

Addendum to Agenda Items Tuesday 14th January 2014

10. ITEMS FOR DETERMINATION

10a

N/2013/0889

Amendments to site layout for plots 16 - 22 and plot substitutions to plots 23, 24 & 25 of planning approval N/2011/0241 (erection of 52 dwellings)
Land at former Millway Primary School, Millway

The application reference on the front page of the report should read **N/2013/0889** rather than N/2011/0241.

10b

N/2013/1082

Erection of 2 no. residential apartments and installation of 2m high entrance gates
Land adjacent to 1 Adams Avenue

None.

10c

N/2013/1243

Outline application for the development of 3 new houses including parking and new access road from Millway
Land to the rear of 7A Millway

Minor amendments to report:

The Ward stated in the Committee Report should be '**Old Duston**' as opposed to Duston.

It is stated in paragraph 6.10 of the Committee Report that objections were received from No. 7 and 9 Millway – objections were in fact received from Nos. **8 and 9 Millway** (not No. 7).

Additional representations:

The consultation period expired on 7th January 2014. The additional responses received since the publication of the Committee Report can be summarised as follows:

Northants Police: Pleased to note that the number of houses proposed has reduced and the potential for neighbour issues associated with inconsiderate parking has also reduced as a consequence.

6no. neighbour responses from 5, 6A, 12, 23 & 27 Millway, 2 Hall Close:

- The scheme would spoil the rural feeling and solitude around the church.
- The proposed paddock would not sustain many grazing animals.
- The additional traffic on this busy through-road would be dangerous to pedestrians and vehicles and could lead to fractured gas pipes.
- The houses situated either side of the new access road would lose their privacy.
- The application does not comply with the provisions of the development plan.
- The plot is only large enough for 1 no. property.
- The proposed development would exacerbate flooding issues.
- The proposed development would have a detrimental effect on St. Lukes Church and the surrounding conservation area.
- The height of the proposed development would unduly dominate homes nearby.

Officer Response: It is felt that the issues raised by the additional neighbour consultation responses received have already been appropriately dealt with and considered within the Committee Report.

It is reiterated that the Local Highway Authority have no observation to make on the application subject to the achievement of appropriate pedestrian visibility splays. The Environment Agency have assessed the proposals as having a relatively low environmental risk whilst the Council's Conservation Section have confirmed no objections.