

## Addendum to Agenda Items Tuesday 13<sup>th</sup> December 2011

### Items for Determination

**ITEM 9a**  
**N/2011/1001**

**New Shop Front at 140 St James Road**

Nothing to add

**ITEM 10a**  
**N/2011/0458**

**Erection of 3no bed dwelling (attached) and erection of pitched roof to the existing garage. (as amended by revised plan received 25th October 2011) at 1 Ansell Way, Hardingstone**

#### **Additional Representations:**

**32 Martins Lane** – although we are unable to attend the Committee we send our apologies and confirm that they are strongly opposed to the application which is proposed to be built in Martins Lane not Ansell Way.

**2 Ansell Way** – Support the proposal. The removal of the trees has also opened up the junction and new dwelling will have no affect on the immediate and surrounding area.

**28 Martins Lane** – No objection and support this application for a house on this plot

**11 Martins Lane** – can see no reason to object and are in favour of the application being approved. Make further reference to:

- The removal of trees representing a significant improvement to the visual aspect and highway visibility,
- As the side elevation would have a signal window at first floor there would be no impact from overlooking to residents on the opposite side of Martins Lane
- It would not result in a major infill of village greenspace,
- These are parents who've lived in the village for a decade providing,
- affordable accommodation for their off-spring
- Off street parking is provided

**The applicants** have also submitted a copy of a letter addressed to them from a Chartered Town Planner which responds to the points raised in the letters of objection. The general contents of the letter and its conclusions are consistent with the matters covered in the Appraisal section of the officer's report.

**ITEM 10b**  
**N/2011/0889**

**Erection of 4 two-bedroomed dwelling houses and car parking at land rear of 32 – 38 Northwood Road**

Nothing to add

**ITEM 10c**  
**N/2011/1003**

**Change of use from Community Centre (use class D2) to tattoo studio (use class SUI Generis) at 11 Coronation Court, Ashbrow Road**

Nothing to add

**ITEM 10d**  
**N/2011/1062**

**Erection of 5 No 3 bed terraced houses with associated access and parking (as amended by revised plans received on 29 November 2011) at Eastern District Social Club, Crestwood Road**

#### **Additional Representations**

##### **NCC Highways:**

If the development was to remain private, a carriageway width of 4.8m from the existing adopted road to the new road (leading into the development) will be subject to an agreement with Northampton Borough Council (NBC) officers. Most of the land within the vicinity of the development is owned by NBC. For the information and record, the proposed road will be serving ONE residential (5 Houses) and THREE commercial developments at the above location.

If the road requires to be adopted, then the applicant will need to construct the new road to an adoptable standard and will be required to continue at the same width of the existing highway from Crestwood Road. The minimum acceptable width for the above carriageway is 5.5 m.

- 1) The proposed new path leading into the site will need to be an approximately 90 degrees from the existing footpath. This is in order to ease the pedestrian walkway.
- 2) The new road to be constructed in such a way that the Fire and the Refuse vehicles can access and egress easily.
- 3) The proposed refuse collection will need to be agreed with cleansing department for the development.
- 4) A Planning Condition is to be implemented requiring full details of all roads and drainage including cross-sections, longitudinal sections, highway boundaries and proposed ground floor and first floor levels shall be submitted and approved by the Council prior to commencement of any construction work on site.
- 5) A Planning Condition is to be implemented requiring NO development shall take place until details in respect of improvement to the new carriageway &

new Footways have been submitted and approved by the Council and the approved details have been implemented unless otherwise agreed in writing by the Council.

**NBC Public Protection:** no further comments to revised plans

**British Sub Aqua Club: object for the following reasons:**

Access over land

Claim that application is based on access over their land and on land owned by them (although NBC Estates say that the land is owned by Northampton Borough Council and the Sub-Aqua Club along with the two other users have shared rights to access over the land only).

Over use of access land

State that the access road is extensively over used and that houses the houses will aggravate the use.

Width of access road

State that the road is narrow and consider that passing traffic will constitute an increased traffic problem and danger for members accessing the club.

Change of use of land

State that the application is for a change of use of the land which was intended for social and sporting clubs only and housing was not covered in the lease agreement signed by all parties involved.

**Recommendation**

In light of the additional advice of the Highway Authority, the **recommendation to grant planning permission** is confirmed subject to the following recommended conditions:

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Prior to the commencement of development details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy E20 of the Northampton Local Plan

(3) Full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved by the Local Planning Authority and implemented prior to the occupation of the dwelling hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

(4) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft

landscaping for the site.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

- (5) Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no dormers shall be constructed in the roof of the dwellings hereby permitted without the prior written consent of the Local Planning Authority.

Reason: To safeguard the privacy of neighbouring residents in accordance with Policy E20 of the Northampton Local Plan

- (6) Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows shall be installed in the buildings without the prior written consent of the Local Planning Authority.

Reason: To safeguard the privacy of neighbouring residents in accordance with Policy E20 of the Northampton Local Plan

- (7) No development shall take place until a desktop study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme, which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation reports shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with contained in PPS23 Planning and Pollution Control.

- (8a) Prior to development commencing the applicant shall assess the Noise Exposure Category(ies) of the site due to its exposure to transportation noise. This must take into account, where appropriate, Roads or Railways that may not be immediately adjacent to the site and the likely growth of traffic over the next 15 years.

- (8b) The applicant shall also submit for approval a scheme to protect the site where its noise exposure exceeds NEC A. The scheme shall include a site plan showing the position, type and height of the proposed noise protection measures together with the resultant NEC(s) for the site.

- (8c) Where noise protection measures for the site are impractical or do not reduce the NEC for all amenity areas, all facades or all floors of the proposed dwellings to NEC A the plan shall clearly indicate the site layout and the predicted NEC for all facades.

- (8d) Where facades or floors do not fall into NEC A a noise insulation scheme, which will require the provision of mechanical ventilation, shall be submitted

for approval by the local authority and implemented prior to the properties being occupied.

Reason: In the interests of residential amenity in accordance with the advice contained in PPG24 Planning and Noise

(9) The parking spaces shown on the submitted layout plan shall be constructed and completed prior to the first occupation of the dwellings hereby approved and retained thereafter.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety in accordance with PPG13.

(10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and/or re-enacting that order with or without modification), no fences, hedges, gates, walls or any other means of enclosure shall be erected without the prior written consent of the Local Planning Authority, other than those expressly authorized by this permission.

Reason: In order to define the permission and to safeguard the visual amenities of the occupiers of dwellings in the vicinity in accordance with Policy E20 of the Northampton Local Plan.

(11) No development shall take place until details of measures to be taken to prevent spoil/mud from vehicles leaving the site during the construction works being deposited on the public highway have been submitted to and approved by the Local Planning Authority in writing. The development shall be implemented in accordance with the approved details and the measures shall be retained for the duration of the construction period.

Reason: In the interests of visual amenity and highway safety in accordance with Policy E20 of the Northampton Local Plan.

(12) No development shall take place until full details of all roads and drainage including cross-sections, longitudinal sections, highway boundaries and proposed ground floor and first floor levels have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety in accordance with Policy H6 of the Northampton Local Plan.

(13) No development shall take place until full details in respect of the new carriageways and new footways have been submitted to and approved in writing by the Local Planning Authority and completed prior to the first occupation of the dwellings hereby approved. Thereafter the development shall be implemented in accordance with the approved details and retained thereafter.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety in accordance with Policy H6 of the Northampton Local Plan.

#### **Applications For Consultation**

**ITEM 12a  
N/2011/1074**

**Demolition of existing Bective works and Jebez House and the erection of 406 no. student accommodation building incorporating a 288sqm retail unit, 17 no. space lower ground floor car park and servicing space. New vehicular and**

**pedestrian access and landscaping. Alteration, restoration and extension of Enterprise House for student community use. (WNDC Consultation).**

A **Transport Assessment** has been carried out, which concludes that the site is accessible by bus, cycle and on foot; that the site is located within reasonable walking and cycling distances from academic campuses; that there are suitable routes available from the application site to the town centre and academic campuses for cyclists and pedestrians to use; and that the proposal would have no material impact upon the local highway network.

**ITEM 12b  
N/2011/1147**

**Erection of 6 storey office building (use class B1) with 3 disabled parking spaces, service bay, cycle parking and associated landscaping. (WNDC Consultation).**

**NBC Conservation Section** – No objections on account of the design being of a suitable type and scale for the location and respects the positioning of historic buildings. The scheme will also assist in providing a greater understanding of Northampton's past due to the concurrent archaeological programme. Although the use of ironstone is appropriate due to its prevalence within the local vernacular; however, there are concerns regarding the rate of erosion of this type of stone, which may reduce its appeal over time.