



**Addendum to Agenda Items
Tuesday 5th March 2013**

7. OTHER REPORTS

7A.

**Recommended Final Disposal of Applications: N/2007/1161, N/2007/1344,
N/2008/1036, N/2008/1256 and N/2009/0187**

Nothing to add

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

9A

N/2013/0102

Installation of air source heat pumps at 8 to 30 (even) Lodge Avenue, Collingtree

Nothing to add

10. ITEMS FOR DETERMINATION

10A

N/2012/0904

**Two storey side extension, single storey front and rear extensions and front
canopy at 1 Whittlebury Close**

As amended by revised plan received on 11th February 2013.

Amended Condition 2:

2) The development hereby permitted shall be carried out in accordance with the following approved plans: A117-3a (November 2012) and A117-1 (August 2012).

Reason: For the avoidance of doubt.

10B and 10C

**N/2012/1211 Application for approval of reserved matters of outline application
11/0053/OUTWNN (N/2011/0865) for a warehouse and distribution development
with associated landscaping (Unit 1).**

**N/2012/1212 Application for approval of reserved matters of outline application
11/0053/OUTWNN (N/2011/0865) for a warehouse and distribution development
with associated landscaping (Unit 2).**

A letter and a supplementary e-mail have been submitted on behalf of the applicants (Roxhill Developments Ltd.) with regard to the management of night time noise from both units on the site vis-à-vis the recommended condition 4 of both reserved matters applications. The letter sets out the applicant's willingness to accept a noise management condition and puts forward a number of measures that could be included within the noise management plan, including:

- Appointment of an individual working at the site during the night time who would have responsibility for ensuring that noise control measures are implemented.
- Drivers to be informed of the parts of the night time management plan which

- relate to their vehicles through signage in the yard areas and information given at the gatehouse.
- Information given to drivers regarding behaviour within the site.
 - Doors to remain closed when not in use.
 - Engines and radios to be switched off.
 - Loading dock seals to be fully engaged where available.

The applicants point out that the plan would operate in conjunction with other noise mitigation measures (as outlined in the main report).

However, the letter highlights some concerns with the proposed wording of condition 4 as set out in the committee report. Specifically, these concerns relate to the reference to points a) and b) with regard to the submission of details relating to the numbers of deliveries and hours at which these deliveries will be made. Given that the use is a 24 hour distribution development, control over these matters is difficult and flexibility is required.

Accordingly, a revised wording of condition 4 has been put forward as follows:

4) Prior to the Unit first being occupied a Management Plan for the control of night time noise (between the hours of 2300 and 0700) from the premises and its external environs shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include details of the provisions to be made for the handling of freight being delivered to / from the site and measures for the control of vehicle and plant / machinery noise during night time hours. Thereafter, the operation of the unit shall only be carried out in accordance with the Night Noise Management Plan as agreed, unless consent for any variation is first given in writing by the Local Planning Authority.

Officer's Response:

Officers accept that the elements of condition 4 requiring details of delivery numbers and exact times of those deliveries would be difficult and onerous to control, both for the applicant and the planning authority due to the nature of the proposed use. It is considered that the revised condition, as submitted by the applicants is a satisfactory alternative that will require a detailed management plan to be submitted and agreed by all parties prior to the occupation of either unit.

Accordingly, it is recommended that the recommendation is revised to allow for the inclusion of condition 4, as set out above.

10D

N/2012/1271

Construction of new car dealership, including two-storey showroom, MOT workshop and ancillary building, valet building and car parking area at Land off Carousal Way, Northampton

Additional recommended condition re noise control as requested by NBC

Environmental Health (paragraph 6.2):

10. A scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the sources of noise on the site whether from fixed plant or equipment or noise generated within the building and the provisions to be made for its control and the approved scheme shall be implemented prior to the commencement of the use hereby permitted and retained thereafter.

Reason - To protect the amenities of nearby occupants from noise and vibration

amenity in accordance with the advice contained in the NPPF.

10E
N/2012/1281
Single storey front porch extension, first floor balcony/terrace to rear and detached triple garage with study above at 5 Belfry Lane, Collingtree Park

Representation received from one of the residents in **Belfry Lane** (no exact address given) – garage development would be out of keeping with the surrounding properties, and would restrict light to the immediate neighbour, also this project over develops the site. The development of the additional three garages would severely restrict the parking area and handicap the access to the existing two garages. The new building would appear to be constructed on or near the drainage for nos. 3, 5 and 7.

Officer's Response:

See Officer's appraisal in Committee Report paragraphs 7.1 to 7.11.

10F
N/2013/0047
Change of use from amenity land to private garden including erection of fencing 1.8m high to the front side and rear of land adjacent to 36 Booth Meadow Court

Nothing to add.

10G
N/2013/0048
Erection of 15 dwellings comprising 11 houses and four self-contained apartments including associated landscaping and parking. Re-submission of Planning Application N/2012/0987 at Former Morris Man Public House site, Witham Way, Northampton

Representations have been received from **Northamptonshire Police's Crime**

Prevention Design Advisor, commenting on the need to provide defensive landscaping adjacent to Plots 1 and 9; the need to provide a secure, electronically operated entry gate to the parking area that should not be set back from the building edge; rear fences should be a minimum of 1.4m in height, with 0.4m trellis; that the rear garden gates should be secure; the car parking areas should be overlooked; and that sheds should not feature windows.

Officer's response:

A landscaping scheme has been submitted and would be secured by condition, which includes the areas adjacent to Plots 1 and 9. Secure entry gates are discussed within the Committee Report (Paragraph 7.9) and be the subject of a condition. A condition is proposed that would cover boundary treatments. The car parking spaces are overlooked by windows from a number of dwellings, plus they are prominently located, meaning they would be the subject of natural surveillance. The sheds do not require planning permission; however, the advice of Northamptonshire Police can be included within an informative to the developer.

10H N/2013/0109 Application for non-material amendment following planning permission N/2012/0314 for the new bus interchange - minor modifications including amended kerb and external wall positions and alterations to both the facility management offices and toilet facilities at Sheep Street and Bradshaw Street
Nothing to add
10I N/2013/0109 Application for non-material amendment following planning permission N/2012/0314 for the new bus interchange - minor modifications including amended kerb and external wall positions and alterations to both the facility management offices and toilet facilities at Sheep Street and Bradshaw Street
Nothing to add