



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

Addendum to Agenda Items Tuesday 13th September 2011

Items for Determination

ITEM 10a N/2011/0323

Extension to the existing food store, erection of a new non-food retail unit (as replacement for the loss of an existing unit), new bus waiting facility, provision of new pedestrian footpaths, landscape works, lighting works and revisions to the car park layout at Tesco, Mereway.

Amendments/Additional Information:

Paragraph 1.1 (d). It emerges that the Bus Service 28 which it was proposed to replace with a new Tesco funded Service 12 is still running on a non-subsidised basis and First Group have not (yet) given notice of any intention to remove that service. That being the case the report should be amended to read:

"The Applicant shall make a payment to Northampton CC for the provision of public bus services to the Development. Such services to be as considered appropriate by NCC".

Paragraph 1.1 (add to report). Tesco have agreed in writing to fund improved pedestrian crossing facilities north of the Mereway underpass – subject to design criteria in compliance with DfT Local Transport Note 1.95.

Paragraph 2.7. The applicants have pointed out that relocation options for the revised entrance to Clannell road was rejected by Northampton CC as Highway Authority - rather than Tesco as applicants.

Paragraph 2.8. Mention is made of the new recycling facility being 25 metres from the nearest home in Falconer's Rise. That should read 75 metres.

Paragraph 6 (add to report). A petition in favour of the current planning application dated the 8th of September 2011, signed by 19 persons who have signed their names to – *"We, the undersigned, support the plans for an extended and improved Tesco store along with new Jobs and investment in Mereway District Centre"*.

Paragraph 6 (add to report). A letter dated 1st May from a resident of Sandhurst Close (*sent to an incorrect e-mail address and received only on 13th September*). In summary:

- Detract business from the town centre
- Increased traffic on the congested ring road
- Increased lorries containing non-food items on the local transport network
- Increased traffic and speeding on Clannell Road which already serves the Leisure Centre, Park, Library, Abbey Centre, Church and Primary School.
- Service road entrance on already congested Sandhurst close.
- Another not needed Community Building. Residents do not want another community centre. (*As featured in the former application to WNDC but not in the current application to NBC*)
- Tesco monopolising Northampton.

The respondent in this case made similar objections in an e-mail submission dated the 12th August 2010 to WNDC regarding the former application.

Paragraph 6.9 (add to report). L&G (on behalf of the Northampton Shopping Partnership) wrote two earlier and broadly similar letters to WNDC dated the 19th of August 2010 and 8th September 2010 dealing with impacts of the ten proposed development – primarily upon regeneration prospects within the Central Area Action Plan.

Paragraph 6,20 regarding the former application to WNDC (add to report)

A petition with 214 signatures objecting to the former application on two grounds:

- The expansion would lead to a significant and potentially hazardous increase in congestion, noise and pollution in this predominantly residential area.
- Expansion will contribute to the demise of Northampton Town Centre where increasing numbers of retail outlets stand empty.

An undated letter to WNDC adding to one earlier emphasizing:

- Tesco could resolve acknowledged problems at the store without the proposed extension.
- Significant adverse impacts on local environment and vitality and viability of Northampton town Centre.
- Not in accordance with Development Plan policy or national planning policies.
- Planning obligations or conditions are not capable of overcoming these adverse impacts.

A letter dated 6th February 2011 to WNDC stating:

- The entrance from Clannell Road should be moved further away from Falconers Rise.
- There should no new entrance from Sandhurst Close that creates more traffic along Clannell road.

That earlier letter to WNDC on the 15th August made the following points:

- Additional traffic around the area is unwelcome. Suggest that the *existing entrance* from Clannell Road creates an average of one accident per month.
- Too much parking in Sandhurst Close, new entrance will create a bottleneck. (*Note the new parking restrictions and pedestrian crossing now proposed*).
- Traffic entering Clannell Road from Falconers Rise already suffers delay.
- The Mereway roundabout is often congested and lorries may seek to use the Clannell Road entrance as an alternative. (*Note by officers, as now revised, that will not be possible*).
- Increase in noise and pollution from vehicle waiting at the new traffic light controlled entrance from Clannell Road.

A letter to WNDC dated 10th August 2010 making the following points:

- Revised entrance from Clannell Road will make it more difficult to exit Falconer's Rise.
- Pedestrians have difficulty crossing Clannell Road. (*Note that the traffic lights now proposed will include a pedestrian phase*).
- Traffic lights will be opposite respondent's garden. Will traffic lights intrude into garden?
- Queuing vehicles will cause pollution.

An e-mail to WNDC dated 13th January 2011 objecting to the proposed new entrance from Sandhurst Close, due to traffic hazard to pedestrians and children in particular. Would also de-value the Mere Park estate.

A further e-mail to WNDC dated 3rd September 2010 stating:

- Objecting to the new vehicular entrance from Sandhurst Close for Tesco.com delivery vehicles.
- The A45 Mereway roundabout is already at capacity. Suggests that the strategy is then to divert vehicles via local roads.
- Traffic light junction to the Clannell Road entrance is to accommodate this excess growth. No consideration has been given to the rat running which presently takes place along Penvale Road to avoid peak hour congestion at Mereway roundabout.
- Will harm town centre regeneration.
- Inadequate on-site parking will cause on-street parking in adjacent residential streets.
- The Highways Agency have only commented on the Travel Plan and not the Transport Assessment.

A further e-mail to WNDC dated 14th November 2010 stating:

- "As a resident with a family, Tesco is very overpowering in this local area and has in my eyes out grown the Clannell Road site".

A further e-mail to WNDC dated 17th August 2010 stating:

- Concerned about detrimental retail impact upon Northampton town centre.

A letter to WNDC dated 9th August 2010 making the following points:

- Revised entrance will effect the value of adjacent property in Falconers Rise
- Will make exiting from Falconers Rise more difficult
- Elderly residents will find it difficult to cross to Tesco. (*Note that the revised traffic controlled junction will include a pedestrian phase*).
- Queuing vehicle will cause pollution.
- Commercial vehicles will use the entrance from Clannell Road. (*Note that under the current and revised proposals this will not be possible*).
- Request that the revised entrance is moved further away from Falconer's Rise.

A very similar letter dated 2nd August 2010 to WNDC making the same points – but adding that the current A45 Mereway roundabout is inadequate.

An e-mail to WNDC dated 27th July 2010 making the following points:

- Impact of Tesco traffic within a mainly residential area.
- Noise and other Intrusion of traffic using the proposed traffic light controlled entrance from Clannel Road.

An e-mail to WNDC dated the 28th July 2010 making the following points:

- Sandhurst Close is seriously congested, creating problems for emergency vehicles etc and inhibiting children's play.
- Dane's Camp Leisure Centre needs additional car parking capacity.
- Parking controls are not a solution as parking would be diverted further into Sandhurst Close.

Paragraph 6,24 regarding the former application to WNDC (add to report). Wootton and East Hunsbury Parish Council additional comments regarding ***the current application*** were originally sent to an incorrect e-mail address but are summarised as:

- Concerned at future management of landscaping and litter (*see paragraph 1.1 (g) and recommended conditions 4 and 5 of the officer's main report*).
- Suggest that tables and benches alongside the adjacent public library might cause anti-social behaviours. Suggest that better facilities might be funded by Tesco in the nearby Grangewood Park.
- Concerned at parking congestion in Sandhurst Close. (*Note that Tesco are to fund a new RTO to better control parking and a new pedestrian crossing in Sandhurst Close – see paragraph 1.1 (d) of the officer's main report*). Suggest relocation of the proposed vehicular entrance to the Tesco.com service yard to increase parking capacity that might then provide overflow parking for Danes Camp Leisure Centre. Remain concerned at the noise and forward visibility provided for the revised entrance from Clannell Road and suggest it be relocated towards Towcester Road. (*See paragraph 2.7 of the officer's main report*).
- Seek Tesco's financial support for improvements to facilities in the nearby Grangewood Park.

Paragraph 6,25 (add to report). Two additional letters from Councillors Larratt and Gonzalez de Savage dated the 25th September 2010 and 8th March 2010. Fully endorse the earlier observations by the Parish Council (in paragraph 6.24 of the main report). In addition:

- Suggest a new roundabout junction at the junction of Clannell Road and Sandhurst Close.
- Concerned at impact of new building on nearby homes and gardens in Sandhurst Close.
- Concerned at potential noise nuisance from new building plant. (*See condition recommended*).
- Concerned that some of the proposed new pedestrian cycling links might lead to anti-social behaviours.
- Continue to support the seeking of Section 106 funds from Tesco to subsidise local projects as advocated by the PC from that earlier application. Repeat their plea that Tesco should also fund the development of an Urban Farm in the locality.
- Ask that determination of any application be delayed until enactment of the Localism Bill.

Paragraph 10 (recommended conditions). Amend recommended conditions as follows:

- Conditions 4, 8, 9,10,11 – Replace the words "planning application for that purpose" with "written application for that purpose".
- Conditions 8 and 9. Amend cited drawing number to – "F/EXT/1112/SK36 A".
- Condition 13. Insert the words "...unless otherwise agreed in writing with Northampton Borough Council".

ITEM 10b

N/2011/0403

Erection of two and a half storey dwelling at Land at 1- 3 Hester Street.

Nothing to add

ITEM 10c

N/2011/0635

Installation of two storage tanks for contaminated water and processed oil at Duston Oils, 70 Port Road, Duston.

WITHDRAWN FOR THE AGENDA

ITEM 10d

N/2011/0722

Change of use from commercial (Use Class B1) to single dwelling house (Use Class C3) at 40 - 42 Guildhall Road.

Response received from Town Centre Conservation Area Advisory Committee stating that they had no objections to this change of use, but would prefer that any new windows be of timber rather than upvc. Note: the applicant subsequently has confirmed that he does not intend to make any changes to the exterior of the building.

ITEM 10e

N/2011/0759

Installation of first floor rear bay window at 201 Abington Avenue.

Letter received from occupier of **88 Ashburnham Road**. States that in principal has no objection however having viewed the plans online is concerned about the finished external appearance of the proposed bay window. States that the ground floor extension being built does not blend in with the existing brickwork and questions whether the proposed first floor bay will match existing brickwork.

Also expresses surprise that only immediate neighbours were consulted given the applicant's position on the Council. States that no.s 86, 84 and 82 Ashburnham Road all have sight of the property.

If application does get granted, feels the unsightly RSJ above the first floor window should be covered to improve the overall appearance of the property.

Letter received from **Ground floor flat, 203 Abington Ave**. Notes from the plans that there are discrepancies. The ground floor extension is shown as a sloping roof but having spoken to the builder his instructions are to build a flat roof. This will cut out the diminishing amount of light to my garden. Add this to the proposed bay window and privacy is destroyed. Points out also that that the ground floor window shown on neighbouring rear elevation is in fact a door. Considers anomalies result in reduced sunlight to the rear of his home and pleasure of sitting in his tiny garden will be lost.

Applications For Consultation

NONE

