

## Addendum to Agenda Items Tuesday 23<sup>rd</sup> August 2011

### Items for Determination

**ITEM 10a**  
**N/2011/0305**

Conversion of a single dwelling into three flats: one two-bedroom and two one-bedroom (as amended by revised plan received on 4 July 2011) – at 22 Watkin Terrace.

Letter of objection received from 32 Watkin Terrace making the following points –

The statement in the report that there are eight bedrooms in the house is incorrect – all of these type of houses have four bedrooms and two bathrooms. One of the bathrooms was changed to a bedroom as the previous owner had a lot of children and so this equals five bedrooms and not eight as stated. The loft was partitioned into three spaces – not bedrooms as no planning nor buildings regulations have ever been submitted.

Throughout the report there are many references to storing rubbish in the garden and again I must point out that the gardens are very small and yet it will have to contain the whole households rubbish and bikes. This does and will impact further on neighbouring residents as no-one wants to sit in their garden smelling the rubbish of the neighbouring gardens.

The Council have allowed Watkin Terrace and Beaconsfield Terrace to become saturated and intensely populated and run-down. There is nowhere to park and you have double parking in a small cul-de-sac. The flat conversions in this application are aimed at professional people and so I expect that this conversion alone will bring in another six cars to the street as a professional couple will have a car each. This is unsustainable especially with other houses in the street that already have planning for conversion to flats.

Officer Response – The plans show 8 bedrooms in the property including the roof space. The use of this area for bedrooms does not require planning permission and whilst Building Regulations consent is required this could be obtained if the correct structural work was carried out. The issue of parking and rubbish are dealt with in the report.

**ITEM 10b**  
**N/2011/0437**

Erection of five dwellings – outline application at land to the rear of 29-31 and 33 Ash Lane.

An objection has been received from Mrs T. Crake commenting as a resident of Collingtree and as a member of the Collingtree Parish Council. The air quality within the vicinity is poor due to the proximity of the M1 to the site and the amount of local

traffic. The issues of noise, dust pollution and increased traffic should be taken into account. The proposal would increase the level of traffic to the detriment of highways safety and increase pollution levels.

Further comments have been received from the occupiers of 27 Ash Lane commenting on the matter that the noise and air quality assessments were carried out in March 2010, but do not address the matter of the wind direction. Data from Pitsford Weather Station indicates that during this period there was a prevailing northerly wind and as such readings would be diminished.

**ITEM 10c**  
**N/2011/0588**

Change of use of part of Doctors Surgery (Use Class D1) to Pharmacy (Use Class A1) at Abington Health Complex, Beech Avenue.

Amendment to Paragraph 7.2 of the Committee report. The paragraph should read:

Although the original planning permission for the Health Complex did not place any restrictions on opening hours, it is likely that the bulk of the existing uses would not have cause to be open during early morning/late night periods. As a result of this the opening hours of the proposed pharmacy and the levels of activity associated with are a relevant material consideration and for the reasons previously identified, it is considered that the proposal would give rise to an unacceptable impact upon residential amenity

Correspondence has been submitted by the applicant confirming that the car parking at the premises is within the control of the applicant and would be available for use by patrons of the proposed pharmacy. The applicant has no record of anti-social behaviour taking place within the car park and whilst it is accepted that certain uses can give rise to this (such as pubs, takeaways, etc), it is considered that the proposal would not be one of these.

It is considered that there are no fundamental land use differences between the existing use of the building as a surgery and the proposed use as a pharmacy. Furthermore, the proposal would not operate within periods identified as being the most sensitive (11pm to 7am) as identified within PPG24 – Planning and Noise.

*Officers Response:*

Whilst it is noted that the car parking would be available to those using the proposed pharmacy, the area of concern regarding the use of vehicles emanated from the potential for noise and disturbance from manoeuvres taking place. PPG24 requires that the impacts of proposed developments be considered at all times. By reason of the suburban location, it is likely that background noise levels during the late evening and early morning periods are low. This point is included within PPG24. As a result of this situation, it is considered that the proposed use, as a result of the number of people that could potentially be entering and leaving the property would create additional noise and disturbance to the detriment of residential amenity.

Although the report does discuss the matter of anti-social behaviour, no objections have been received from Northamptonshire Police and this does not form a recommended reason for refusal.

Objection received from Mr C. Richardson stating that the applicant probably owns

the total site, including an existing pharmacy. It follows that the application would probably receive a second rent for the new pharmacy, and may even have a part ownership of the new unit. Such ownership can lead to a conflict of interest in that the prescriber of pharmaceutical goods is also the supplier.

## **Applications For Consultation**

### **ITEM 12a N/2011/0558**

Planning application for a new road to link Nunn Mills Road with Ransome Road. The scheme incorporates three new bridges, including a single bridge over the existing rail crossing, together with improvements at the Bedford Road/Nunn Mills Road Junction and reconfiguration to the existing public car parking located adjacent to Bedford Road.

Since the finalising of the Committee Report, further discussions have taken place with the West Northampton Development Corporation and further information has been received. This has resulted in the need to alter the recommendations as set out below;-

#### **OPEN SPACE PLANNING OBLIGATION**

The proposal would involve the loss of a small area of open space on Midsummer Meadow to form an extension to the revised pay and display car park. The works would be mitigated by on site provision of grasscrete and landscaping. Wider qualitative improvements to the existing open space network are proposed. The minor loss of the open space is not considered to prejudice the overall aims of the Local Plan and would be outweighed by other benefits brought by the development. The Borough Council as an interested landowner would be able to ensure quality landscaping is provided. The Development Corporation has agreed to an appropriate planning condition being attached requiring an enhanced planting to be provided. For these reasons there would be no need for a formal planning obligation on this occasion.

#### **PLANNING CONDITIONS**

The conditions as set in the report to the WNDC Planning Committee are sufficient to safeguard the satisfactory of the development and largely cover those matters contained in Paragraph 9.5 of the Committee Report. However the following matters require further consideration as part of the development of the Avon/Nunn Mills Site. The discussions with WNDC have been most helpful and the following assurances have been received : -

#### **MASTERPLAN**

The issue relates to the need for the Masterplan, the Development Corporation have provided assurances that they are committed to working with their partner authorities to move forward the successful regeneration of the Northampton and would continue to engage with Borough Council positively to bring forward the master plan in due course.

The Development Corporation has acknowledged that the Borough Council has a wider concern in achieving high quality development and securing integrated, sustainable neighborhoods. The planning application for the road is an important consideration and this road would play a vital role in that process of bringing forward the wider development.

The Development Corporation has confirmed that the Borough's Pre-submission Draft Northampton Central Area Action Plan (CAAP) is an important document and that due and significant regard will be given to it and in particular Policy 29 as set out in 6.2 of the report.

## **DRAINAGE**

Turning to the issue of drainage this has been acknowledged by the Development Corporation to be an important consideration.

The main issue has been the location of the swales along Nunn Mills Road. This would prevent building fronting the Road and use up valuable development land.

**Swales are long shallow depressions formed in the ground to receive surface water runoff from the road or hard standing and slowly move the water to a discharge point. Swales are normally dry and are wet during a storm event and the surface is grassed. The slow movement of water along the swale, aided by the grass, encourages deposition of solids / pollutants washed off the road / hard standing.**

The benefits of using swales include:

- Improves water quality prior to its discharge into an existing watercourse or river
- Swales are often integrated into the surrounding land use, for example public open space / landscape
- Amenity and biodiversity benefits

Following our further discussions, the Development Corporation has agreed to work jointly with the Borough Council on the drainage and other conditions to get to the best design solution to enable the development to come forward positively in urban design terms.

## **Ransome Road Bridge**

Further consideration has been given to changing the design of the railway bridge crossing the disused railway line in terms of its size, design, materials and external appearance. The Development Corporation recognise that this element of the scheme may alter depending on future negotiations with Network Rail. A condition is recommended to address materials.

## **CONCLUSION**

Recommendation 1.2 set out in the original report is no longer required and is withdrawn. The Committee is recommended to agree Recommendation 1.1 of the report.