

Addendum to Agenda Items Tuesday 10th January 2012

6 Item – List of Appeals

Revised list appended

Items for Determination

N/2011/0839

Erection of 35 x 1 bed and 15 x 2 bed living apartments for the elderly (Cat II type accommodation), communal facilities, landscaping and car parking at Former Westonia Garage, 582 - 592 Wellingborough Road

Additional Submission by the Applicant

The applicant has submitted additional correspondence with regards to the matter of the viability of the development. In summary, it is considered that building costs have risen, which if an updated viability appraisal were to be carried out would call into question the viability of the scheme. However, the developer is prepared to maintain the offer made previously to the Council.

Officer's Response:

Whilst this position is noted and acknowledged that it could have an effect on the viability of the scheme, officers hold concerns relating to the wider methodology used to calculate the viability of the proposed development. It is considered appropriate that the viability appraisal is comprehensively addressed to cover the points raised within the Committee report.

N/2011/1000

Application for approval of reserved matters including access, appearance, landscaping, layout and scale pursuant to Outline Permission N/2006/0841 for residential development of 9 dwellings at Former Great Billing Primary School, Station Road

Revisions to Recommended Conditions

Condition 1 - omit / delete, as it is unnecessary.

Condition 11 amend as follows:

“ The proposed 2.4m by 2.4m visibility splays to the driveway for plot 4 as shown on approved drawing number 292-06 shall be implemented prior to the first occupation of this dwelling and shall be kept clear from obstruction at all times unless otherwise agreed in writing with the Local Planning Authority”

Additional Representations

Highway Authority - comment on revised layout drawing (*NBC officer's comment in italics*):

- A planning condition is required for the reconstruction of the shared driveway access in Station Road to be shown as a standard residential splayed vehicle crossover and full details for the removal of the existing access and reinstatement to be submitted and approved by the LPA. *This is addressed via recommended condition 14*
- A planning condition is needed requiring the parking lay by proposed at the southern side of the entrance to be reviewed in order to achieve the required vehicular visibility splay and a grass verge is the ideal option in this case. *This has been addressed as the revised drawing show a grass verge in this location to replace the existing lay-by.*
- In order to have the road adopted the front door of plot 1 needs to be on Station Road otherwise the road will serve more than 5 dwellings. *This is addressed via recommended condition 13 and the proposed layout drawing shows a pedestrian access from Plot 1 to Station Road.*

N/2011/1070

Erection of 17no. new dwellings (as amended by revised plans received on 20/12/2011)

at Robinson House, 11 Burrows Court

Additional Representations

NCC Waste Planning Authority - in order to accord with the requirements of 2007 Development and Implementation Supplementary Planning Document; a condition requiring the submission of a waste audit is requested. *See condition below.*

NCC Highway Authority – further submission commenting on the need for the turning head to be constructed with a tarmac finish and further comments are made regarding the provision of pavements to serve the development.

Officer's Response: Condition 3 as listed within the Committee Report requires the submission of details relating to the surface treatments of access roads and paths. Pavements are already in place and usable on both sides of the access road and are of the required width. These would remain with the Borough Council's ownership.

NBC Conservation – It is felt that the impact on the setting has been significantly mitigated and the new development could be viewed as an enhancement in comparison to the original Robinson House building.

Recommended Additional Condition

Notwithstanding the details submitted, a site specific waste audit shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Development shall be carried out in accordance with the agreed details.

Reason: In the interests of securing a satisfactory standard of development in line with the requirements of PPS1 – Delivering Sustainable Development.

N/2011/1134

Change of use from Office (use class A2) to Thai Spa Massage Clinic (use class D1)

at 34 York Road

Additional Representations

NCC Highway Authority – The only concern we have on the scheme is parking however it is noted that there is nearby parking available at St. Edmunds Road. The entrance door needs opening inwards at all times.

N/2011/1156

Storage container for plant and machinery for maintenance of pocket park at Land between 78 & 80 Valley Road

Amendments to the officer's report

Paragraph 7.2 should read: "Due to the temporary nature of the container, the permission should be conditioned for a three **year** period only to ensure the proposed container does not start to become dilapidated and in a poor state of repair."

And the reason for the recommended condition at **paragraph 9.1** is

Reason – In the interests of visual amenity in accordance with Northampton Local Plan Policy E20.

List of Appeals and Determinations – 10th JANUARY 2012

Written Reps Procedure

Application	Del/PC	Description	Decision
N/2010/0906 APP/V25825/A/11/2160380	COM	Erection of two storey visitors centre at base of tower. (As amended by revised plans received 06th December 2010) at the National Lift Tower	AWAITED
N/2010/0320 APP/V2825/E/11/2160382	COM	Erection of two storey visitor centre at the base of tower (as amended by revised plans received on 13 October 2010 and 06th December 2010) at the National Lift Tower	AWAITED
E/2011/0174 APP/V2825/C/11/2166034	ENF	Material change of use of extension to dwellinghouse at 1 Warwick Close	AWAITED
N/2011/0277 APP/V2825/A/11/2160368	DEL	Application to vary condition no.4 of planning permission N/2010/0887 to extend opening hours to 00:00 Sunday to Thursday and 02:00 Fridays & Saturday at 200 Wellingborough Road	DISMISSED
N/2011/0588 APP/V2825/A/11/2160261	COM	Change of use of part of doctors surgery (class D1) to pharmacy (Class A1) at Abington Health Complex	ALLOWED
N/2011/0628 APP/V2825/H/11/2161774	DEL	Internally illuminated free standing double-sided totem sign at Co-Op, 31-33 Semilong Road	DISMISSED
N/2011/0630 APP/V2825/H/11/2161777	DEL	Two internally illuminated wall mounted poster signs at Co-Op, 76 - 78 St Leonards Road	DISMISSED
N/2011/0631 APP/V2825/H/11/2161778	DEL	Internally illuminated freestanding double sided totem sign at Co-op, 14 Bushland Road	DISMISSED
N/2011/0701 APP/V2825/A/11/2163499	DEL	Demolition of existing garages and erection of new two storey dwelling (resubmission) at Garages adjacent to 9 South Street	AWAITED
N/2011/0928 APP/V2825/A/11/2165413	DEL	Change of use of part of ground floor from retail (use class A1) to restaurant (use class A3) including alterations to shop front and conversion of upper floor into five residential flats (1x 2 bed and 4 x 1 bed). Re-submission of application N/2011/0791 at Churches China, 44-54 St Giles Street	AWAITED