

Addendum to Agenda Items Tuesday 26th November 2013

10. ITEMS FOR DETERMINATION

10a

N/2013/0925

Change of use from residential care home (Use Class C2) into 28no. residential flats (Use Class C3) and provision of on-site car parking spaces at former Lakeview House Old Persons Home, 88 Churchill Avenue

Additional comments from the **Police Crime Prevention Design Adviser** – visited the site with two fire officers and the local police officer to look at the issues arising as a result of the alteration to the access into Lakeview House. The Fire Service have no objections to the altered access and will be able to fulfil their requirements to reach all flats on the site in the event of a fire. They equally have no issues with potential parking congestion on the surrounding roads which might arise from the redevelopment as vehicles causing an obstruction will be moved.

Petition received from **Lakeview Residents Association** with 280 signatures objecting to the application and enclosing photos of current traffic problems and refuse at another property owned by the applicant in Skiddaw Walk.

Additional objection received from the occupiers of a property on **Eden Close**, raising additional concerns regarding notification, speaking at Committee, compliance with building regulations, security, ambiguous plans, works being done in advance of permission, fire safety, provision for rubbish, car park access, lack of visitor parking, other applications by same applicant refused elsewhere, not suitable in sheltered housing area, if turned down could he still let out rooms, best suited to sheltered accommodation.

10b

N/2013/0970

Removal of existing front wall and fence and replace with railings and sliding gates at 14 Trinity Avenue

The applicant has submitted further information and photos to show an example of a dwelling with more than a single access from the highway.

Officer's response: Officers are aware that there are other properties in the Borough that have more than a single access from the highway and it is likely that they are historic installation/development. However, each planning application needs to be considered according to its merits and in this instance the proposed development is not supported by the Local Highway Authority on highway safety ground.

10c

N/2013/0972

Change of use from dwelling (Use Class C3) into house in multiple occupation for 6no. residents (Use Class C4) at 9 Royal Terrace

None.

10d

N/2013/1048

Part demolition of the East stand to provide addition of new seating terrace to increase seating capacity from 7653 to 10000, new conference and or banqueting hall with ancillary accommodation to include kitchen, service area and toilets, gymnasium and service core, office space, parking for 44 cars including 7 for disabled users, hard and soft landscaping area to include North and South piazza and provision of new access road off Edgar Mobbs Way at Sixfields Stadium, Walter Tull Way

Since the circulation of the report further additional representations have been received as follows:

Sport England

Sport England has written to confirm that they have withdrawn their holding objection.

Sport England has recognised that since their initial response there has been significant progress by the applicants and the Borough Council to ensure that the proposals for replacement facilities for football and athletics can be secured.

The following condition, which has been negotiated with Sport England, is recommended:

Prior to the commencement of the development hereby permitted, a scheme, (including a timetable, an action plan and management plan) shall be submitted for approval in writing to the Local Planning Authority, for the provision of replacement football playing field and athletics facilities that addresses the loss of the existing playing fields and associated facilities and the existing athletics track and facilities on the site and which shall be equivalent to, if not better in terms of quality, quantity and accessibility to the playing field and associated facilities and athletics track and associated facilities which would be lost. The timetable shall detail both the short term and permanent proposals for the replacement of both the football playing pitch and associated facilities and athletics facilities. The scheme shall provide for the delivery of compensatory playing field and associated facilities and the athletics facilities provision prior to the commencement of the use of the permitted development and thereafter its maintenance and management. The scheme for the playing fields shall be prepared in accordance with Sport England's "Natural Turf for Sport 2011" the Athletics facilities shall be prepared in accordance with guidance from UK Athletics with and both the football pitch and associated and athletics facilities shall be implemented and maintained in accordance with the approved schemes.

Reason To maintain and where possible improve the quantity playing pitch provision and athletics facilities and to comply with the aims and objectives with the National Planning Framework.

Transportation

The applicant has submitted a number of transportation reports however these documents have not totally addressed some of the issues raised by the Highway Authority. To address this matter, the following condition, which has been agreed with the Highway Authority, is recommended:

Prior to the commencement of the development hereby permitted, a Transport Assessment shall be submitted to and approved in writing by the Local Planning Authority, the content of the Transport Assessment shall include the following:

- *Traffic surveys of the local junctions (to be agreed with the Local Highway Authority) on a Weekday, Saturday and Sunday in neutral months, with and*

without a league football match being played, to see what the difference is to calculate the additional football related traffic;

- *A future year assessment of the above for 2026;*
- *An agreement on the traffic generation of the trips generated by the non-football uses proposed on the site, using TRICS data;*
- *An agreement on the distribution of traffic for the proposed uses;*
- *An assessment of car parking numbers required;*
- *An accident analysis for the agreed study area; and*
- *An assessment of existing sustainable transport choices*

Where appropriate and necessary a package of any highway measures identified as result of the above requirements shall be agreed and the development shall not be utilised until all such identified measures have been substantially implemented in accordance with the approved details.

Reason To secure the satisfactory development of the application site and comply with the aims and objectives with the National Planning Framework.

Letter from **St. James Residents Association** received 25 November 2013

St. James Residents Association states that whilst they have no objection to the principle of the development, concern is expressed with the lack of consultation with the local community and the highway implications arising from the proposed development, particularly with regard to traffic flows. Request that the application is not determined until the appropriate transport information has been submitted.

Officer's response: The Applicants have been advised of the need to produce timely transportation assessments. The transportation condition above does request further information being submitted which would address the transport concerns raised.

Letter from **John Wright** received 22 November 2013

Mr Wright challenging the applicant and the Authority on their commitment on access issues in relation to People with Disabilities.

A letter from the Chair of the Football Club has reiterated the Football Club's commitment on this issue and the Club responded as follows:

"The Club currently has one of the best access and viewing platforms for people with disabilities of any Football Stadia.

There is a continued commitment from the Club to give supporters with disabilities the best possible facilities for viewing football matches. The applicant has confirmed they will work closely with the relevant groups to ensure a fair deal for supporters with disabilities. The Club have been speaking to supporters who watch matches from a raised platform and have given them a commitment that such facilities would form an integral part of the proposed East stand. At the very minimum there would be the same amount of covered, elevated and non-elevated seating in the new stand compared to the existing stand."

The applicants architect is aware of the need to comply with relevant legislation and the

necessity to provide easy access for all. In essence the New East Stand has been designed to facilitate easy movement around and within the stand.

The applicant has agreed to work with the relevant agencies to ensure a quality stadium with safety and accessibility being an integral part to its development. It is considered however appropriate to recommend the following addition condition:

Prior to the commencement of the development hereby permitted, full details of access within the concourse, corporate boxes and sitting area including elevated or non-elevated areas for people with disabilities 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: To ensure the premises are easily accessible for people with disabilities in accordance with National Planning Policy Framework.

Letter from Julian Breen – 46 Scribers Lane

A letter of representation has been received from Mr Breen raising a concern over cumulative impacts of both the proposed development and existing commercial operators from the proposals.

Officer's response: This issue would be addressed through the Transport Assessment which is conditioned as part of any planning approval.