

## Addendum to Agenda Items Tuesday 6<sup>th</sup> March 2012

### Items for Determination

**ITEM 10A**  
**N/2011/1095**

**Retention of garden shed, paved area and close-boarded fence. Construction of new drop off/pick-up point for ambulances and associated vehicles at Violet Josselyn House, 2 The Drive. (as amended by revised plans received 30/01/2012).**

Additional comments have been received from numbers 1, 8, 12, 14, 16 and 24 the Crescent on the following grounds:-

- Revised submission is worse with the proposed bollards
- Difficulties in enforcing parking for emergency vehicles
- Query whether gates would be kept shut when not in use
- Concern on planting / proposed hedging is implemented
- Gates will only be a hindrance in times of emergency
- Proposed access is not convenient to main access to the home

**ITEM 10B**  
**N/2011/1120**

**Erection of new two storey detached dwelling at 56 Greenfield Road. (as amended by revised plan received on 12th January 2012).**

Correction to Report (Paras 2.1 & 7.8):

The second sentence of para 7.8 and para 2.1 indicate that there would be no on-site parking retained at no. 54. In fact, although the existing rear garage would be lost as a result of the development, the existing parking to the frontage is to be retained for at least 2 cars.

**ITEM 10C**  
**N/2011/1128**

**Single storey rear extension at 94 Greenwood Road. (retrospective) - resubmission of application N/2011/0495.**

Nothing to add

**ITEM 10D**  
**N/2011/1149**

**Erection of extension to provide a cinema at The Royal & Derngate Theatre, Guildhall Road.**

Nothing to add

**ITEM 10E**  
**N/2011/1215**

**Extensions to existing sea cadet headquarters building, together with new main deck building, widened slipway and pontoon, and demolition of changing facility at Sea Cadets, Calvesholme Island, Beckets Park, Bedford Road.**

Nothing to add

**ITEM 10F**  
**N/2011/1279**

**Two storey side extension at 211 Boughton Green Road (*revised scheme to application N/2011/0273*), (*as amended by revised plan received on 17 January 2012*)**

Nothing to add

**ITEM 10G**  
**N/2012/0019**

**Erection of 1no. 3 bed detached bungalow on Land rear of 8 Edgemont Road. (*as amended by revised plans received 17th February 2012*).**

Additional comments have been received from number 6 Mountclair Court, 2, 4, 5,6, 7, 9, 19, 21 and 39 Edgemont Road on following grounds:-

- Undesirable backland development
- Would be contrary to original covenants preventing more than 1 house per plot
- Drainage concerns
- Would set precedent for other properties to do the same
- Parking and highway safety concerns
- Loss of privacy/overlooking
- Impact of traffic noise on proposed development
- To allow a second dwelling on this or any plot would ruin the ambience of the estate.

Comments have been received from the Local Highway Authority raising no objections.

**ITEM 10H**  
**N/2012/0034**

**Erection of timber framed garden outbuilding, comprising a children's play areas and conservatory at 28 Southfield Road.**

Nothing to add

**ITEM 10I**  
**N/2012/0051**

**Erection of single storey structure to be used as a ticket office at Northampton Society Of Model Engines, Delapre Park, London Road.**

Comments received from the Environment Agency raising no objections.

**ITEM 10J**  
**N/2012/0058**

**Application for variation of condition 3 of planning permission N/2011/0588 to allow the pharmacy to be open to customers between the hours of 07:30 to 22:30 on Mondays to Friday, 08:00 to 22:30 on Saturdays and 08:00 to 18:30 on Sundays, Bank Holidays and Public Holidays at Abington Health Complex, 51A Beech Avenue.**

Representation from **Mr M. Ellis MP**; objecting to the proposal on the grounds that the original application was rejected by the Planning Committee due to concerns being expressed regarding the impacts of the proposal. These impacts have not been alleviated within this application. There are three pharmacies within Northampton that are open for 100 hours a week; however, these are located outside residential areas due to the risk of noise, disturbance and anti-social behaviour. No need for such a proposal is seen in this area.

**ITEM 10K**  
**N/2012/0070**

**Change of use from dwelling house (Use Class C3) into house in multiple occupation (Use Class C4) at 1 Chadstone Avenue.**

**Letter received from Mr. & Mrs. Coles of 8 Chadstone Avenue** – objecting on grounds that the proposed use will add to the existing problem of traffic congestion in the cul-de-sac, impact on amenity due to noise disturbance, and may lead to more HIMO's in the area.

Officer response: adequate off-street parking provision has been made; no objections from Public Protection on the matter of possible noise disturbance; and further applications for HIMO's in the area will be assessed on an individual basis.

**Letter received from Mrs. L. Harmston of 2 Chadstone Avenue** – objecting on grounds that the proposed off-street parking will result in encroachment on to her property, leading to invasion of privacy, and calling for adequate conditions to be placed to ensure against this. She also hopes that *all* members of the Planning Committee will have surveyed the area.

Officer response: each parking space provided is approx. 2.5m wide by 5m long, which is larger than the minimum recommended in Parking – Supplementary Planning Guidance 2003. The matter of potential encroachment on to neighbouring property is considered to be a civil matter, to be settled with the owner of the property, and is not a material planning consideration.

**Highway Authority** – raise no objection on highway grounds but the officer does refer to non-highway matters re noise /disturbance and street cleaning /disposal of refuse.