



PLANNING COMMITTEE: 19th November 2014
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steve Boyes

N/2014/0866: Proposed erection of Extra Care Accommodation for the elderly including provision of communal facilities and car parking (revision to previously approved application N/2013/0351), Wardington Court, Welford Road

WARD: Sunnyside

APPLICANT: YourLife Management Services Ltd
AGENT: The Planning Bureau Ltd

REFERRED BY: Director of Regeneration, Enterprise and Planning

REASON: Called in by Cllr Beardsworth because of the loss of the original building on site due to fire

DEPARTURE: NO

APPLICATION FOR DETERMINATION

1. RECOMMENDATION

1.1 APPROVAL for the following reason:

The proposal would provide care facilities for the elderly in a sustainable way, whilst its impact upon the character of the existing built form, neighbouring properties, residential amenity and highway safety is considered to be acceptable in compliance with Policies E20 and H16 of the Northampton Local Plan (1997) and the guidance contained within the National Planning Policy Framework (2012).

2. THE PROPOSAL

- 2.1 The proposals are for Extra Care accommodation, which constitutes assisted living for the elderly. Extra Care housing is a form of accommodation which offers care and support to aged, frail and vulnerable people within their own home. The care element would be provided from within the same building(s) as the accommodation by a dedicated team of care staff. The Extra Care concept is based upon a service charge levied upon homeowners, which funds care services and other facilities on site – the level of charge is dependent upon the care package purchased by each individual homeowner.
- 2.2 A total of 56no apartments are proposed (29no. 1-bed and 27no. 2-bed apartments) in addition to communal living areas such as a lounge, function room, communal restaurant, laundry room, staff accommodation and facilities. The total number of apartments proposed varies from the 58no. approved under N/2013/0351 and involves some internal re-configuration to offset a reduction in 1-bed units with an increased number of 2-bed units. 28no. communal car parking spaces would be provided – to be accessed via the existing pedestrian and vehicular site entrance to the south west corner of the site.
- 2.3 The scheme involves the replacement (on a like-for-like basis) of the former main stone building onsite. The application seeks to replicate the built layout and external appearance of the scheme previously approved (N/2013/0351). The proposals involve the construction of buildings (in predominantly 3no. storey built form) to both the southern Welford Road frontage and to the northern side (or rear) of the site; a total gross internal floor space of 5,744 sq. m would be provided. A predominantly glazed, 18m long, single-storey corridor link would, as previously approved, run across the site to connect the different elements of built form.

3. SITE DESCRIPTION

- 3.1 The site, which is located within an area allocated as primarily residential in the Northampton Local Plan (1997), is rectangular in shape and occupies a total area of approximately 0.57Ha. It slopes gently from north down to south and occupies a slightly elevated position 1m above the level of Welford Road to the southern boundary. The site is bounded by Kingsthorpe recreation ground to the west, Kingsthorpe indoor bowling club to the north and a combination of private houses, Princess Anne House apartments for physically impaired people and Kingsthorpe Clinic to the east. Further to the east, approximately 400m along Welford Road, is situated the Kingsthorpe Local Centre.

- 3.2 The site is currently vacant and has been cleared; it was formally occupied by the Northamptonshire Association for the Blind. The main building on-site was an imposing 3no. storey former grand house that was understood to date from about 1860. Its dominant external facing material was ironstone whilst its roof was afforded red clay tiles and its frontages were typified by multiple gabled elements. However, Wardington Court was destroyed by fire in January 2014 and was subsequently demolished due to health and safety reasons. The main building was supplemented by a number of modern single storey additions and extensions, which have also now been demolished. The site contains areas of both soft and hard landscaping and numerous mature trees (some with preservation orders) and shrubs exist on site. The site is enclosed by a natural stone wall ranging in height from 1.5m – 4m.

4. PLANNING HISTORY

N/2013/0351 Partial demolition of existing buildings and erection of 58no. Units of extra care accommodation for the elderly including provision of communal facilities and car parking (Approved subject to conditions).

WN/2011/0005 Demolition of existing building and erection of 74no. bed residential care home (Class A2) and alterations to existing bungalows in southern corner of the site to provide activity centre with conservatory (Application Withdrawn).

98/0005 Addition of porch / lobby to existing entrance (Approved subject to conditions).

97/A178 Name board & information sign (Approved subject to conditions).

97/0389 Alteration of existing building to provide extended bar/server (Approved subject to conditions).

94/0100 Alterations to existing building to provide extra office accommodation and extension to provide new pottery area (Approved subject to conditions).

5. PLANNING POLICY

5.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the Northampton Local Plan 1997 saved policies and, whilst not yet adopted, weight can be attributed to the Submitted West Northamptonshire Joint Core Strategy (as subsequently modified).

5.2 National Policies

National Planning Policy Framework (NPPF)

5.3 Northampton Local Plan

E20 – ‘New Development’ requires the design of any new built development to adequately reflect the character of its surroundings and to ensure adequate standards of privacy, daylight and sunlight.

E40 – ‘Crime and Vandalism’ requires development to pay adequate regard to the need to deter crime and vandalism.

H6 – ‘Housing Development within Primarily Residential Areas’ requires that development is of a scale and density that respects the character of the surrounding area.

H16 – ‘Housing for the Elderly’ requires that the Council negotiate the provision of purpose built housing suitable for the elderly on appropriate sites.

5.4 Supplementary Planning Guidance

Residential Extensions and Alterations Design Guide SPD

5.5 Other Material Considerations

Weight can be given to the West Northamptonshire Joint Core Strategy (JCS), this would be significant where a policy has received few representations and unresolved objections are not considered likely to have a significant bearing on the strategy of the Plan. The JCS provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF.

The Inspector's report on the examination into the JCS was published on 7th October 2014. The Inspector concluded that the main modifications made to the report (which were subject to public consultation and submitted in January 2014) satisfy the requirements of Section 20(5) of the Planning and Compulsory Purchase Act 2004 and meet the criteria for soundness in the NPPF.

Policy SA – 'Presumption in favour of Sustainable Development' requires local planning authorities to take a positive approach to determining development proposals.

Policy S1 – 'The Distribution of Development' requires that development be concentrated primarily in and adjoining the principal urban areas of Northampton.

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **NBC Arboriculture:** There are no arboricultural reasons why the application should be refused, there are however several elements of the development that could have a detrimental effect on the long term health of those trees to be retained – the Arboricultural Method Statement (AMS) should be revised to demonstrate how any potential impact will be mitigated or significantly reduced on specific elements of the development. The revised AMS is satisfactory.
- 6.2 **NBC Urban Design:** The key issue is whether the proposed replacement building is capable of replacing the original building with a like-for-like replacement. Clarity about proposed materials should be provided. The use of natural stone is crucial if the newly proposed building is to live up to the character of the original. Original timber window designs should be replicated.
- 6.3 **NBC Environmental Health:** No objections, the submitted environmental reports are considered to be acceptable. A condition should be applied to any approval to secure the submission of a remedial strategy should previously unidentified contamination be found during construction works.
- 6.4 **Anglian Water:** There are no Anglian Water assets within the development site. An informative should be added to any permission to ensure that an application is made to Anglian Water to discharge trade effluent to the public sewer. It is recommended that oil interceptors are fitted to car parking areas and that fat traps are fitted to catering establishments.

- 6.5 **Local Highway Authority:** An access width of 4.8m shall be provided at the site entrance for the first 10m from the back of the highway boundary. No gates should be provided within 5.5m of the back of the highway. Pedestrian visibility splays of 2.4m x 2.4m will need to be secured and achieved at all time and secure cycle parking for 6no. cycles shall be provided. The revised plans that have submitted are acceptable.
- 6.6 **Northants Police:** No formal objection. However, the inner garden area should be completely secure and only accessible from within the buildings. Robust locking systems should be installed and the reception area properly monitored. The front gates should be electronically operated and set at a height that reduces opportunities for climbing over.
- 6.7 **Western Power:** No objection subject to the developer making contact to discuss any alterations required to the electricity network.
- 6.8 2no. site notices were erected adjacent to the site, the application was advertised in the local press and letters of notification were sent out to close proximity neighbours. 2no. representations were received and can be summarised as follows:
- 6.9 **85 & 89 Welford Road:**
- The proposed building heights are of concern – the buildings would tower over nearby residential properties and be an imposing structure.
 - Traffic and parking problems will be caused by the development.
 - Wardington Court was demolished without proper authority being given.
 - Contractors vehicles should be prevented from parking on neighbouring streets and be required to park on site or on the main Welford Road.

7. APPRAISAL

Principle & Care Home Use

- 7.1 The National Planning Policy Framework (NPPF) stipulates that local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (paragraph 50), whilst housing applications should be considered in the context of the presumption in favour of sustainable development.

The Northampton Local Plan (1997) identifies that the site is located within an area allocated as primarily residential. Policy H16 of the Local Plan stipulates that where any major residential development is considered appropriate the Council will negotiate the provision of purpose built housing suitable for the elderly at a scale reflecting the established local need for such provision.

- 7.2 The Planning Statement that accompanies the original application (N/2013/0351) explored the need for Extra Care accommodation. Demographic trends point towards an increasingly aged population whilst Kingsthorpe (according to census information) already has a high percentage of residents at a pensionable age when compared to the average across town and country.
- 7.3 The application has been put forward for Extra Care accommodation for the elderly; the applicant is of the firm opinion that the proposed use falls within the C2 Use Class (Residential Institutions) as opposed to Use Class C3 (Dwelling Houses). The categorisation of the use is particularly important in the context of implications for potential S106 contributions and affordable housing provision. There would not appear to be any formal government guidance available as to which use class an Extra Care scheme would fall within. Assessment therefore must take account of individual circumstances, with the level of care separating Extra Care from C3. Clarification upon the proposed operation to be provided has been sought from the applicant in the interests of providing confidence that the proposed scheme falls within the C2 use class.
- 7.4 The applicants have confirmed that apartments (which would be sold on long leasehold) would attract an annual service charge that would tend to be three to four times higher than those levied at sheltered housing or conventional retirement home developments – this is a direct reflection of the range of facilities and care provided within an Extra Care scheme. Within this scheme the following would be provided within the basic service charge: 24-hour emergency cover; security; initial assessment and periodic review of individuals' personal care requirements; personal care (including such items as meal provision, cleaning and mobility assistance); access to extensive communal facilities. The service charge would rise as an individual's dependency levels increase.
- 7.5 The applicant has stated that they consider that the scheme would be self-regulating in the sense that individuals with no requirement for its care facilities would not choose to purchase an apartment and be subject to the service charge. Notwithstanding the likely accuracy of this presumption, it was still felt necessary to gain a full understanding of the **minimum care package** as provided by the service charge.

This package would include a minimum 1 hour of weekly personal care comprising daily checks on homeowners as well as liaison with professionals, family, neighbours and volunteers as necessary. In addition, various activities and services would be available on site to individuals on a day-to-day basis (including the restaurant service). Residents would, if required, have the opportunity to purchase additional care, domestic and lifestyle services over-and-above the provisions of the minimum care package.

- 7.6 It is considered that an appropriate level of detail has been provided by the applicant to offer certainty that the proposed scheme would fall within the C2 Use Class (Residential Institutions). All residents would be provided with personal care as part of the minimum care package to be provided. A planning condition should be attached to any permission ensuring that the scheme is run in a C2 capacity in perpetuity.

Design & Visual Impact

- 7.7 The layout of the original proposals was based around the retention of the original local stone building on-site and broadly comprised 2no. elements: a double-fronted two/three storey apartment block principally fronting onto Welford Road and a further, predominantly 3no. storey, apartment block located to the rear of the site. This rear element was to be linked to the northern rear façade of the original building. The Welford Road block was also to be linked to the main building via a single-storey, predominantly glazed, corridor. A replica scheme is now proposed that includes the construction of a stone building upon the same footprint and of a matching scale and design as the original stone building that was lost to fire.
- 7.8 It should be noted that the grounds of Wardington Court are extensive in the sense that they cover 0.57 Ha, which affords notable development opportunities. It is considered that the proposals represent the efficient use of the land available without overdeveloping the site. The present built form on site (with the exception of 2no. existing small modern bungalows to the south east corner of the site) is setback behind the principal elevation of the main building (some 40-50m from Welford Road). These proposals would offer an active frontage to Welford Road (being setback approximately 5m from the boundary) whilst allowing the existing stone boundary wall to be retained in its present form.
- 7.9 It is considered that the proposed full 3no. storey height of the proposals is acceptable in terms of appropriate scale and massing. Comments have been received from local neighbours offering concerns as to the height of the development in comparison to existing bungalow premises located on the opposing side of Welford Road.

As a further note, the extant ground level within the application site adjacent to the southern boundary is around 1m higher than the ground floor level of the nearest built form to the south. In this instance however, a lengthy separation distance is in existence. The newly proposed front elevation of the block would be some 35m away from the nearest opposing built form (given the existence of Thornby Drive running parallel to Welford Road and forming a further buffer). In light of this distance it is not felt that the development would have an overbearing relationship. Along this frontage the proposals would gradually step up in height from the east so as to respect the lower scale (2no. storey) of the adjacent Clinic.

- 7.10 The main building on-site (to be re-built) would be some 2 ½ stories in height and would therefore be exceeded in ridge height by the 3no. storied elements of the proposal (by approximately 2m). The scheme however is made up of a variant arrangement of 2no. and 3no. storey elements. The main building, it is felt, would maintain a notable visible stature within the site and would not be visually predominated by the new-built elements of the scheme. This is particularly true given the continued availability of full views of the main building when viewing from the west of the site across Kingsthorpe Recreation Ground.
- 7.11 The applicant in their submission has demonstrated a commitment to replace Wardington Court on a like-for-like basis. Pedimented gabled bays and stone detailing around window openings would reflect the original detailing of Wardington Court – as would the use of natural stonework to elevations to match the original elevation material. Subject to the submission of full material samples, it is considered that this element is acceptable in design terms. As a general point, the applicant has also committed (within the stated materials palette) to using a ‘traditional brick’ to other new build elements as opposed to a ‘buff brick’ as one of the main building materials. This is in the interests of providing high quality to materials to complement the original main building on site.
- 7.12 It is considered that the scheme as a whole represents an efficient and intelligent use of the site. It is particularly positive that the main building on site is being replaced as part of this wider development of the site. The character/features of this building would be referenced by virtue of the gabled designs of the new elements and the selected use of natural stone as an external-facing material.

Conservation Area

- 7.13 The Kingsthorpe High Street and Manor Road Conservation Area is located in close proximity to the southern edge of the site (to the opposing side of Welford Road). It is not however considered that the proposals would affect the setting of this Conservation Area given that it does not directly oppose it.

Residential Amenity

- 7.14 It is considered that the newly proposed built form would appropriately safeguard the amenities of surrounding residential occupiers. 2no. responses have been received from opposing occupiers on Welford Road – both stating concerns in respect to the scale and form of the element of the proposals that fronts Welford Road. These concerns are based upon the 3no. storey height of the proposals being potentially over-imposing and overbearing. The potential for overlooking has also been raised as an issue.
- 7.15 As referenced within the previous section of this report, a 35m gap would be retained between the proposed built development and the position of the nearest opposing residential built form. As a guide, the Residential Extensions and Alterations Design Guide SPD references a recommended minimum separation distance of 27m between opposing 3no. storey dwellings in the interests of preserving residential amenity. Although this figure is not directly applicable given the existence of single-storey properties, it still offers a useful guide on acceptability. The approved scheme would be afforded facing window opening of a sensible residential scale. The properties in question are considered to be located far enough away from each other so as not to raise overlooking, overbearing nor overshadowing concerns (particularly given the orientation of the site and the path of the sun).
- 7.16 There are also 2no. storey residential properties located to the eastern side of the site on Mescalero. The closest of which is located 10m away from the proposed footprint of the new buildings. This area of the scheme would however be constructed in a complimentary 2no. storey built form and would include no side-facing openings to potentially provide overlooking. It is considered that the amenities of residential occupiers in Mescalero would be safeguarded.
- 7.17 The internal layouts that have been provided appear acceptable in terms of the standard of accommodation to be provided. All apartments are generously proportioned and are provided with individually partitioned bedroom, bathroom, kitchen and living areas. Generous communal areas are also shown. It is also note that separate regulations relating to care accommodation are in place that govern standards in this context also.

Trees & Landscaping

- 7.18 The site and its immediate environs are well vegetated and there is the presence of numerous mature trees, a number of which are afforded Tree Preservation Orders (TPOs). 18no. trees would be removed as part of the proposed works (5no. of which are included within a TPO). The Council's Arboricultural expert was consulted upon the proposals and visited the site accordingly.

They have stated within their consultation response that there are no arboricultural reasons why the application should be refused.

- 7.19 The majority of the trees to be removed are of low quality, whilst the principle Category B tree earmarked for removal (a large mature Cedar) is showing early signs of deterioration. Further, the Arboriculturalist has noted that the line of large mature Limes within Kingsthorpe Recreation Ground adjacent to the north eastern boundary are unlikely to be directly affected by the development, although some minor root damage could be caused during demolition.
- 7.20 There is also a line of Limes, which is subject to a TPO, within the site adjacent to the north western boundary, which have been pollarded at approximately 5m in height. Although hard surfacing already exists within the Root Protection Areas (RPAs) of these trees, it would appear that a new surface shall be laid requiring works within the RPAs. In accordance with the Arboriculturalist's advice, the applicant has provided an update to their Arboricultural Method Statement to demonstrate that any potential impact of development (upon trees) is appropriately mitigated against (particularly via works within the RPAs).
- 7.21 In terms of the tree protection measures that are proposed, these are clearly identified upon the submitted Tree Protection Plan and involve the erection of 2m-high panelled barriers to comprehensively provide protection to all tree specimens to be retained. The Arboriculturalist has confirmed acceptance.
- 7.22 The applicant has provided indicative landscape proposals. These include the additional planting of alternating Birch and Cherry trees to the Welford Road frontage to be complimented by herbaceous and ornamental ground cover. Within the proposed soft landscaped area to the back of the site it is proposed that existing mature trees are under planted with shade tolerant ground cover. It is recognised that the constrained nature of the site does not lend itself to the provision of extensive new landscaping, particularly given the existing specimens to be retained. Full details should be secured via condition, the Arboricultural Officer has indicated that the use of trees with a tight upright growth habit would be beneficial upon this constrained site.

Highways & Parking

- 7.23 The Local Highway Authority (LHA) submitted comments in respect to details of the vehicular access. In the interests of highway safety and to ensure that 2no. vehicles can pass side-by-side, the plans have been amended to clarify that an access width of 4.8m would be provided (this would involve the demolition of a short length of existing low-level stone boundary wall).

The associated proposed gated element of the access is to be positioned 5.5m back within the site so as to provide space for accessing vehicles. The LHA has also requested the provision of secure cycle parking for 6no. cycles – evidence of this has been provided by the applicant.

- 7.24 Improved pedestrian visibility (when compared to the existing situation) would be provided at the access by virtue of the provision of a low-level (1.2m in height) stone wall of approximately 1m in width to be positioned adjacent to the eastern side of the access, which is to be setback a couple of metres behind the front boundary line of the property. These are identical access arrangements when compared to the previously consented scheme at the site (N/2013/0351).
- 7.25 The application is accompanied by a 'Report on Transport Impact and Parking Provision'. It is confirmed within this document that 28no. car parking spaces would serve the 56no apartment scheme. Expected traffic generation has been calculated for the scheme based on survey work undertaken at other assisted living developments. Expected vehicle movements would be estimated at a maximum 12no. arrivals / departures during any single hour period of the daytime. Again based on the analysis of other operational schemes, the peak predicted demand at this scheme might be expected to total 21no. spaces. The level of proposed provision appears to be reasonable in this context; the Local Highway Authority has raised no observations in this context.

Crime Prevention

- 7.26 Northants Police have raised no objections to the scheme in principle. They have however noted that the site has been the subject of some crime and disorder in the past by virtue of unfettered access to the site being available. The application includes the introduction of an electronically operated vehicular gate to the main access. This feature would provide valuable site security to complement the stone boundary walls that would be retained to the remaining perimeters of the site. The applicant has confirmed that the entrance to the building itself would be fob-operated and would not be open access.

Flood Risk & Drainage

- 7.27 The site is located within Flood Zone 1 (the lowest flood risk zone) and is sized at under 1Ha in area. In accordance with the Environment Agency's Flood Risk Standing Advice (FRSA), no Flood Risk Assessment is required to accompany the application and no formal consultation of the EA is required either. The FRSA references good practice surface water management principles and standards. As a note, the new built elements of the scheme would continue to be surrounded by porous soft landscaped areas.

A Drainage Survey has been submitted with the application which advises that surface water from new development should be taken to soakaways. Failing this, it is stated that a storage tank would be installed with a controlled discharge to the public surface water sewer.

Other Matters

- 7.28 Construction Futures is a scheme to deliver construction training on new developments. The scheme generally attracts a levy plus a requirement to provide a number of training weeks for construction students / apprentices on-site. The number of weeks is based on the level of floor space to be provided – in the case of the original scheme (N/2013/0351) 92no. training weeks were generated and a similar number of weeks would be expected in this instance. The applicant has committed to providing construction training and has stated that initial discussions have been undertaken with Construction Futures – an appropriate scheme should be secured via planning condition.
- 7.29 The Council's Public Protection department has confirmed no objections. The submitted Air Quality Report is considered satisfactory; as is the submitted Noise Report (the recommendations related to glazing should be conditioned as part of any approval). The conclusions of the Site Investigation Report are considered satisfactory also.
- 7.30 It has been questioned via the consultation process whether proper authority was granted for the demolition of the original fire-damaged building on-site. The applicant was able to satisfactorily demonstrate to the Council through the submission of building reports that the building's demolition was urgently necessary in the interests of health and safety.

8. CONCLUSION

- 8.1 The proposal would provide care facilities for the elderly in a sustainable way, whilst its impact upon the character of the existing built form, neighbouring properties, residential amenity and highway safety is considered to be acceptable in compliance with Policies E20 and H16 of the Northampton Local Plan (1997) and the guidance contained within the National Planning Policy Framework (2012).

9. CONDITIONS

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan (1848-01-01); Site Plan (1848-01-02B); Street Scenes (1848-01-07); General Arrangement Elevations (1848-01-03A); General Arrangement Elevations (1848-01-04A); General Arrangement Plans (1848-01-05A); General Arrangement Plans (1848-01-06A); Tree Protection Plan (7794/02 C); Indicative Landscape Proposals (2B); Proposed Cycle Store Layout (1848-02-10 A); Window, Door & Curtain Walling Elevations (1848-01-093 B).

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

(3) The premises shall be used only for purposes within Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

(4) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of hard and soft landscaping for the site.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

(5) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

(6) Development shall be implemented in full accordance with the approved Arboricultural Method Statement (updated 11/10/2014).

Reason: To mitigate or significantly reduce any adverse impact of the development upon trees located within and immediately adjacent to the application site.

(7) Development shall be implemented in full accordance with the tree protection measures of 2m in height as detailed upon the approved Tree Protection Plan (7794/02 C).

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality in accordance with Policy E20 of the Northampton Local Plan.

(8) Development shall be carried out in accordance with the approved external facing material details (detailed schedule provided via email dated 29th October 2014).

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy E20 of the Northampton Local Plan.

(9) Development shall be implemented in full accordance with the 'Glazing Requirements' and 'Required Glazing Performances' laid out in Tables 3 and 4 (and referenced against Figure 2) of the approved Noise Impact Assessment (R5046-1 Rev 2) and shall be retained at all times thereafter.

Reason: In the interests of protecting the amenities of the future occupiers of the development in accordance with National Planning Policy Framework.

(10) Prior to the commencement of development a scheme for the implementation of a Construction Training Scheme shall be submitted to and approved in writing by the Local Planning Authority. Development shall be implemented in full accordance with the approved Scheme.

Reason: To ensure the scheme constitutes sustainable development and supports vibrant and healthy communities in accordance with the guidance contained within the National Planning Policy Framework (2012).

(11) Development shall be implemented in accordance with the approved details of secure and covered parking of bicycles as shown on approved plan 'Proposed Cycle Store Layout' (1848-02-10 A) and these facilities shall be retained at all times thereafter.

Reason: To ensure the provision of adequate facilities in accordance with Policy E20 of the Northampton Local Plan.

(12) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with the advice contained in NPPF.

Informative for the applicant:

(1) An application to discharge trade effluent is required to be made to Anglian Water and is required to have been obtained before any discharge of trade effluent can be made to the public sewer. Anglian Water recommends that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence. Anglian Water also recommends the installation of a properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991.

10. BACKGROUND PAPERS

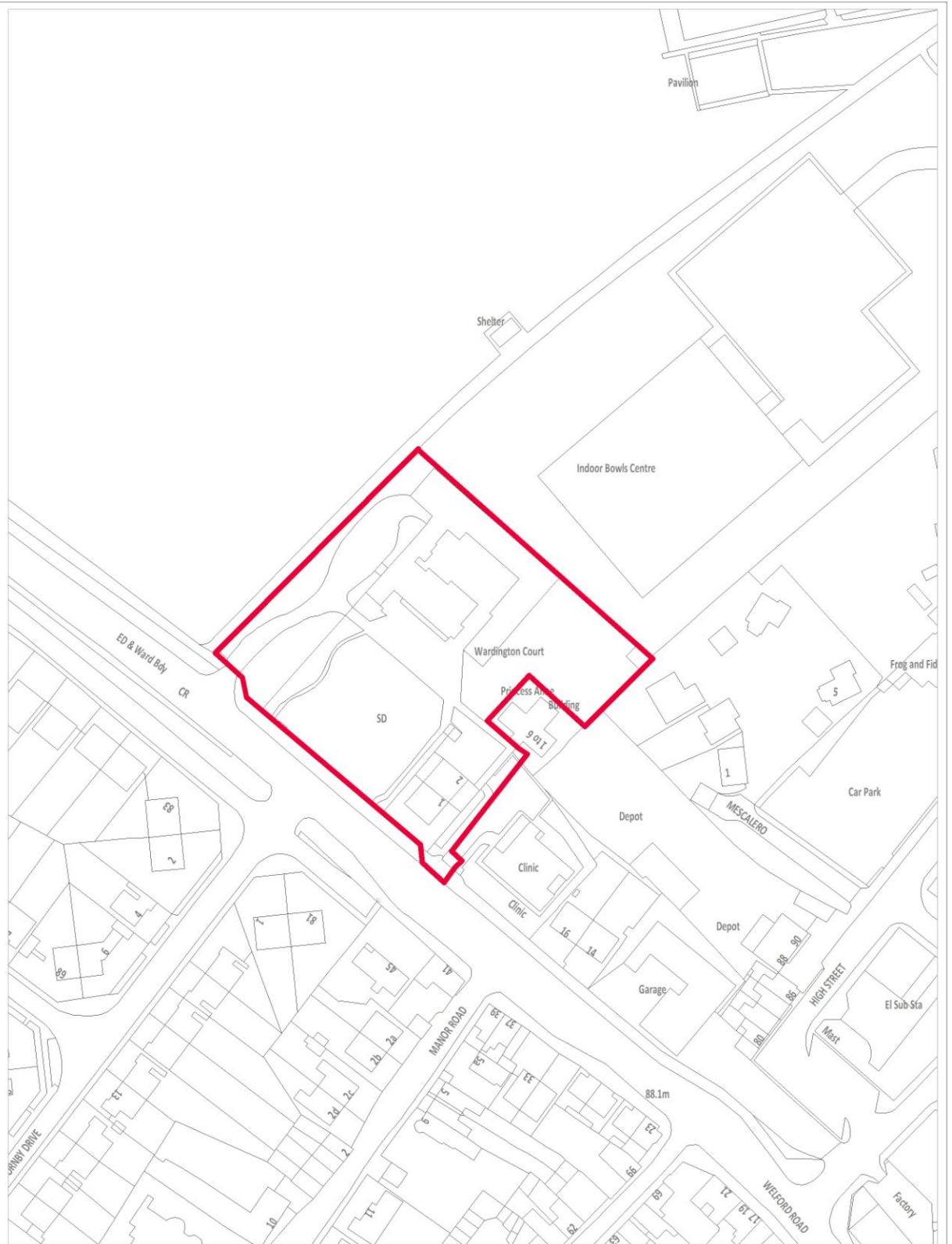
10.1 N/2014/0866

11. LEGAL IMPLICATIONS

11.1 None

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Name: Location Plan
 Date: 8th October 2014
 Scale: 1:1250
 Dept: Planning
 Project: Planning Committee

Title

Prop. Erection of Extra Care Accommodation, Wardington C

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