

## Addendum to Agenda Items Tuesday 3<sup>rd</sup> September 2013

### 9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

**9a**

**N2013/0682**

**Application for Change of use of dormant allotment land for cemetery extension  
Allotment Gardens, Berrywood Road**

Nothing to add

**9b**

**N2013/0810**

**Double sided freestanding non-illuminated Enterprise Zone sign  
Edgar Mobbs Way**

Nothing to add

### 10. ITEMS FOR DETERMINATION

**10a**

**N/2012/1092 and 1093**

**Application for Listed Building Consent for alteration and restoration of Enterprise House and its change of use to student community use and Planning Application for demolition of Bective Works and Jebez House. Erection of new student accommodation building, incorporating a retail units and lower ground floor parking and service space, together with new vehicular access and pedestrian access and associated landscaping proposals, plus the alterations and restoration of Enterprise House and its change of use to student community use.**

**Bective Works, Enterprise House and Jebez House, Between Bective Road and Yelvertoft Road, Northampton**

**Amendment to the wording of Condition 20 of Planning Application N/2012/1093:**

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 prepared 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 shall be submitted to and approved in writing by 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 requirements of the National Planning Policy Framework.

**Amendment to the wording of Paragraphs 2.2 and 7.17, in that the proposal includes the provision of 34 car parking spaces.**

**10b**

**N/2013/0311**

**Demolition of existing building and construction of a food store with associated parking, access and servicing arrangements - Re-submission of planning application N/2012/0949**

**25-29 Gambrel Road**

Nothing to add

**10c**

**N/2013/0526**

**Residential development for 6 dwellings at the former garage site off Greenfield Avenue (As amended by revised plan received on 15 August 2013)**

**Development Land Greenfield Avenue**

Nothing to add

**10d**

**N/2013/0527**

**Variation of conditions 1 and 2 of Planning Permission N/2012/0085 to allow the lights to be used during the holding of outdoor concerts (2 per year) and to extend the time when the lights can be used by 15 minutes to 22.30 hours on 6 occasions per year. After 22.30 hours the lights to be dimmed to 100 Lux until 23.00 hours and then switched off.**

**Northamptonshire County Cricket Club, Wantage Road**

### **Amended Recommended Conditions**

In order to ensure that the revised conditions are clear and concise, while according with the requirements of Circular 11/95, the following proposed wording of conditions is recommended. In summary: 1, 4 and 5 are unchanged from the Committee report; condition 3 does not change in content from the report but is re-numbered to become condition 2; and condition 2 of the report is revised and re-numbered to become condition 3.

(1) The floodlights shall be used for a maximum of 15 days per year (between 1st April and 30th September only) to enable the staging of 13 cricket matches and two concerts and for no other purpose.

Reason: To control the number of night time events and ensure that the floodlights are used in connection with the lawful use of the ground, in the interests of the amenities of surrounding occupiers, in accordance with Policy E20 of the Local Plan and the National Planning Policy Framework.

(2) The levels of light spill into adjacent properties shall be in accordance with the levels shown on the approved revised light spill plans numbered; 135673Final entitled Illumination Summary: Spill, Abington Avenue, Wantage Road, LTW Clarke Road #1, LTW Clarke Road #2, Wellingborough Road and Boundary Vertical Spill. On site readings should be within 10% (+ or -) of the specified readings to allow for operational, weather and atmospheric conditions. A scheme identifying how the light spill from the floodlights will be monitored shall be submitted to and agreed in writing by the Local Planning Authority within two months of the date of this permission. This shall include an annual monitoring report with on-site meter readings at agreed locations surrounding the ground (as compared to the levels proposed within the approved drawings). The

results of this annual survey shall be submitted to the Local Planning Authority. If the on-site Lux values exceed the figures in the approved plans, a scheme identifying measures to address the light spill shall be submitted and approved in writing by the Local Planning Authority. Therefore, the floodlights shall not be used until any proposed mitigation measures implemented in full, in accordance with the approved details.

Reason: To ensure that the levels of the light spill are controlled to an acceptable degree, in the interests of residential amenity accordance with the National Planning Policy Framework.

(3) The floodlights shall not be switched on between the hours of 23:00 and 9:00. Between the hours of 22:15 and 23:00, the floodlights shall only operate at a maximum of 100 Lux (as shown on the submitted revised plans entitled "illumination summary – existing and work spill 135673GFinal", received on the 8/7/10), other than on a maximum of six occasions (which shall be included within the usage permitted by Condition 1), the maximum light levels as permitted by Condition 2 shall be permitted until 22:30, upon which the lights shall be reduced to a maximum of 100 Lux. The Local Planning Authority shall be notified in writing at least seven days in advance of such an event.

Reason: To maintain the amenities of adjacent residential properties in line with the requirements of the National Planning Policy Framework

(4) No amplified music shall be played at the ground between the hours or 22:15 and 09:00. In the event that the event finishes prior to 22:15, any amplified music shall be turned off immediately upon the completion of play in the case of a cricket match and the conclusion of the live performance in the case of concerts. Thereafter, the PA system shall only be used for the purpose of emergency or public safety announcements in accordance with the National Planning Policy Framework.

Reason: To prevent the amplification of noise at anti-social times, in the interests of residential amenity.

(5) The approved floodlights shall only be operated when connected to the mains electricity supply and shall not be powered by generator(s).

Reason: In the interests of residential amenity in accordance with the National Planning Policy Framework.

**10e**  
**N/2013/0562**  
**Erection of 2m high close-boarded timber fence to part of the front and side perimeter**  
**7 Hall Close, Duston**

Nothing to add

**10f**  
**N/2013/0615**  
**Single storey rear extension – resubmission of planning application N/2013/1233**  
**30 Underbank Lane**

Nothing to add

<p><b>10g</b>  <b>N/2013/0620</b>  <b>Change of use to young persons drop-in centre and installation of access ramp</b>  <b>Ancillary Building, Abington Park, Wellingborough Road</b></p>
<p>Nothing to add</p>
<p><b>10h</b>  <b>N/2013/0654</b>  <b>Erection of one free-standing non-illuminated sign.</b>  <b>Midsummer Meadow, Bedford Road</b></p>
<p>Nothing to add</p>
<p><b>10i</b>  <b>N/2013/0728</b>  <b>Demolition of existing buildings and erection of a 104 bedroom hotel with</b>  <b>ancillary restaurant (Use Class C1) including landscaping, service area and</b>  <b>access</b>  <b>Proposed development land, east of Swan Street/St Johns Terrace</b></p>
<p><b>Amended Recommended Conditions:</b></p> <ul style="list-style-type: none"> <li>• Delete <b>condition 12</b> as it is an unnecessary duplication of controls exercised under the Advert Regulations. Insert informative to address advert control.</li> <li>• Add the text "... and shall be retain / maintained thereafter." to the end of <b>conditions 28 and 29</b> to ensure that the mitigation secured is maintained in future.</li> </ul>
<p><b>10j</b>  <b>N/2013/0732</b>  <b>Installation of front boundary hedge 2m high with 2m high fence behind, and</b>  <b>retention of pedestrian gate - part retrospective</b>  <b>56 Augusta Avenue</b></p>
<p>Nothing to add</p>
<p><b>10k</b>  <b>N/2013/0743</b>  <b>Change of use of ground floor and basement from retail (Use Class A1) into</b>  <b>café/drinking establishment (<del>Use Class A3/A4</del> Sui Generis)</b>  <b>72 St Giles Street</b></p>
<p>For the avoidance of doubt the <b>description of the proposed development is amended</b> to make it clear that it does not fall within a single Use Class and is therefore 'Sui Generis'. The revised description reads:</p> <p>"Change of use of ground floor and basement from retail (Use Class A1) into café/drinking establishment (Sui Generis)"</p>

<b>11. ENFORCEMENT MATTERS</b>
None
<b>12. ITEMS FOR CONSULTATION</b>
None