

27th October
2009



**NORTHAMPTON
BOROUGH COUNCIL**
Planning Committee

**Addendum
to Agenda Items**

<u>Item</u>	<u>Application</u>	
NORTHAMPTON BOROUGH COUNCIL APPLICATIONS		
9	A N/2009/0685 - Construction of multi use games area on land at Dayrell Road.	
APPLICATIONS FOR DETERMINATION		
10	A N/2009/0028 - Proposed demolition of Infirmiry building and proposed alterations and extension to remaining buildings at Former St Edmunds Hospital Site, Wellingtonborough Road.	<p>Following further discussions with Conservation Officers, condition 4 is recommended to be amended as follows (amendments in bold) -</p> <p>Prior to work commencing on each phase of the development pursuant to this permission a detailed schedule of works to be undertaken to each of the listed buildings shall be submitted to and be approved in writing by the Local Planning Authority. The schedule of works shall show in detail the timescale, nature, scope, materials, methodology and approach to those works, including drawings where necessary. The works shall thereafter take place in full accordance with the approved details.</p> <p>Authority is also sought from the Planning Committee for authority to agree any further minor changes to the wording of the conditions to be delegated to the Development Control Manager.</p>

	<p>B</p> <p>N/2009/0606 - Retrospective subdivision of industrial unit and part use as builders merchants (Sui Generis). External changes including altering and creating openings and erection of 2.4m high fence around yard at Unit 5 Minton Business Centre, Main Road, Far Cotton.</p>	<p>Corrected drawings have been submitted by the agent at the request of the case officer that reflect the exact finished appearance of the building.</p> <p>The Environment Agency have raised no substantive objections, but have included drainage comments and information that can be forwarded to the applicant if permission is granted.</p> <p>Additional Proposed Condition:</p>
	<p>C</p> <p>N/2009/0610 - Erection of 4no. Detached houses with associated garages, access and parking at Building Plot rear of 76 Church Way.</p>	<p>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.</p> <p>Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.</p>
	<p>D</p> <p>N/2009/0644 - First floor extension above existing annex (as amended by revised plans received on 11 September 2009) at 21 Huntsmead.</p>	
	<p>E</p> <p>N/2009/0765 - Part retrospective three storey side extension, single storey extensions, dormer window and velux windows to existing building, front and boundary fence. (as amended by revised plans received on 8th & 15th October 2009) at 2 The Drive/3 The Crescent.</p>	<p>Additional letters of objection have been received from 7, 8, 12, 14, 16, 22 24, 34, 48 The Crescent, 2a, 6, 13, 15 The Drive, on the following grounds:-</p> <ul style="list-style-type: none"> ➤ Out of keeping with road and character of housing in the area ➤ Overdevelopment of site ➤ Overbearing and too close to the footpath ➤ Lack of symmetry with original building ➤ Could set undesirable precedent for further extensions ➤ Is architecturally unsightly

- Impact on car parking and object to blocking off of access and hazard to pedestrian safety
- Building works are oversized and not in line with plans
- Noise, dust and dirt caused is unacceptable
- Contrary to Policy H18 of Northampton Local Plan
- Extension dominates original building
- Dramatic impact on appearance of the building
- Does not follow building line
- Imbalance on pair of semis
- Rendering would be out of keeping with host building
- Bears no resemblance to original application N/2009/0765
- Should not be allowed to abuse the planning system and flout local planning laws
- Extension out of proportion with host building
- Commercial development in residential area is unacceptable.
- Detracts from other buildings and character of area

APPLICATIONS FOR CONSULTATION

12	<p>A</p> <p>N/2009/0720 - Change of use of ground floor from a Bank (Class A2) to a Bingo Hall (Class D2) and the formation of a new access door on to Abington Street at 33 Abington Street.</p> <p>N/2009/0772 - Change of use to Adult Amusement Centre at 31 - 33 Abington Street.</p>	<p>NBC Regeneration Team have submitted their objections to N/2009/0772 stating the conflict with NBC Economic Strategy and the CAAP.</p>
B	<p>N/2009/0744 - Reserved matters application including: Appearance, landscaping, layout and scale pursuant to outline consent WN/2006/0013 dated 19.04.07 - erection of 231 dwellings, roads and sewers and public open space at Former British Timkem Site, Main Road, Duston.</p>	<p>Revised Recommendation – DEFER</p> <p>In light of on-going discussions between WND and the applicant regarding, amongst other things, compliance of this scheme with the outline planning permission; following dialogue with WND officers, it is recommended that consideration of this application is deferred pending the outcome of these discussions.</p>