



Addendum to Agenda Items Tuesday 30th September 2010

N/2010/0694

Two non-illuminated free-standing signs on land at Abington Park.

N/2010/0719

Erection of two non-illuminated free-standing signs (as amended by revised plans received on 31 August 2010) on land at the corner of Victoria Promenade and Bedford Road.

N/2010/0458

Erection of 31no. residential units, including 1no. disabled persons bungalow and 4no apartments and associated parking and access at Nicholls House, Bern Side.

Following the submission of a financial appraisal, including an estimate of the contribution to the development from Social Housing Grant there is **change to the recommendation**. Paragraph 1.1 of the Committee Report should now read:

1.1 That the Council resolve to grant planning permission in principle subject to:

- The prior finalisation of a Section 106 Agreement to secure:
 - The provision of 100% of the development to be for affordable housing
 - That access to the open space is secured for all and that it is maintained in perpetuity.

Following discussions with East Midlands Housing Association, additional information has been provided on the funding of the scheme to provide a development of 100% Affordable Housing. In order to achieve this, a considerable subsidy is to be provided via Social Housing Grant (SHG). In addition, EMHA has confirmed that all the occupiers will be from this Council's Housing waiting list and are therefore already residents of Northampton. Given this, together with the level of public subsidy that the scheme has attracted, it is clear that an obligation for the development to contribute a significant amount to the education system would jeopardise the viability of the scheme. Accordingly it is considered that in recognition of this exceptional circumstance, the County Council should be advised that payment to education provision is not appropriate. However, it is appropriate, given this, that EMHA enters into an obligation to ensure that 100% of the accommodation is affordable within the definition of the Borough's SPD.

An additional condition is recommended:

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall be constructed to Code for Sustainable Homes Level 3. Confirmation that the development achieved Code 3 shall be submitted to the Local Planning Authority on completion of the development. Prior to the construction a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing the method and means of reporting for monitoring the effects of the Code for Sustainable Homes Level 3 works on the development for a time period to be agreed.

Reason: In the interests of promoting sustainable development in accordance with PPS1.

Amendment to Paragraph 7.4 of the Committee Report in that the development would be constructed to Code for Sustainable Homes Level 3 as opposed to Level 4 as stated in the report.

N/2010/0475

Removal of condition 2 of planning permission N/2008/0502 for boat restaurant and bar and associated access at Midsummer Meadow, Bedford Road.

N/2010/0301

80 residential units with associated garages, roads and sewers on land off South Meadow Road (WNDC Consultation).

Consultation Response From County Highways to WNDC (copied to NBC) -

Further to paragraph 7.24 of the Committee Report, the Highway Authority has advised that it has no objections subject to conditions / s106 requiring the following –

- A new mini-roundabout at the junction of Berrywood Road and Berrywood Drive.
- Bridleways to be upgraded to provide a clear 3m width with a hard bound surface.
- Full details of site access from South Meadow Road.
- Full details of internal highway layout.
- Details of construction management (dust and noise mitigation etc).
- Section 106 Heads of Terms to include a financial contribution of £100,000 to enhance bus services.

Consultation Response from Upton Parish Council to WNDC (copied to NBC) -

Raises concerns re. medical centre, bridleways, footpaths, bus services, parking, cycling, traffic increase and access via St Cripins estate.

Addendum to Agenda Items
Planning Committee – 30th September 2010
“Member Briefing Note” submitted on behalf of Taylor Wimpey -

Provides an update on work across the St Crispin's site –

- Work on the provision of the new playing pitches has commenced. It is anticipated that this work will be completed by the end of November.
- Currently exploring the possibility of providing a link between St Crispins Drive and Berrywood Road to ease congestion within the site
- Working with the council to introduce a school drop-off area of 7 car parking spaces.
- Taylor Wimpey has made a significant investment in the site of over £14m including spending in excess of £7.7m in S106 funding. This has facilitated the current development of a new Community Centre, local shops and health provision on the derelict farm building.
- Current proposal of 80 units that will further enhance the provision of services in the area by contributing £1.6m to fund of local services.
- In addition to this, the scheme will also provide 28 new affordable homes.
- In respect of the former hospital building, Taylor Wimpey has sold the main hospital block to WN Developments - a specialist refurbishment company who is better placed to undertake the type of restoration required on the building.

Correspondence from the Borough Council Solicitors

Clarifies that the site access as amended would still take part of the land to transferred to the Borough Council under the existing Section 106 agreement for the main St Crispin's site. A deed of variation to the Section 106 agreement will be required.

It is recommended that this is communicated to WNDC in the Council's formal response.

Clarification regarding trees on the site

The proposal would result in the loss of a group of trees which have been judged worthy of retention, which is contrary to the advice given by the Council's Arboricultural Officer. However, these are within category C and are therefore defined as having low quality and value. It is considered therefore that the loss of these trees can be offset by replacement planting.

Correspondence from a resident of the St Crispin's Development

A resident of the St Crispin's site has requested that a letter published in the Chronicle and Echo on 24th September 2010 be circulated to members of the Planning Committee; it is appended to the Addendum.

N/2010/0646

Retention of 6 floodlight (48m in height) columns and a GRP switch cabinet at Northamptonshire County Cricket Club, Wantage Road. (WNDC Consultation).

Representations from Cllr B. Hoare and Cllr I. Markham objecting to the application on the grounds that the scheme has created a visual intrusion within the Abington area. On account of a full assessment not being submitted within the original application and therefore this matter should be considered. The conditions placed upon the approval decision in 2009 were ineffective these conditions should be revisited. Experience of the lights has demonstrated that the level of light spill is higher than previous indications. This has had a detrimental impact upon residential amenity.

Additional information has been submitted by Northamptonshire County Cricket Club making the following observations:

- The results of a survey carried out in August 2010 regarding light levels demonstrate that the vertical light plane figures are lower than the measurements provided within the current application and that submitted in 2009.
- In addition, the applicant has confirmed that the works to connect the lights to the main electricity system would commence in January 2011.
- The Public Address system is the same one that was utilised when games were being played using temporary lighting.
- The use of a large television screen during matches does not require planning permission on account of its temporary nature.
- The relocation of the lighting columns does not impact upon the visual impact of the scheme.
- The Twenty-Twenty matches generate the largest crowd, with an average attendance of 4000, however, the maximum capacity of the ground is 4847 and therefore, it is likely that the lights would significantly increase crowd levels.

A further letter has been received from the applicant comments on consultation responses received. A summary of this is:

- The application should be considered in terms of whether the revised locations have an increased impact on the local area to that considered in 2009.
- The lighting survey demonstrates that the change in locations of lighting columns does not impact upon light spill levels and visual impact is consistent with that considered in 2009.
- The construction of the lights has not altered the operation of the public address system and conditions now regulate its use.
- The Cricket Club has complied with the conditions of the original approval in terms of light and public address system use.

Addendum to Agenda Items
Planning Committee – 30th September 2010

- The temporary generator will not be required following the completion of the work to connect the lights to the main system.

A letter from the representatives of the residents of 1 Abington Cottages; 429, 431 and 435 Wellingborough Road and 58, 59, 61 and 65 Wantage Road has been submitted commenting on the following matters:

- The current application arises from the failure to implement a previously approved scheme and the application should be seen within the context
- It is considered that greater weight should be given to actual impacts of the lights, which could only be reasonably assessed by viewing the lights from neighbouring properties during periods of use.
- It is contended that the lights do have an adverse impact upon the character and appearance of the Abington Park Conservation Area.
- It is considered that too great an emphasis has been placed on the benefits to the Cricket Club, the town and the local economy and that a greater weight should be placed upon the impacts on residents on account of the permanent nature of the proposal. Furthermore, reviews carried out by the England and Wales Cricket Board may reduce the number of home games played in Twenty-Twenty competitions.
- The continued use of the generator on an indefinite basis would adversely impact upon residential amenity and therefore the option of securing a timetable for the removal of the generator should not be pursued.
- Further comments are made regarding the suggested wording of conditions.

FAO NBC Planning Committee – 30th September 2010

A letter published in Northampton Chronicle & Echo Sept 24th 2010, gives an experienced and professional opinion concerning the lack of stability of slopes in the area of Upton Lodge, Norwood Farm and St Crispin.

Land slip needs to be considered

OPEN Letter to South Northamptonshire District Council:

I understand that South Northampton District Council planning committee and the WDNC commissioned a slope survey on the Norwood Farm, Duston site for 750 houses as a result of demands to do so from Roger Kingston of Northampton Residents' Association, before planning permission was given to establish if hill slopes were steeper than seven degrees or approaching that slope.

The reason for doing this normally would be to establish if a full and very expensive geotechnical survey was needed to discover if relic shear planes and soliflucted soils were present as a result of glacial and pre glacial land slip during the Ice Age.

Because if land slipped in the past it could again now if built on or altered in any small way including changes in ground water levels due to site drainage.

I further understand that hill slopes steeper than seven degrees were established, but the geotechnical survey that is required was not commissioned.

The old NDC and NBC planners considered the problem so great that land above the seven degree was removed from the land bank and special and costly safety design measures

used on land approaching that degree of steepness, enforced at the planning stage by the building control department of which I was a manager.

If the SNDC and WNDC have not commissioned such a geotechnical survey, I think it is the equivalent of Whistling Dixie with the safety of people, homes and possibly lives. I have made all councils in Northamptonshire and WNDC aware of the problem with hill slopes and slip, but strangely they have never acknowledged receipt of my letters or sought further information that I have concerning this geological problem. I wonder why?

Ignorance of the problem will be no defence if such landslip occurs as the problem is well documented by others and myself.

I can only hope the local authority in control of the work will insist the house builder provides such a 12-month soil investigation before work commences on site, and makes provision in house density and foundation and groundwork design to keep dwellings safe and comply with the national building regulations which requires the possibility of landslip to be investigated and properly considered. Though to be honest this is like shutting the gate after the horse has bolted.

**J Wright (retired chartered surveyor,
corporate building engineer and
building control consultant)
Port Road, Duston, Northampton.**

A statement of concern from St Crispin Berrywood Residents Association