

Addendum to Agenda Items Tuesday 4th March 2014

10. ITEMS FOR DETERMINATION

10a

N/2011/0997

Outline Planning Application for up to 1,000 residential units, primary school, local centre up to 2,000msq. All matters reserved except access at Upton Park, Weedon Road

Since the publication of the Committee report, further viability discussions have taken place between the Council and the applicants and as a result of those discussions Officers are able to report that the benchmark percentage of affordable housing provision is capable of being **increased to 15%**. Further work will be ongoing prior to the agreement being signed as previously recommended in the report. Members are requested to make their decision based only upon the benchmark level of affordable housing provision, as contained in this addendum, with the proviso that should the base level be able to be further improved prior to the agreement being signed, then the benchmark is increased to the improved level. Members are asked to note that the applicant, as land owner, has made significant financial concessions to achieve this position.

A planning obligation to ensure protection of the historic wall was omitted from the original report. Members are requested to note **the inclusion of this obligation in the heads of terms** and take this into consideration in their final decision.

Further comment has been received from an existing objector relating to flooding, the primary vehicle route through the development and the use of West Street and High Street. The comment also raises this issue of timing of the facilities such as play facilities. These comments have been raised previously and it is considered that these points have already been dealt with in the main report.

10b

N/2013/1156

Single storey front and side extension with garage conversion at 31 Samwell Way

Letters of **support** have been received and summarised as follows:

Andrea Leadsom MP: sorry to hear that the application has not been as straightforward and pleased to hear that the application has been supported by Councillor Alan Bottwood, the Borough Planning Department and the County Council Highways Department. The application should be approved at the meeting.

National Gulf Veterans and Families Association: the Charity assists veterans and their families from the Gulf War 1990-91, Gulf 2 and Afghanistan Conflicts. Over the past couple of years have seen a steady deterioration in Mr Beswick's health and his walking and co-ordination is very limited. Mr Beswick would benefit enormously from having a garage conversion into a bedroom with disabled facilities. This will provide him with easier access and allow minimal effort, which can only help with the severe amount of pain he suffers from his illnesses on a daily basis.

The **Applicant** submitted a letter setting out his personal circumstances on the need for the extension and that the proposed extension has been reduced in size following the initial advice from the Planning Department and did not agree that the proposal would affect safety and appear visually dominant.

Petition in **Support** signed by 23 local residents and e-petition in **Support** with 181 names.

Further **objection** received from the neighbouring occupiers at **no. 33 Samwell Way** which summarises previous objections on the grounds of loss of trees / hedges, safety and street scene issues and questions the need for a garage, and also states that breaches of covenants have occurred.

Officers' comments: all points raised have previously been covered in the committee report. In respect of covenants, this is a private legal matter which cannot be taken into account in the determination of the planning application.

10c
N/2013/1244
Change of use from dwelling (Use Class C3) to House of Multiple Occupation (Use Class C4) at 38 Cloutsham Street

None.

10d
N/2013/1323
Listed Building Consent Application to knock through to the adjoining building (44 Bridge Street) by removing approximately 3.5m section of internal wall at 46 Bridge Street

None.

10e
N/2014/0042
Erection of a single and two storey rear extension for use as meeting room and office space together with additional parking spaces at Northampton Police Federation, The Lodge, Wootton Hall Park

As outlined in the main committee report, the existing use of the building for offices is subject to a planning condition restricting the use by the Northamptonshire Police Federation only, upon them ceasing the use, the premises shall revert to residential use. It is therefore not necessary to repeat the same condition for the proposed extension as it forms part of the same planning unit. However, it is considered that if Members are minded to grant permission for the proposed extension, a condition consistent with the previous condition could be imposed for the avoidance of doubt.

Additional Condition:

4) The extension hereby permitted shall only be occupied for purposes ancillary to the use of the main building and shall not be occupied separately to this.

Reason: For the avoidance of doubt and to ensure this permission is consistent with that originally granted for the existing building.