

Addendum to Agenda Items Tuesday 8th April 2014

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

9a

N/2014/0104

Listed building application to install 4 no. steel beams to help support the first and second floor, floor joists and 2 no. steel beams into the loft space to act as a binder to support the 2nd floor ceiling at 46 Bridge Street

None.

9b

N/2014/0105

Listed building application to install a steel roof binder into the loft space to support the ceiling joists - retrospective application at 48 Bridge Street

None.

9c

N/2014/0199

Listed Building application to install 3 no. beams to support the first and second floor, floor joists and installation of 2 no. beams into the loft space to act as a binder to support the 2nd floor ceiling at Pizza Plus, 44 Bridge Street

None.

9d

N/2014/0251

Prior notification of demolition of bus station at Greyfriars Bus Station

None.

10. ITEMS FOR DETERMINATION

10a

N/2013/1263

Erection of 38 no. new dwellings comprising 12 no. flats and 26 no. houses in addition to a retail unit (400 sqm) with associated parking and installation of new access road at development land between Talavera Way and Booth Rise

Planning Policy considerations

In addition to the Policy appraisal included within Section 5 of the Report, the submitted version of the West Northamptonshire Joint Core Strategy is also material to this application. In particular, Policy S4 requires the provision of about 28,470 new dwellings within the Northampton Related Development Area (NRDA) between 2011 and 2029. This figure has been calculated as a result of the evidence based Objectively Housing Needs Assessment for West Northamptonshire. The needs of Northampton are to be met through the provision of Sustainable Urban Extensions within the NRDA

boundary and within the existing urban area.

Accordingly, it is considered that due to the sustainable location of this site, combined with its lack of a current use, the acceptable design, layout and scale and the mitigation to be secured via conditions and a legal agreement as set out in the report and below, the development of this site for housing is supported by the Joint Core Strategy.

Highways

Following further discussions with the **Highway Authority**, it is likely that the planned improvements to the highway network would include a review of pedestrian crossings. Accordingly, it is recommended that Part iii of paragraph 1.2 be amended to read:

“A financial payment to fund highway improvements and/or pedestrian crossing provision or improvements within the vicinity of the site.”

Environment Agency comments

Previous objections from the **Environment Agency** have been withdrawn, subject to the imposition of conditions. Accordingly, Section 9 of the report is to be amended to include the following:

Additional Conditions

28. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, should be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- Confirmation that the hierarchy of drainage has been followed. Further percolation testing is required in accordance with BRE Digest 365 9or Ciria 156).
- Full detailed surface water calculations to ensure adequate surface water drainage facilities on site all events up to and including 0.5% (1 in 200 AEP) plus climate change.
- Sustainable Drainage Systems (SuDS) features on site to be in accordance with Table 12.1 of the Northampton Level 2 Strategic Flood Risk Assessment.
- An assessment of overland flood flows.
- Details of how the scheme shall be maintained and managed after completion for the lifetime of the development.

Reason: To prevent the increased risk of flooding, both on and off site in accordance with the National Planning Policy Framework.

29. No development shall take place until full details of a scheme including phasing, for the provision of mains foul sewage infrastructure on and off site has been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the works have been carried out in accordance with the approved scheme and retained thereafter.

Reason: To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure in accordance with the National Planning Policy Framework.

10b

N/2014/0171

Change of use from dwelling (Use Class C3) to house of multiple occupation for 5no. occupants (Use Class C4) at 113 Abington Avenue

Item **WITHDRAWN** from agenda.

10c

N/2014/0183

Proposed new 3,372 sqm production building (Use Class B2 - General Industrial) with access and parking at vacant industrial land end of St James Mill Road

Environment Agency Issues

The objection from the Environment Agency has been removed as outlined below and the **recommendation** is therefore altered to **APPROVAL**.

The Environment Agency has no objection following the receipt of additional information in relation to the drainage strategy, clarification of back-up pump details, NBC land ownership in relation to the outfall requirements and confirmation that no connection will be made to the existing 900mm diameter pipe crossing the site and subject to additional conditions regarding flood risk and contamination.

Highway Issues

Following further discussions and clarification on site with the applicant's agent of how the access road is to be used, the Highway Authority has agreed to remove the requirement for a turning head. There is no objection to the application subject to a condition requiring the provision of 'Private Road' signage and 'Give Way' lines at the junction on the corner of St James' Mill Road with the dead end section of road leading to the site entrance and the hard surfacing of the first 10m of the new access road from the highway boundary. Condition 6 has now been amended to reflect the Highway Authority's latest comments.

Fire Safety

Discussions are ongoing between the applicant and Building Control as to a suitable fire safety system which will need to meet Building Regulation requirements or justify any alternative provision.

Plan Conditions

An amended site plan was received on 7/04/14, drawing no. 140088-A0100 rev E, re-locating the electricity sub-station, re-aligning palisade fencing and installing entrance gates. Conditions 10 & 15 (or the relevant conditions as re-numbered) will be amended to refer to this plan.

Amended Conditions:

Condition 3 on the existing agenda relating to contamination is replaced by the more detailed requirements of the Environment Agency as follows:

(3) No development approved by this planning permission shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site have been submitted to and approved, in writing, by the Local Planning Authority:

a) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.

b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

c) The results of the site investigation and detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that any remediation, if required, is completed to agreed standards to ensure that controlled waters are suitably protected in accordance with the requirements of NPPF.

(6) Within one month of commencement on site a scheme for the provision of 'Private Road' signage and 'Give Way' lines at the junction of St James Mill Road as shown on the attached plan shall be submitted for approval in writing to the Local Planning Authority. The works shall be carried out in accordance with the approved details prior to the occupation of the building.

Reason: In the interests of highway safety in accordance with NPPF.

Additional Conditions:

(16) The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (BCAL 5111R001B FRA dated 5 March 2014) and its addendum letter (BCAL dated 25 March 2014) and annotated drawing 5111/FRA/01 "Drainage" received 25 March 2014 and the following mitigation measures detailed within the FRA:

- Finished floor level of the building to be set at a minimum of 60.730mAOD.
- Southern section of the site to be infilled to a maximum of 60.580mAOD.
- Provision of an alternative access route and security gate for the Environment Agency as shown on the proposed site plan within Appendix B of the FRA.
- Future occupants of the site will be advised to sign up to flood warnings direct.
- The access road will be constructed of a permeable material

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with the requirements of NPPF.

(17) No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Confirmation that the hierarchy of drainage has been followed. Percolation testing should be undertaken in accordance with BRE Digest 365 (or CIRIA 156).
- Full detailed surface water calculations to ensure adequate surface water drainage facilities on site all events up to and including 0.5% (1 in 200 AEP) plus climate change.
- If the outfall of the attenuation facility is likely to be submerged in 0.5% (1 in 200 chance) rainfall event then within 24 hours of top water level being attained in a 0.5% (1 in 200) probability flood event the regulation facility must be capable of storing 80% of the additional run-off arising from a 10% (1 in 10) probability flood.
- An assessment of surface water pump failure and impact on overland flood flows.
- Details of how the scheme shall be maintained and managed after completion for the lifetime of the development.

Reason: To prevent the increased risk of flooding, both on and off site in accordance with the requirements of NPPF.

(18) No impermeable road surface shall be permitted until such time as a scheme for surface water drainage scheme has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall also include:

- Confirmation that the hierarchy of drainage has been followed. Percolation testing should be undertaken in accordance with BRE Digest 365 (or CIRIA 156).
- Full detailed surface water calculations to ensure adequate surface water drainage facilities on site all events up to and including 0.5% (1 in 200 AEP) plus climate change.
- If the outfall of the attenuation facility is likely to be submerged in 0.5% (1 in 200 chance) rainfall event then within 24 hours of top water level being attained in a 0.5% (1 in 200) probability flood event the regulation facility must be capable of storing 80% of the additional run-off arising from a 10% (1 in 10) probability flood.
- An assessment of overland flood flows.
- Details of how the scheme shall be maintained and managed after completion for the lifetime of the development.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site in accordance with the requirements of NPPF.

(19) No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any

plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason To ensure that controlled waters are suitably protected.

(20) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason To ensure that any unforeseen contamination encountered during development is dealt with in an appropriate manner so that controlled waters are suitably protected.

(21) No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason To ensure that infiltration systems such as soakaways do not increase the potential for contaminant migration.

(22) Notwithstanding the submitted details, the first 10m of the new access road from the highway boundary shall be surfaced in a hard bound material.

Reason: In the interests of highway safety in accordance with the NPPF.

10d

N/2014/0188

Single-storey front extension and repositioning of ATM machine at Unit 2, Prentice Court

None.

10e

N/2014/0227

Two-storey and single-storey side extension including an additional rear dormer and amendments to existing rear dormer and front porch (part retrospective) at 7 Hedgerow Drive

A letter of objection has been received from one of the properties to the rear of the site at **30 Rookery Lane** on overlooking.

In response, given the rear to rear separation in excess of 21 metres meeting Council Privacy standards set down in the SPD on Residential Extensions, it is considered that direct overlooking is unlikely to be a concern. The applicant also wishes for the Committee to note that this was taken into account prior to submission of their planning application.