

Tuesday 9th February 2010

Addendum to Agenda Items

ITEM		Northampton Borough Council Applications	
9	A	N/2009/1044 - Installation of adventure play equipment and associated landscaping at The Racecourse, Kettering Road.	<p>3 Additional representations in support received, stating this would enhance the racecourse, be a useful facility for families and prevent children playing in streets.</p> <p>Health Improvement Co-ordinator – has attended consultation events, one consistent message is that the design has to be a challenge, therefore the High Net Climber is far more appealing to the user group at 6m rather than 4m high.</p>
Items for Determination			
10	A	N/2009/0865 - Single storey side extension, extension and alterations to garage, second floor roof extensions and alterations, replacement front boundary wall and gates at 41 Rowan Avenue (As amended by revised plans received 22nd December 2009).	<p>The committee are advised that a letter of support has been received from number 22 Rowan Avenue which has mistakenly been recorded in the application report(para 6.3) as an objection. The occupier of number 22 is of the opinion that the proposed development would enhance the top of the street and the alterations would be highly compatible with the properties unique design.</p>
	B	N/2009/0924 - Single storey and first floor rear extensions at	<p>In support of his application the applicant has submitted copies of a letter dated 6 July 2009 from NCC regarding its commissioning intentions for residential and</p>

		Kingsley Nursing Home, 18 - 20 Kingsley Road.	nursing care services (copy of letter circulated).
	C	N/2009/0953 - Change of use from amenity land to private garden at Land to rear of 10 Brookfield Road.	In response to the submissions of neighbours the applicant has stated: <i>"I understand the concern of the resident at no. 83 Raeburn Road with regards to vandalism, I can ensure that if permission is granted a fence will be erected to secure site but there will be no access or visible changes from the highway so will continue to remain secure. With regards to comments made regarding previous refused planning permission on the land. The planning department were unable to find any previous refused applications on the land."</i>
Applications for Consultation			
			As a point of clarification, there would be 165 car parking spaces provided as part of the proposed development, which is in accordance with the requirements of PPG13 – Transport.
			Cllr. J. Hawkins – objecting to the proposal on the grounds that there is a need for master planning within this location and not piecemeal housing development. Although affordable housing is needed, this site is unsuitable on account of issues regarding pollution and congestion.
12	A	N/2008/0970 - Development of 11 no. affordable residential properties with alterations to access, associated parking and infrastructure works on Development Land at Booth Rise.	Cllr. M. Mildren – objecting to the proposal on the grounds that the application site and the adjacent sites form an important buffer between developments and form a green gateway into Northampton. The density of the proposal is significantly higher than the surrounding area. The views of the Residents Association are supported in terms of the impacts on greenspace, transport, infrastructure, density and carbon emissions.
			Cllr. A. Simpson – objecting to the proposal on the grounds that the proposal is contrary to Policy E6 of the Northampton Local Plan as the site forms a buffer

	<p>between different land uses. There are inconsistencies with recent decisions, such as the nearby Thorpeville site. The proposal fails to comply with Policy T9 of the Northampton Local Plan due to a detrimental impact upon the level of congestion.</p> <p>The provision of a development entirely comprised from affordable accommodation fails to comply with the requirements of PPS3 – Housing as this requires the creation of sustainable, inclusive and mixed communities. The density of the proposal exceeds recognised minimum standards and is higher than the surrounding area. There are also concerns that there is insufficient amenity space. As sites to the north of this site could be developed, alterations to the road layout of the Round Spinney roundabout may be needed. If this site is developed it will remove the option for any major changes to the roundabout and restrict the options for more sustainable transport solutions in this area.</p> <p>Sally Keeble MP – Writing on behalf of her constituents who are strongly opposed to the proposed development are the impact on traffic on roads in the area, such as Kettering Road, Lumbertubs Lane and Booth Lane North; the impacts on green and open space; the impact and lack of local facilities and the impacts on the local area in terms of amenity. Concern is also expressed regarding the combined impacts of this development and potential growth in Northampton, which could have a significant impact upon residents. A copy of the letter is circulated.</p> <p>Boothville Residents Association – Commenting on deficiencies within the traffic assessment and identifying roads not included within the assessment. It is noted that a number of operators within Kettering Road North generate a large amount of traffic and attract large commercial vehicles. Booth Rise also experiences a</p>
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	<p>number of vehicles travelling above the speed limit and accidents take place between the Round Spinney and Lumbertubs Way roundabouts. The proposed development would increase the risk of accidents. There is a history of applications within the general area being refused on highways grounds. Parking around Booth Primary School (the nearest school to the application site) is already limited and congestion is often caused.</p> <p>The site is contaminated and has been designated as being green space. The type of housing proposed does not fit in with the prevailing vernacular and doesn't provide a mix of tenure types. The need for the proposal is also questioned. There may be items of archaeological interest buried on the site, which would be lost if it were to be built on. Concerns are expressed regarding the impact on the site's trees and pollution levels. Bus services within the area are limited and other facilities are limited.</p> <p>A number of photographs have been submitted showing the amount of traffic within Booth Rise.</p> <p>A letter of objection from 8 Booth Rise stating that the proposed development is of poor architectural merit, does not enhance this gateway site into Northampton. The size and scale of the proposed development is out of keeping with the prevailing character. The level of green space within the area is being diminished and the proposal would have a detrimental impact upon wildlife. There is a shortage of facilities and amenities within the area. The traffic assessment has underestimated the impact of the proposed development and the accident review excludes unreported incidents. Other applications within the vicinity have been refused on</p>
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	<p>traffic grounds. The proposal does not assist in delivering the ambition to change Northampton into a prosperous regional city.</p> <p>A further letter has been received (address unknown) expressing concern regarding the composition of the proposed development and the impacts on the character of the area. Congestion will be increased and there will be difficulties in parking cars. There is a lack of local facilities such as schools and doctors surgeries. The proposal would not create a positive, gateway type development.</p> <p>A further letter from the residents of 50 Booth Rise commenting on the number of affordable houses, the refusal of schemes within the vicinity on highways grounds, the fact that the scheme represents the construction on greenspace and previously developed sites should be used in preference. The proposal would have an adverse impact upon the environment such as through the impact on ecology. The site is not well served by public transport, footpaths are narrow and cycle routes are limited. The character of the area will be changed as a result of this development due its density and traffic congestion would be increased.</p>
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	B	<p>N/2009/1065 - Installation of all-weather pitch with perimeter fencing. Eight no.15m floodlighting columns. Alterations and remodelling of existing bunding to facilitate relocation of athletics track and sports pitches at Thomas Becket RC Upper School, Kettering Road North.</p>	
	C	<p>N/2010/0007 - Retrospective application for change of use to tea room (Class A3) at The Stables Delapre Abbey, London Road.</p>	

• Older people want to be supported to live independently.

○ It is forecast that over the next fifteen years the number of people aged over 65 years will grow by 68%; significantly the number of people over the age of 85 years is expected to grow by 91%, this group are the main users of adult social care services due to dementia related conditions and increased frailty.

• A significant growth in the older people's population

The strategy highlights the following key messages:

The Cabinet Report includes a request for County Councillors to agree an increase to the Expected to Pay Rate for older people's residential and nursing care in 2009/10 by 0.5%, this increase will be linked to the safeguarding of adults in care homes.

The Cabinet papers will be published on 6th July 2009 and can be seen at <http://cms.northamptonshire.gov.uk/CmisWebPublic/Meeting.aspx?meetingID=455>

The meeting will then be held on 14th July, with decisions validated following the closure of the "call in" period, a week later, on 21st July.

As you are aware the County Council have now completed a period of consultation on the strategy *Transforming accommodation-based care for older people in Northamptonshire*. This strategy is to be presented, for endorsement, to the County Council's Cabinet meeting on 14th July 2009.

Re: 14th July 2009 Cabinet Report Transforming accommodation-based care for older people in Northamptonshire: A five year strategy

Dear Provider

PLEASE TURN TO NEXT PAGE MARKED 'HEADS'

Margaret's Rest Home
32 Kingsley Road
Kingsley
Northampton
NN2 7BL

Please ask for:
Phil Jones
Tel: 01604 237553
Our ref: AJ/PJ
Your ref:
Date: 6th July 2009

Northamptonshire County Council



- Consultation has re-iterated the clear message that older people, and those people coming close to old age, want to be supported to live at home, or in extra care accommodation, rather than in care homes.

- Older people want to receive services of the appropriate quality.

- Where older people require residential and nursing care services there is a need to ensure the promotion of improvements in the quality of these services.

- There is a need to ensure that there is a sufficient supply of good quality specialist dementia and nursing care services.

In line with the desire for improved quality of residential and nursing care services the strategy action plan illustrates the following commissioning intentions:

- As of 21st July 2009 the County Council will not place older people in residential and nursing care homes that have a zero-star, poor rating with CQC.
- As of 1st April 2012 the County Council will not place older people in residential and nursing care homes that have a one-star, adequate rating with CQC.
- As of 21st July 2009 all placements into shared bedrooms will be monitored to so that the reasons why people opt to share is understood.
- As of 1st April 2012 the County Council will not place older people into shared bedrooms, the exception to this being the request of couples who wish to share.
- As of 1st April 2014 the County Council will only place older people into services that provide en suite facilities.

Councillors have also been asked to endorse a three month period of consultation on options relating to the older people's residential care homes that are owned by the County Council. As yet, no decision has been made on the future of these homes.

There are currently five options, although more may be formulated, they area s follows:

- Retain the County Council owned older people's residential care homes for the life of the strategy with the exception of Hemmingwell Lodge which would be closed in 2009/10 as the building is unsuitable to continue providing an acceptable level of care.

- Sell the County Council owned older people's residential care homes as a going-concern to an independent provider and purchase places back from this provider.

- Close the County Council owned older people's residential care homes over the next five years.
- Reprovide the ten County Council owned older people's residential care homes working in partnership with an agreed provider, replacing provision with specialist dementia care services.
- Take a locality approach to the ten County Council owned older people's residential care homes; making different arrangements according to the needs and service provision in that community.

If you have any thoughts on the options being consulted upon please email OPconsultation@northamptonshire.gov.uk

Yours sincerely



Andrew Jepps
Head of Planning and Commissioning

- I am also very concerned that in the JPU's recent plans the area just to the north of this section of Northampton is earmarked for the construction of a very large urban extension of about 5,000 units. If this – or anything like it – goes ahead, then the road configuration and traffic issues will change very substantially. In addition, open and green spaces will be at a premium.
- i) Impact on traffic, and especially on congestion in roads in the area. The residents have been very critical of the existing transport assessments. There have previously been specific problems with the turning off the Kettering Road into Thorpeville, congestion at the Lumbehtubs Lane roundabout, and safety risks at the junction with Booth Lane North.
 - ii) Impact on green and open space, in particular in view of Northampton Borough Council's assessment that there is presently inadequate provision.
 - iii) Lack of infrastructure to support the extra housing, including provision of public services as well as facilities such as shops, which are in very short supply in the area.
 - iv) Impact on the amenities of the local area as a result of the construction of a number of much higher density housing.

The main grounds of their concerns are:

I am writing on behalf of a number of my constituents who are strongly opposed to the above proposed development at Booth Rise.

Re: Application 08/0214/fulw: Proposed Development - Booth Rise

Dear Mr Mendonca

URGENT

Our ref: NH8931

09 February 2010

Mr Roger Mendonca
Assistant Chief Executive
West Northamptonshire Development Corporation
Franklins Gardens
Weedon Rd
Northampton
NN5 5WU



Sally Keeble MP
Northampton North
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Booth Rise is presently right on the edge of Northampton, so people have access to the open countryside more easily.

If the new urban extension goes ahead Booth Rise will in effect be swallowed up in urban sprawl. Therefore decisions about this site could have a very profound impact on the quality of life for my constituents in the years to come. I would strongly argue that the development of this site in Booth Rise should be seen in the context of the prospects of the wider development of the area to the north of Northampton - which is still awaiting a decision from the JPU and relevant authorities.

Please could you ensure that these points are put to any committee that considers these plans, and that they are taken into account when a decision is reached.

Yours sincerely,

SALLY KEEBLE MP
NORTHAMPTON NORTH