

Addendum to Agenda Items Tuesday 26th June 2012

7. OTHER REPORTS

ITEM 7A
LA/2006/0005

Southbridge West: Deed of Variation to S106 agreement

Nothing to add

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

NONE

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

NONE

10. ITEMS FOR DETERMINATION

ITEM 10A
N/2011/1184

Variation of condition 3 to planning permission N/2011/0215 to change the opening times to open 24 hours at Lings Local Centre, Billing Brook Road

Nothing to add

ITEM 10B
N/2011/11262

Application to extend time limit for implementation of 06/0022/OUTWNN for residential development (all matters reserved except access) at Former Abington Vale Middle School, Bridgewater Drive

Nothing to add

ITEM 10C
N/2011/11263

Application to extend time limit for implementation of 06/0029/OUTWNN for residential development and means of access at Emmanuel Church Middle School, Birds Hill Walk

Nothing to add

ITEM 10D
N/2011/1264

Application to extend time limit for implementation of 06/0030/OUTWNN for residential development and means of access at Blackthorn Middle School, Blackthorn Road

Since the circulation of the agenda further representations have been received from the Head of Asset Management at Northamptonshire County Council. He is requesting that the timescale for completing the S106 Planning Obligation is increased from 2 months to three. There is no objection to this from your Officers. The timescale is simply to give the Head of Planning the discretion to refuse or finally dispose of the proposal. In this instance the applicant has confirmed his willingness to complete the necessary S106 Obligation as a matter of urgency.

On this understanding, the advice set out in paragraph 1.2 recommendation requiring two months to complete the appropriate legal agreement can be amended and increased to **three months**.

Condition 23 in the report is revised to read as follows;

No more than a **maximum of 128 household units** shall be permitted by this approval.

ITEM 10E
N/2011/1265

Application to extend time limit for implementation of 06/0074/OUTWNN for residential development all matters reserved except access at Ecton Brook Primary School, Ecton Brook Road

Since the circulation of the agenda further representations have been received from the Head of Asset Management at Northamptonshire County Council. He is requesting that the timescale for completing the S106 Planning Obligation is increased from 2 months to three. There is no objection to this from your Officers. The timescale is simply to give the Head of Planning the discretion to refuse or finally dispose of the proposal. In this instance the applicant has confirmed his willingness to complete the necessary S106 Obligation as a matter of urgency.

On this understanding, the advice set out in paragraph 1.2 recommendation requiring two months to complete the appropriate legal agreement can be amended and increased to **three months**.

Condition 23 in the report is revised to read as follows;

No more than a **maximum of 54 household units** shall be permitted by this approval.

ITEM 10F
N/2011/11266

Application to extend time limit for implementation of 06/0130/OUTWNN for residential development including means of access (all other matters reserved) at Former St Marys Middle School, Grange Road

Nothing to add

ITEM 10G
N/2011/11267

Application to extend time limit for implementation of 06/0131/OUTWNN for residential development including means of access (all other matters reserved) at Former Goldings Middle School, Crestwood Road

Since the circulation of the agenda further representations have been received from the Head of Asset Management at Northamptonshire County Council. He is requesting that the timescale for completing the S106 Planning Obligation is increased from 2 months to three. There is no objection to this from your Officers. The timescale is simply to give the Head of Planning the discretion to refuse or finally dispose of the proposal. In this instance the applicant has confirmed his willingness to complete the necessary S106 Obligation as a matter of urgency.

On this understanding, the advice set out in paragraph 1.2 recommendation requiring two months to complete the appropriate legal agreement can be amended and increased to **three months**.

Condition 23 in the report is revised to read as follows;

No more than a **maximum of 50 household units** shall be permitted by this approval.

ITEM 10H
N/2011/11268

Application to extend time limit for implementation of 06/0153/OUTWNN for residential development including means of access (all other matters reserved) (80 houses) at Millway Primary School, Millway

A late representation has been received from Mr & Mrs Cornick of 26 Hawkstone Close. Mr Cornick wanted to speak at the Planning Committee meeting but is unable to do so because he is away on holiday and **requests the application is deferred**.

A response has been sent to the objector by the D C Manager.

Members should also note that there has been some confusion amongst some local residents between the nature of the current outline planning application now before Committee and the application considered by your Committee in Feb 2012. The outline application being considered by Committee today is not a revision and originally involved up to 80 units, there is no increase in that proposal. The application is a renewal i.e. request to increase the time limit for implementation.

ITEM 10I
N/2012/0290

Erection of 3no. 2 bedroom dwellings (fronting Ross Road) at 32 Peverels Way

Nothing to add

ITEM 10J
N/2012/0328

Change of use to 14 bedroom house in multiple occupancy (as amended by revised plan received on 29/05/2012) at 9 - 11 Hazelwood Road

Objection received from the managing agents of the freeholders of Derrigate Mews, the adjoining property to 9-11 Hazelwood Road, stating they object on the grounds that this property was previously occupied on a similar basis which led to regrettable incidences of behaviour in the area and would support an application for higher-quality accommodation in the form of small flats with self-contained facilities.

Revised Management Plan received which goes into much more detail than the previous plan and would ensure proper management of the property.

Condition 5 is therefore recommended to be amended to refer to the management plan submitted on 21st June rather than 25th May.

Confirmation received from the Fire Officer that the external fire escape can be removed, subject to a protected route with emergency lighting being provided. This is a requirement under the Building Regulations and therefore a condition is not necessary.

Confirmation received from Private Sector Housing Officer within Environmental Health "I can confirm that the attached proposed plans for 9-11 Hazelwood Road meet Northampton Borough Council's standards for space and amenities for occupation by 14 unrelated individuals as a House in Multiple Occupation (HMO). Should the proposed plans be approved then the property would be subject to meeting the requirements of Part 2 of the Housing Act 2004, mandatory licensing of HMO's and would involve the property owner meeting fire safety and management standards in order to obtain the licence and operate as a HMO."

ITEM 10K
N/2012/0375

Application to vary condition 3 of planning permission N/2011/1134 to allow premises operation times to be between 10am and 8pm Monday to Sunday at 34 York Road

Nothing to add

ITEM 10L
N/2012/0438

Change of use from local community room into spa facility (use class D2) at Riverside Community Centre, 7 Cattle Market Road

Nothing to add

11. ENFORCEMENT MATTERS

NONE

12. ITEMS FOR CONSULTATION

NONE

