

Addendum to Agenda Items Tuesday 29th October 2013

7. OTHER REPORTS

7a

Deed of Variation to S106 agreement pursuant to Planning Permission N/2011/0241 to allow the “on site equity share contribution” to be used off site for the provision of affordable housing, former Millway Middle School Site, Millway, Duston

None.

7b

Amendments to Statement of Community Involvement

Additional Legal Advice received by the Head of Planning that this matter would be best decided by the Head of Planning through use of the delegated powers as set out in paragraph 11.3 of the Council’s Constitution to agree this minor change to the SCI on the basis that this is action appropriate for the Head of Planning necessary to protect, maintain, and fulfil the interests, rights and duties of the Council following advice from the Borough Solicitor.

The Committee is therefore recommended to **note** the report and the intention of the Head of Planning to confirm the changes to the SCI.

7c

Recommended final disposal of application N/2008/1036

Withdrawn from the agenda.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

9a

N/2013/0612

Planning Application for repair and refurbishment of Delapre Abbey, 18th Century Stables and Coach House including construction of kitchen building, rebuilding conservatory; installation of windows and doors; demolition of second floor courtyard WC; change of use of building to include functions/events (Class D2); conferences, guided tours, visitor and heritage centre and ancillary retail (Class D1); offices (Class B1); café and restaurant (Class A3) and holiday lets. Repair and refurbishment of 19th Century Stables including new brick building façade to north elevation; new openings with doors and shutters; new frameless glazed screen and access ramp; demolition of steel barn and lean-to; change of use of building to business studio/workshops (Class B1) at Delapre Abbey, London Road

N/2013/0613

Listed Building Consent Application for repair and refurbishment of Delapre Abbey, 18th Century Stable and Coach House including construction of kitchen building, rebuilding conservatory; installation of internal lift; demolition of second floor courtyard WC; access improvements and installation of windows and doors. Repair and refurbishment of 19th Century Stables including new brick building façade to north elevation; new openings with doors and shutters; new

frameless glazed screen and access ramp; demolition of steel barn and lean-to at Delapre Abbey, London Road

Environmental Health on application **N/2013/0612** - no objections in principle to the proposals but requesting conditions covering cooking odours and noise.

A condition dealing with cooking odours is already proposed, as a result of this response the following **additional conditions** are recommended :

(7) Before the development hereby permitted commences a scheme shall be agreed with the Local Planning Authority that specifies the internal and external sources of noise on the site and the provisions to be made for their control. The schemes shall be implemented prior to the development coming into use and the applicant shall demonstrate that the schemes agreed have achieved their design criteria.

(8) The practice of “bottling out” shall not take place between the hours of 23:00 and 08:00 (*Note: Bottling out is the tipping of empty bottles or cans into refuse bins*).

(9) Deliveries to or collection from the premises shall not take place before 08:00 or after 20:00 on any day.

Reason for all additional conditions: To protect the amenities of nearby occupants in accordance with the NPPF.

10. ITEMS FOR DETERMINATION

10a

N/2013/0170

Application for a new foodstore with ancillary office accommodation; petrol filling station; on-line delivery service, service area and recycling centre; new signalled highway access junction; highways infrastructure and utilities; car parking spaces and landscaping scheme on site at W Grose Garage, Kingsthorpe Road

Additional correspondence from the **Highway Authority** providing additional details on the proposed Section 106 obligation, which has been calculated on the basis of the additional traffic generated by the proposed development. The Highway Authority has an on-going programme for the delivery of improvements between the Cock Hotel junction and Regent Square. The proposed payment would be used to facilitate part of this programme, for instance alterations to junction and signal configurations. The Highway Authority has considered the cumulative impacts of the proposed signalised junction with existing traffic signals. The key to reducing delays and queuing within this area will be through the linking of signals. This level of detail will be covered through separate highways legislation (utilising a Section 278 Agreement) in the event that the proposed development gains planning permission.

10b

N/2013/0931

Change of use from offices (Use Class B1) into house in multiple occupation for 7 tenants (Sui Generis Use) including alteration to window in front elevation at 24 York Road

Town Centre Conservation Area Advisory Committee – object to the proposal on the grounds that they would lead to over intensive use of the building particularly with small bedrooms on the 1st floor, leading to poor amenities for residents and be detrimental to the character of the Conservation Area; the proposed change of the ground floor windows would not match the neighbouring properties and should be timber framed.

Paragraph 6.1 of the report – “23 York Road” should read “Owner of 23 York Road”.

Additional Condition:

(5) Notwithstanding the submitted details, full details of the proposed replacement windows shall be submitted to and approved in writing by the Local Planning Authority prior to installation. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to safeguard the character of the conservation area in accordance with NPPF.

10c

N/2013/0944

Change of use from residential dwelling (Use Class C3) to house in multiple occupancy for 3 tenants (Use Class C4) (Retrospective) at 148 St Andrews Road

None.