaited at the time of writing. The report and recommendation have been drafted on the assumption that these minor matters will be resolved by the time of the Committee meeting.

- 7.9 The Highway Authority also makes reference to concern over the number of parking spaces proposed. There is some very limited unrestricted parking in the immediate area but most of the surrounding area is either double yellow lines or residents only parking spaces. Whilst future residents may qualify for residents passes the available spaces are clearly oversubscribed. It is considered, therefore, that some future residents of this development would choose not to have cars. Moreover, given that the site is located in a sustainable location near shops and services on Weedon and St James Roads, near bus routes into town and with easy access to the railway station it is not considered that refusal on grounds of parking could be sustained. Overall the 18 designated parking spaces proposed are considered sufficient for the development proposed.
- 7.10 Concerns have been raised by Environmental Health officers as to the potential impact of the existing neighbouring business on the future residents of the site. However, this is an established area which already features a mix of uses and there are neighbouring houses which are equally close to this existing business. The site is allocated in the Local Plan as Primarily Residential. It is considered that a survey of existing noise levels will be necessary in order to inform the detailed design of the residential units, including necessary mitigation measures, but that the noise levels of the site would not preclude development altogether, given the character of the area. As there are existing dwellings in equal proximity to those proposed it is not considered that this would be an undue inhibiting impact on the garage business.
- 7.11 The Police Crime Prevention design adviser refers to the need to provide adequate security to the new dwellings. These matters can be largely address via condition. One matter that is not addressed is the request that the car parking for the houses should be on-curtilage rather than in a single shared parking area. Although this arrangement might be better, the car parking area proposed would be very well overlooked by and close to all of the proposed properties and therefore would not undermine crime prevention objectives.
- 7.12 The County Council has also requested financial contributions towards funding of library and fire services. However, given the scale and type of the development, the fact that it is not clear how such contributions would not be directly related to the proposed development and as described above, such capital costs can no longer be pooled and secured by a Section 106 Agreement, it considered that any request for a financial contribution to these matters could not be reasonably sustained.
- 7.22 On account of the proposed development being for family housing, it follows that a reasonable number of school age children would reside within the development. It is therefore considered that the requirement of a financial payment towards the provision of education payment is necessary and reasonable and related to the type of the development proposed. Furthermore, the application site is located within an area in which the surrounding primary schools have a limited capacity, which is projected to remain the case for the foreseeable future. It would appear

more likely that residents occupying one of the proposed dwellings would prefer for their children to attend one of the local primary schools and therefore due to the shortages of places, a financial payment is directly related to the scale and type of the development and is therefore in accordance with the requirements of Circular 05/05.

- 7.23 No significant on-site public open space has been proposed. If an on-site provision of open space were to be insisted upon, it would be of such a small scale that it would not be a practical nature. Therefore, it is considered that an off-site contribution to enhance existing recreational facilities is a reasonable alternative. Given the proximity of Victoria Park, a potential project would be the installation of lighting to the park's multi-use games area.

8. CONCLUSION

- 8.1 It is considered that the proposed development is acceptable in terms of its bulk, scale and impact on adjoining residential occupiers and in terms of the suitability of the site for residential development.

9. CONDITIONS

(1) Approval of the details of the appearance and landscaping ("the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: This permission is in outline only granted under Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

(2) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

(3) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or, if later, before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

(4) Prior to the submission of any application for the approval of reserved matters, a noise survey and an air quality assessment shall be submitted to the Local Planning Authority. These assessments shall identify the measures necessary to ensure a satisfactory standard of accommodation for the future occupiers of the development hereby permitted. The development shall thereafter be carried out in full accordance with the approved details and any mitigation shall retained thereafter.

Reason: To secure a satisfactory standard of accommodation for future occupiers in accordance with PPS1, PPS23 and PPG24.

(5) No development shall take place until the applicant or their agents or successors in title, has secured the implementation of a programme of

archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of archaeological research in accordance with the advice contained in PPS5.

(6) Full details of the method of the treatment of the external boundaries of the site together with individual plot boundaries shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the buildings hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

(7) Prior to the commencement of development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

A) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

B) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

C) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

D) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (C) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: The site has been subject to potentially contaminative uses, with the site currently used for vehicle hire, including a vehicle repair workshop. The site is underlain by a Secondary A Aquifer, which represents a controlled water that requires protection. In accordance with the guidance in PPS23 and PPS25.

(8) 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 any unforeseen contamination encountered during development is appropriately dealt with. In accordance with the guidance in PPS23 and PPS25.

(9) No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To ensure that infiltration systems such as soakaways do not increase the potential for contaminant migration. In accordance with the guidance in PPS23 and PPS25.

(10) No development shall commence until details of a scheme, including phasing, for the provision of mains foul water drainage on and off site has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the approved scheme.

Reason: To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure. In accordance with the guidance in PPS23 and PPS25.

(11) Full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the building (s) hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

(12) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions or outbuildings shall be erected to the residential development hereby permitted without the prior written consent of the Local Planning Authority.

Reason: To prevent overdevelopment of the site in accordance with Policy E20 of the Northampton Local Plan.

(13) Details of the provision for the storage of refuse and materials for recycling shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, implemented prior to the occupation or bringing into use of the building(s) and thereafter maintained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies E20 and E40 of the Northampton Local Plan.

(14) Full details of facilities for the secure and covered parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby permitted, provided prior to the

development being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance Policies E20 and E40 of the Northampton Local Plan.

(15) Full details of the proposed surface treatment of all roads, access and parking areas, footpaths and private drives including their gradients shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site. Development shall be carried out in accordance with the approved details.

Reason: To secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

(16) Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development in relation to 20 Melbourne Road shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: In the interests of residential and visual amenity in accordance with Policy E20 of the Northampton Local Plan.

17) Full details of security measures to be incorporated into the design of the housing shall be submitted to and approved in writing prior to the commencement of development. The development shall thereafter be carried out in full accordance with the approved details.

Reason: To secure a satisfactory standard of development, in accordance with Policy E20 of the Northampton Local Plan.

10. BACKGROUND PAPERS

10.1 N/2011/0399.

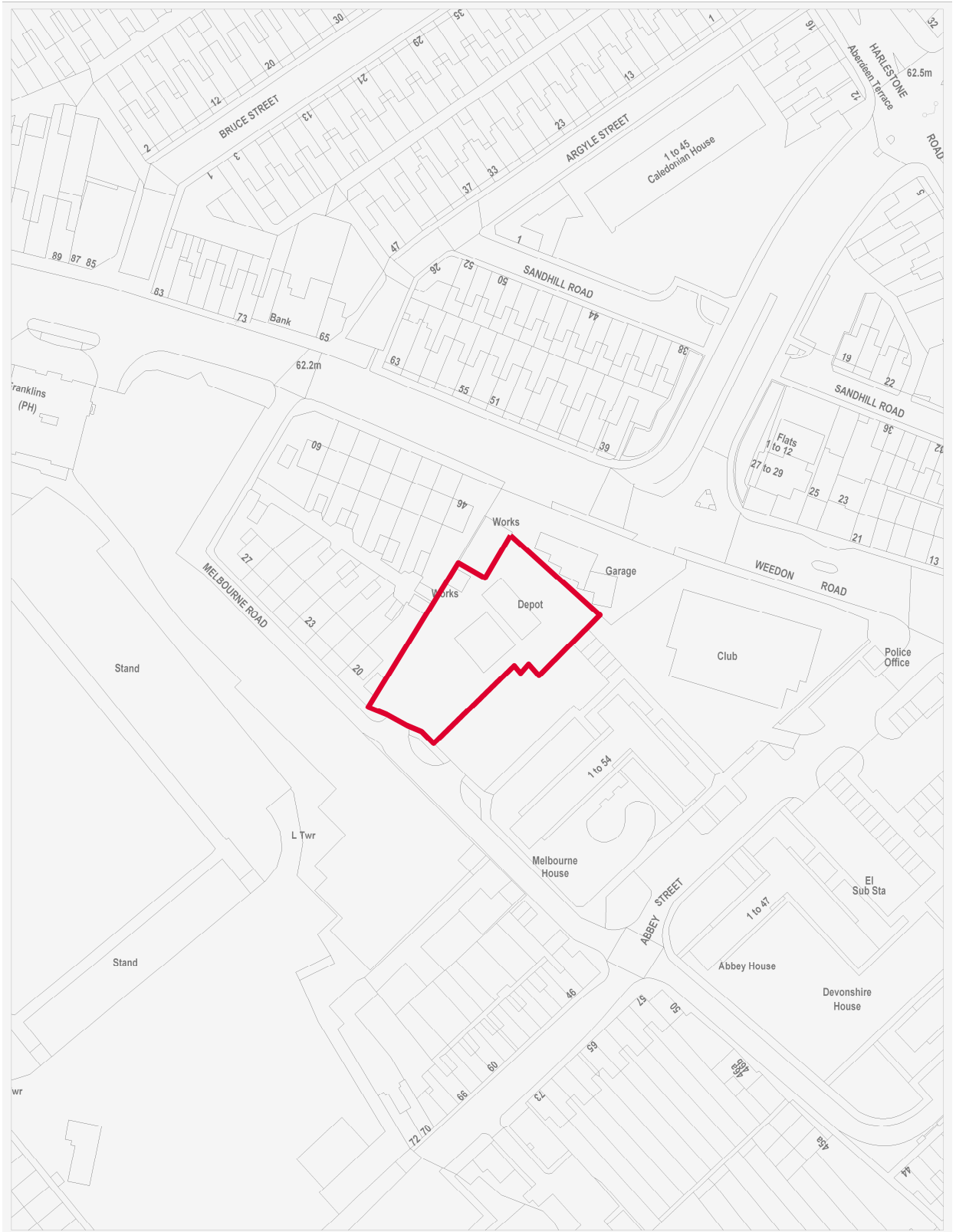
11. LEGAL IMPLICATIONS

11.1 None.

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.

Position:	Name/Signature:	Date:
Author:	A Holden	27/01/12
Development Control Manager Agreed:	Gareth Jones	30/01/12



Name: Sharon Weir
 Date: 26th January 2012
 Scale: 1:1250
 Dept: Planning
 Project: Site Location Plan

Title
Fyna Vehicle Hire, Weedon Road

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PLANNING COMMITTEE: 7 February 2012
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2011/1114: **Erection of two and a half storey dwelling for shared residential accommodation (Class C3) Land at 1-3 Hester Street.**

WARD: Semilong

APPLICANT: Ms. A. Hawker
AGENT: HDA Architecture

REFERRED BY: Cllr Marriot
REASON: Detrimental impact on the adjoining dwelling No.4 Hester Street

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL** subject to conditions for the following reason:

The principle of a residential development in an existing primarily residential area is acceptable and in accordance with Policy H6 of the Northampton Local Plan. A shared dwelling is only acceptable on the basis that the use remains ancillary to the existing residential use of 1-3 Hester Street. The siting, design and appearance of the building will compliment the existing street scene without being detrimental to residential amenity and highway safety in accordance with Policies H6 and E20 of the Northampton Local Plan and the guidelines contained within PPG13.

2. THE PROPOSAL

2.1 To erect a detached two storey dwelling 11 metres deep and 7 metres wide. There would be two small dormers to the front with rooflights to the rear to provide an extra bedroom in the roof. The proposed dwelling would have a design and appearance to match the terraced properties to the west and be constructed of brick.

- 2.2 The property would have a large rear garden but no on-site parking provision and would be used for shared residential accommodation in conjunction with the existing property at No. 1-3 Hester Street.

3. SITE DESCRIPTION

- 3.1 The plot has a depth of 30 metres, a width of 8 metres and at present forms the side garden to a building used for communal living at 1-3 Hester Street. There is a large silver birch tree situated to the rear of the site.
- 3.2 Hester Street is a residential street containing predominantly terraced dwellings. Parking is available on both sides of the street.

4. PLANNING HISTORY

- 4.1 N/2011/0403 – Erection of two and half storey dwelling – application withdrawn
- 4.2 N/2011/0403 was reported to the Planning Committee at its meeting on 13 September 2011. The application was recommended for approval on the basis that it would be used as a single dwelling house (use class C3) only and a condition was recommended to control the use. However, when the agent addressed the Committee it became clear, contrary to the details submitted with the application, that the building would be used as shared house (house in multiple occupation use class C4). In light of this Committee resolved:

“That consideration of the application be deferred in the light of the new information provided by the applicant’s representative to allow a reassessment of the application, further discussion with the applicant and revised report to be submitted to the Committee.”

- 4.3 The application was subsequently withdrawn. It is understood that this was in order to clarify the intended use of the property, resulting in the current application.

5. PLANNING POLICY

5.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The current Development Plan comprises of the East Midlands Regional Plan, the saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

5.2 **National Policies:**

PPS1 - Delivering Sustainable Development

PPS3 – Housing

PPG13 - Transport

5.3 **Northampton Borough Local Plan**

E20 – New Development

E19 – Implementing Development

H6 - Housing Development within Primarily Residential Areas

5.4 **Supplementary Planning Guidance**

Northamptonshire County Parking Standards SPG 2003

Planning out Crime in Northamptonshire SPG 2004

6. **CONSULTATIONS / REPRESENTATIONS**

6.1 **Arboricultural Officer** - No objections as long as Silver Birch in the rear garden is protected during construction of the new dwelling.

6.2 **4 Hester Street – objection**

- Do not want this building attached to no4. The gap between No. 4 and the proposed dwelling would make maintenance of both properties very difficult
- The rear extension would jut out beyond no4 resulting in direct overlooking and shading / loss of light
- Bin storage adjacent to no4 is unacceptable especially given the number of people who could live in the property.
- This proposal would result in a form of multi-occupancy use with an increase in noise and disturbance in an area which is already blighted by a very high number of houses in multiple occupation.
- Concerns that the development might interfere with a concreted-over manhole and construction work could damage foundations of No. 4,
- Would result in parking problems in the street and an impact on highway safety.
- Has resulted in the removal of the lime tree in the front garden.

7. **APPRAISAL**

7.1 The site is located in an existing residential area and, therefore, the principle of a residential development is acceptable. The plot size is comparable in area to the existing dwellings in Hester Street.

Siting and Design

7.2 The proposed dwelling has been sited in line with most of the existing dwellings situated on the northern side of Hester Street, which results in a uniform and attractive streetscene. The size, scale and design of the building also reflects the dwelling situated to the west with windows

and doors of similar proportion. The property is to be constructed of brick to match the adjoining dwelling No. 4 Hester Street.

Residential Amenity

- 7.3 The proposed building has been sited to reduce any impact on the adjoining property No. 4 Hester Street. The two storey rear addition of the new property has a depth of 3 metres but is situated 2.2 metres from the boundary with No. 4. The occupiers of that dwelling requested that there should be no attachment with the proposed dwelling and to achieve this there is to be a small separation distance between the properties. Although the separation distance (7.5 centimetres) is relatively minimal, it is considered that a more substantial gap would impact upon the continuity of the street scene, which this proposal would create.
- 7.4 The proposed development could potentially cause some overlooking, overshadowing and loss of outlook to the adjacent properties at 1-3 and 4 Hester Street. The rear gardens of 1-3 and 4 Hester Street would potentially be overlooked primarily from the rear elevation windows of bedroom 2 on the first floor and bedroom 4 on the second floor. However, it is considered that this overlooking would not be significantly adverse given that the proposed windows would look out over the most northern parts of the adjacent rear gardens with the areas of garden nearer to the rear elevations being only potentially viewed at an oblique angle.
- 7.5 The proposal would partially infill the gap between 1-3 and 4 Hester Street and thereby cause some loss of light and outlook to the western side elevation windows at 1-3 Hester Street and a small amount of overshadowing to the rear garden of 4 Hester Street. However, the impact upon 1-3 Hester Street would be mitigated by the current orientation of the existing side elevation windows and the fact that a separation distance of about 3 metres would be maintained between the two buildings. Hence, it is considered that the proposed development would not have a detrimental impact upon 1-3 Hester Street in terms of overshadowing and overbearing impacts. It is also considered that any overshadowing of the rear garden at 4 Hester Street would be slight and not impact upon the adjacent property significantly more than the existing two/three storey properties situated to the east and south.
- 7.6 The property is to be used for shared residential accommodation by people of the Jesus Fellowship. This is considered to be a sui-generis use and not a HIMO use under Class C4, and potentially a more intense form of residential use than a C3 dwelling with differing families/people in place at any one time. However, this proposal is considered acceptable in an existing residential area especially as the new dwelling would have only 4 bedrooms and have the appearance and layout of a regular dwelling provided that it remains ancillary to and is used in conjunction with the existing residential use of 1-3 Hester

Street. This can be secured and controlled via condition (see condition 8).

- 7.7 The bin storage area is located on the eastern boundary of the site and should not have a significant impact on No. 4 as it is situated over 5 metres away.
- 7.8 It is noted that the occupier of 4 Hester Street raised concerns that the proposed development could effect the foundations and drains and damage the property. However, this issue cannot be taken into consideration, as it does not constitute a material planning consideration. Moreover the applicant has submitted details that indicate that the development, including the footings, would not encroach on neighbouring properties.

Highway Matters

- 7.9 The proposal provides no on-site parking provision but as the site is in a very sustainable location being adjacent to a bus route and close to a local centre and the facilities of the town centre, the proposed occupiers would not need car ownership. There is parking available on Hester Street but it is recognised that there is little capacity in the evening period. Ensuring that the use of the property can only be used in conjunction with the use of 1-3 Hester Street will also reduce dependency on the private car.

Trees

- 7.10 At the time that the previous application was submitted there was a heavily pollarded lime tree at the front of the site which has subsequently been lawfully removed.
- 7.11 There is also a large silver birch to the rear of the site and a condition is required to ensure this tree is protected during the construction of the proposed dwelling.

8. CONCLUSION

- 8.1 The proposed application is considered acceptable as it would result in a new dwelling which would reflect other properties in Hester Street and would enhance the street scene without being detrimental to the residential amenity of nearby properties.

9. CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. Details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy E20 of the Northampton Local Plan.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed in the side elevations of the proposed extension without the prior written consent of the Local Planning Authority.

Reason: To safeguard the privacy of adjoining properties in accordance with Policy H6 of the Northampton Local Plan.

4. Full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the building hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

5. No development shall take place until a desk top study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with the advice contained in PPS23 Planning and Pollution Control.

6. All trees shown to be retained in the approved plans shall be protected for the duration of the construction of the development by stout fence(s) to be erected and maintained on alignment(s) to be approved

in writing by the Local Planning Authority before any development works shall take place. Within the fenced area no development works shall take place on, over or under the ground, no vehicles shall be driven, nor plant sited, no materials nor waste shall be deposited, no bonfires shall be lit nor the ground level altered during the periods of development.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality in accordance with Policy E20 of the Northampton Local Plan.

7. The window in the ground floor eastern side elevation shall be glazed with obscured glass and be of fixed type before the development hereby permitted is first occupied and shall thereafter be retained in that form at all times.

Reason: To safeguard the privacy of the adjoining property in accordance with Policy H6 of the Northampton Local Plan.

8. The premises hereby approved shall only be used as ancillary accommodation linked to the use of 1-3 Hester Street as a Christian Community house and shall not be used as a single unit of residential accommodation within Classes C3 or C4 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (As amended).

Reason: For the avoidance of doubt, to ensure that the Council retains adequate control of the use of the property in the interests of residential amenity in accordance with Policy E20 of the Northampton Local Plan.

9. The accommodation shall be used solely in accordance with the approved drawing No.1073/1B dated 3 November 2011, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that a satisfactory standard and layout of accommodation is provided in the interests of the amenity of occupants and nearby residents in accordance with Policy E20 of the Northampton Local Plan.

10. BACKGROUND PAPERS

- 10.1 N/2011/0403 and N/2011/1114

11. LEGAL IMPLICATIONS

- 11.1 None.

12. SUMMARY AND LINKS TO CORPORATE PLAN

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate

Plan together with those of associated Frameworks and Strategies.

Position:	Name/Signature:	Date:
Author:	Geoff Wyatt	16/01/12
Development Control Manager Agreed:	Gareth Jones	24/01/12



Name: Chis Holder
 Date: 25th January 2012
 Scale: 1:1250
 Dept: Planning
 Project: Site Location Plan

Title
Land at 1-3 Hester Street

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PLANNING COMMITTEE: 7 February 2012
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2011/1173: Application for a Certificate of Lawfulness for a proposed rear dormer at 18 Lynmouth Avenue, Northampton

WARD: Park

APPLICANT: Mr. R. W. Smith

REFERRED BY: Scheme of Delegation
REASON: Applicant is related to an NBC officer

APPLICATION FOR DETERMINATION:

***Note:** The Committee's attention is drawn to the fact that this application requires an assessment as to whether the proposed rear dormer is lawful (i.e. that no planning permission is required), and that only an endorsement of the officer's recommendation is required.*

1. RECOMMENDATION

1.1 That a **Certificate of Lawfulness be issued**, for the reason:

The development, a proposed rear dormer extension to this bungalow, is permitted by reason of Part 1, Class B of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

2. THE PROPOSAL

2.1 This is an application for a Certificate of Lawfulness for a proposed rear dormer to a bungalow.

3. SITE DESCRIPTION

3.1 A 1960's semi-detached bungalow located on a corner plot, with front and rear dormers and a garage to the rear.

4. PLANNING HISTORY

4.1 None relevant.

5. APPRAISAL

5.1 The proposal does not require planning permission as it falls within the parameters of Class B of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

5.2 The drawings indicate that the proposed dormer confirms with parameters of Class B of the Order as follows:

- It would not exceed the height of the highest part of the existing roof;
- It would not front a highway;
- It would not exceed the 50m³ enlargement of the original roof space;
- It would not include a balcony or a chimney;
- The site is not within article 1(5) land (e.g. a Conservation Area);
- The edge of the enlargement closest to the eaves of the original roof is not less than 20cm from the eaves of the original roof; and
- The materials to be used are to be of a similar appearance to those used in the construction of the exterior of the existing dwelling house.

5.3 As the permitted development rights conveyed by Class B of the Order have not been altered or removed either by condition of a planning permission or by Article 4 Direction, the proposed development does not require planning permission.

6. CONCLUSION

6.1 The proposed dormer window is lawful by reason of Class B of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 and the permitted development rights are unfettered therefore the Certificate of Lawfulness must be granted.

7. BACKGROUND PAPERS

7.1 N/2011/1173 and The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

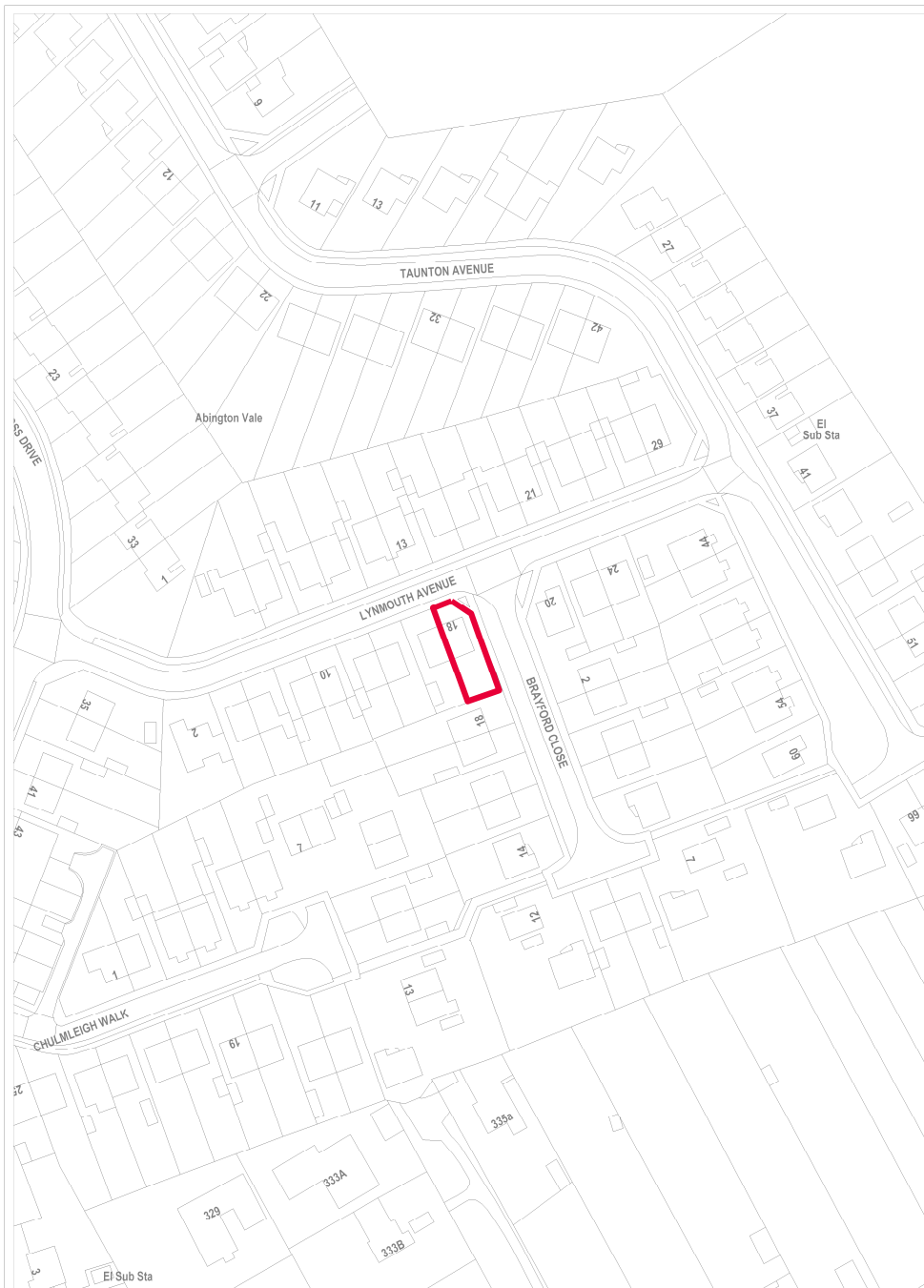
8. LEGAL IMPLICATIONS

8.1 None other than formally confirming the lawful status of the proposed development.

9. SUMMARY AND LINKS TO CORPORATE PLAN

- 9.1 In determining applications regarding the lawfulness of development only a technical assessment against the relevant legal provisions can be made and regard cannot be had for the Council's corporate objectives.

Position:	Name/Signature:	Date:
Author:	E. Williams	16/1/2012
Development Control Manager Agreed:	G Jones	20/01/2012



Name: Charis Holder
 Date: 25th January 2012
 Scale: 1:1250
 Dept: Planning
 Project: Site Locatio Plan

Title
18 Lynmouth Avenue

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PLANNING COMMITTEE: 7 February 2012
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2011/1276: Two storey side extension
Greenacres High Street Weston Favell

WARD: Park

APPLICANT: Mr. & Mrs. W. J. Coley
AGENT: AT Architects

REFERRED BY: Cllr. Norman Duncan
REASON: Proposal is overbearing, overshadowing and overlooks adjacent property causing invasion of privacy; and also design is not in keeping with host dwelling.

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL** subject to conditions for the following reason:

The impact of the proposed development on the character of the original building, street scene, residential amenity and the character of the Conservation Area is considered to be acceptable and in accordance with Policies E20, E26 and H18 of the Northampton Local Plan, the Residential Extensions and Alterations Design Guide SPD, and with the aims and objectives of PPS5.

2. THE PROPOSAL

2.1 Permission is sought for a two storey side extension on the east side of the house.

3. SITE DESCRIPTION

3.1 A 19th century former farm house located within the Weston Favell Conservation Area. The building sits slightly lower than road level, and

is L shaped with spacious gardens to the rear. There is a stone wall along the frontage, and tall hedges along the east boundary.

4. PLANNING HISTORY

4.1 None relevant.

5. PLANNING POLICY

5.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The current Development Plan comprises of the East Midlands Regional Plan, the saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

5.2 National Policies:

Planning Policy Statement 1 – Delivering Sustainable Development
Planning Policy Statement 5 – Planning and the Historic Environment

5.3 Northampton Borough Local Plan

E20 – New Development
E26 - Conservation Areas
H18 - Extensions

5.4 Supplementary Planning Guidance

Residential Extensions and Alterations Design Guide SPD

6. CONSULTATIONS / REPRESENTATIONS

6.1 **NBC Conservation Officer:** No objections – considers that the proposal is in accordance with pre-application advice, with the design acceptable in terms of its impact upon the character of the host building, and upon the Conservation Area.

6.2 **NBC Arboricultural Officer:** Recommends condition re protection of root area of two very large mature Cedar trees in rear garden. Advised that he has no objections to removal of Silver Birch tree.

6.3 Surrounding neighbours notified, site notice and newspaper advertisement placed.

6.4 **73 High Street** – objecting on grounds of overshadowing, overlooking, and unacceptable design not in-keeping with host building.

6.5 **66 High Street** – objecting to proposal as contractors vehicles would obstruct the road, creating an unsafe situation; removal of the silver birch tree would affect amenity of the area; the proposal would reduce the light to his front garden and front window; and the size of the

proposal is out of keeping with the local environment and overdevelops the property.

7. APPRAISAL

Design and appearance

- 7.1 The proposed extension extends to the side by 6.32m. The roof design is gable ended, and is set down from the main ridge line. The proposal will form an east wing similar to the existing, original west wing. It is considered that this is an acceptable design, as the frontage fenestration and materials are to be in-keeping with its context, and the proposed extension will appear subservient to the host dwelling. The space to the side of the house measures approximately 10m, comfortably accommodating the extension.
- 7.2 It is considered that the extension will be in accord with the historic street scene, as it will not deviate from the building line of the original farmhouse, which helps to inform the character of the area, with the front boundary wall to remain. The street scene in this historic part of the village is very varied, with different set-backs and spacings, and it is for this reason that it is considered that the proposal will have no adverse impacts, and is therefore considered acceptable and in accordance with the relevant policies.

Impact on neighbours

- 7.3 The adjoining property to the east (no.73) is set approximately 16m away (distance between side elevations). A high (4-5m) hedge defines the boundary in between. The occupiers of no.73 have expressed concerns that the extension will be overbearing, and result in overlooking and overshadowing.
- 7.4 The proposed extension would project to a point approximately 9m from the existing side elevation of the neighbouring house no73. There are four windows in the side elevation of no73 (two living room windows at ground floor and two bedroom windows at first floor). However, one of the first floor windows and both of the ground floor windows are secondary windows, whereas the other window on the first floor is the only window to that bedroom. The development would therefore have an effect on the outlook and light currently available from that window.
- 7.5 As there are other principal windows to two of the rooms it is not considered that the proposal would have a significant impact on the enjoyment of these rooms. The other bedroom would be more affected. It is currently somewhat enclosed by the presence of the substantial boundary hedge which stands some 6m away.
- 7.6 The Council's adopted Residential Extensions and Alterations Design Guide SPD (2011) provides guidance on separation distances between

elevations. It does not directly address the scenario of side facing windows although the recommended separation between a blank side elevation and a rear elevation is 13m for two-storey houses. In contrast the proposed extension would retain only 9m. Bearing in mind that it is not the whole / principal elevation that would be affected (i.e. only one bedroom), and the amount of separation retained combined with the scale of the existing hedge, it is considered that the sense of enclosure / mass and impact on light to these habitable room windows would not be such as to warrant refusal of the application.

- 7.5 In considering the issue of overlooking, the upper windows in the east elevation of the proposed extension serve a bathroom, walk-in wardrobe, and loft space. A condition that these windows be obscure glazed is recommended, and it is considered that this would satisfactorily mitigate issues of overlooking from the side elevation (with or without the existing hedge).
- 7.6 There may be some additional overlooking of neighbouring gardens from the upper rear elevation windows of the proposal, but only of areas that are already overlooked and therefore this is not considered significant enough to warrant refusal of the application.
- 7.7 The neighbour across the street (no.66) has objected on grounds that the proposal will overshadow his front garden and lounge window. However, it is noted that the distance between these front elevations is only approx. 0.5m short of the required distance of 21m. It is therefore considered that any additional overshadowing that may occur to no.66 would be minimal, when also taking into consideration the offset position of this house to the application site, and as such would not warrant refusal of the application.
- 7.8 This neighbour has also objected to the removal of the Silver Birch Tree. However, this tree is in poor form (see para. 7.10), and is only one of a group of trees along this boundary. It is therefore considered that its removal will not significantly affect the visual amenity of the area.
- 7.9 The issue raised regarding the possibility of contractor's vehicles creating an unsafe situation whilst parked along the street is not considered material to the assessment of this application.

Trees

- 7.10 NBC Arboricultural Officer advises that he has no objections to the removal of the Silver Birch tree, as it has been previously topped and has subsequently been left in poor form (anticipates tree is in decline) and is therefore not eligible to be included in a TPO. A condition is recommended to protect the root area of the two large Cedar trees in the rear garden, as advised by the Council's Arboricultural Officer. Protection of these trees by condition is considered necessary by virtue

of the being in a Conservation Area and as they add considerably to the amenity of the area.

Impact on Conservation Area

7.11 This proposal is in accordance with pre-application advice from the Conservation Section. As such, it is considered that the proposal will have no adverse impacts upon the character and appearance of the Conservation Area (see para. 7.2), as the scale and design is in-keeping with the host dwelling and with its historic setting.

8. CONCLUSION

8.1 It is considered that this application accords with Policy and design guidance, and is therefore recommended for approval.

9. CONDITIONS

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) The external walls and roof of the extension shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

Reason: In the interests of visual amenity to ensure that the extension harmonises with the existing building in accordance with Policy H18 of the Northampton Local Plan.

(3) The proposed windows in the easterly elevation which serve the upper floors of the extension shall be glazed with obscured glass (minimum level 3) before the development hereby permitted is first occupied and thereafter retained in that form at all times.

Reason: To safeguard the privacy of the adjoining property in accordance with Policies E20 and H18 of the Northampton Local Plan.

(4) A tree protection barrier (such as Heras fencing) of not less than 2 metres in height and on secure immobile footings (by way of incorporating ground pins and diagonal supports) shall be installed at a distance of not less than 11.4 metres from Cedar tree stems. The tree protection barrier to be located across the whole of the rear garden area to restrict all access. The tree protection barrier to be installed prior to any construction activity and remain in situ and undisturbed until all construction is completed and all plant and materials removed from site.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and

maintaining the amenity of the locality in accordance with Policy E20 of the Northampton Local Plan.

10. BACKGROUND PAPERS

10.1 N/2011/1276.

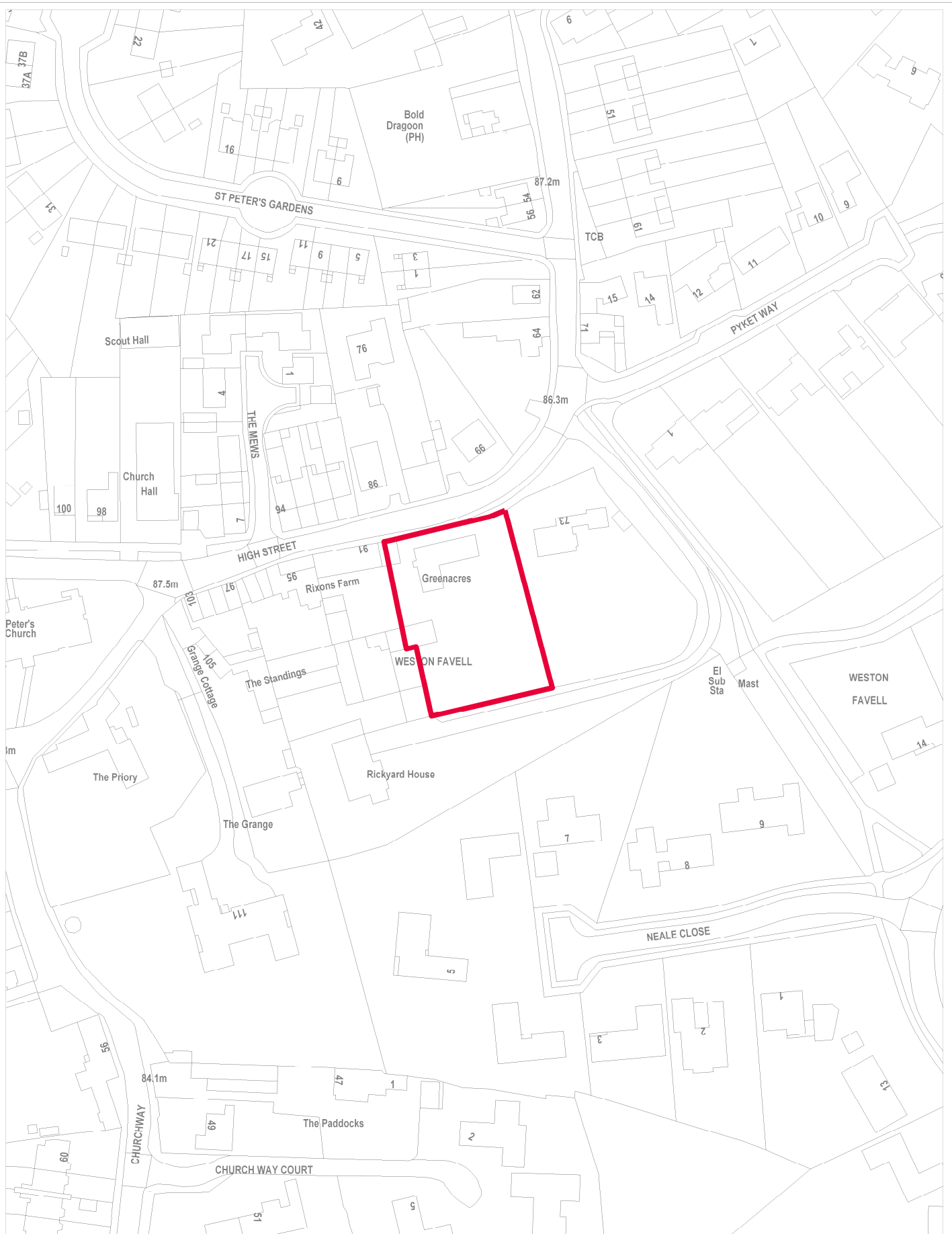
11. LEGAL IMPLICATIONS

11.1 None.

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.

Position:	Name/Signature:	Date:
Author:	E. Williams	27/1/12
Development Control Manager Agreed:	Gareth Jones	30/1/12



Name: Sharon Weir
 Date: 26th January 2012
 Scale: 1:1250
 Dept: Planning
 Project: Site Location Plan

Title

Greenacres, High Street, Weston Favell

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