



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

Addendum to Agenda Items Tuesday 11th January 2011

Northampton Borough Council Applications

ITEM 9A

N/2010/0904

9 banners to replace existing (revised scheme for N/2009/0499).
Open Market, Market Square

Alteration to recommendation to address typographical errors (alterations in bold font):

That the Council approve the application subject to conditions (including limiting the permission to a period of 6 months) for the following reason:

By reason of their siting and design the proposed banners would not have a significant impact on amenity or public safety and would preserve the character and appearance of the All Saints Conservation Area, would comply with Policy E26 of the Northampton Local Plan and advice in PPS5 and PPG19.

Items for Determination

ITEM 10A

N/2009/0762

Residential Development including the demolition of 55 Berry Lane,
Outline Application.

Land to rear of 51-65 Berry Lane, Wootton

ITEM 10B

N/2010/0470

Erection of 8 apartments and 21 houses and associated roads, car parking, open space and landscaping and enabling ancillary works.
Land at Wootton Trading Estate, off Newport Pagnell Road

Additional recommended condition:

The first floor rear facing windows in plots 22 to 25 shall be glazed with obscured glass and fixed shut before the development hereby permitted is first occupied and thereafter retained in that form at all times unless otherwise agreed in writing with the Local Planning Authority.

Reason - To protect the privacy of neighbouring properties in accordance with Policy E20 of the Northampton Local Plan.

Applications for Consultation

ITEM 11A

N/2010/1064

Erection of 176 dwellings, roads and sewers and associated open space. (WNDC Consultation).

Land off Banbury Lane, Pineham

Since writing the report the applicants have submitted an **air quality** report and an updated **noise** report (see paras 6.1 to 6.5 and 7.12 of the report). The Council's **Public Protection** Officers are satisfied with both reports and have withdrawn their objections to the application. However they have stated that it is important that if consent for this proposal is granted **conditions** must be imposed to secure the implementation of the noise control measures outlined in the acoustic consultants report. The measures involved are the installation of an appropriate 2m high noise bund long the length of the eastern boundary adjacent to the A43 and the installation of the sound mitigation measures within the fabric of the proposed houses.

Whilst **WNDC** Officers have not yet come to a view on their recommendation to Committee they confirm the following and request that it is brought to the attention of NBC's Planning Committee members:

- Conditions relating to contamination (watching brief for unknown finds) would be considered appropriate should the recommendation be positive
- Issues raised by the NBC EHO team in relation to air quality and noise now appear resolved (Ruth Austin's e-mails dated 25/01/11 and 8/02/11) subject to the application of conditions
- A tree survey including an arboricultural method statement and tree protection plan are nearing completion and are to be submitted to WNDC in the near future
- The applicant has committed to the provision of 10% of all dwellings being constructed to NBC's mobility standards and 35% affordable housing (on a 70:30 split) is to be provided across the site.
- The applicant has agreed to the maintenance of open space being secured as part of the legal agreement with options of who would manage/maintain the open space to be agreed subsequently. The Borough would as the Local Planning Authority (following the amendment to the Order) be in a position to agree this obligation in due course.
- Discussions are on-going with highway colleagues over the provision of appropriate bus, cycle and pedestrian links being secured, should the application be approved.