

Addendum to Agenda Items Tuesday 2nd September 2014

7. OTHER REPORTS

7A

Northampton Related Development Area 5 Year Housing Land Supply Assessment

No update.

10. ITEMS FOR DETERMINATION

10A

N/2013/1300

Land Adjacent 46 Spencer Street

Erection of 25no. dwellings comprising 9no. dwelling houses, a block of 16 self-contained flats with associated parking and landscaping

No update.

10B

N/2014/0010

Shalimar, Great Billing Park, Wellingborough Road

Variation of condition 2 of planning permission N/2011/0694 (extensions to existing dwelling) to allow installation of windows to side elevations

No update.

10C

N/2014/0580

162-166 Wellingborough Road

Change of use and rear extension of ground floor to form restaurant (Class A3); creation of six flats (conversion of first and second floor to form three flats and erection of rear extension at first floor to form three flats); alterations to shop front and install external duct to rear

No update.

10D

N/2014/0598

Ladybridge park, Ladybridge Drive

Erection of a single-storey building adjacent to existing car park to be used as changing rooms for football club

No update.

10E

N/2014/0676

Land adjacent 93 Station Road

Erection of a 3-bed detached dwelling

No update.

10F
N/2014/0677
Unit 2, Prentice Court
Single storey side/rear extension

No update.

10G
N/2014/0692
128 Artizan Road
Change of use from dwelling (Use Class C3) into house in multiple occupation for 5 occupants (Use Class C4)

No update.

10H
N/2014/07374 Earl Street
Change of use from dwelling (Use Class C3) to house in multiple occupation for eight people (Sui Generis use) – retrospective application

No update.

10I
N/2014/0788
National Lift Tower
Change of use of building to combine lift testing facilities/abseiling centre (Sui Generis Use)

An objection has been received from **6 Nearside** summarised as follows:

- Concern that there would be loss of a grassed area around the tower to make way for parking which would be detrimental to the views of the tower
- Concern over lack of available parking for residents and no reliable data has been provided to quantify the parking situation

The applicant has responded confirming that there are no plans to install further hard standing around the tower. The grassed area referred to is used for temporary parking on the days of abseils and would remain as a landscaped area when the abseils are not taking place.

10J
N/2014/0841
131 St Andrews Road
Change of use from dwelling (Use Class C3) into a house in multiple occupation (Use Class C4) for up to four residents (retrospective application)

Highway Authority – No objections

Semilong Forum – Objecting as the area is dominated by Houses in Multiple Occupation, not all of which are registered.

10K
N/2014/0889
Sixfields Stadium, Walter Tull Way
Application for variation of condition 2 of planning approval N/2013/0148 to alter layout and accommodation within the east stand

No update.

10I

N/2014/0890

Former Pearce Leatherworks, Wellingborough Road

Application to vary the section 106 agreements in respect of applications 10/0027/FULWNN dated 13/10/10 and N/2012/0926 dated 07/08/2013 regarding affordable housing

An objection has been received from the occupier of **3 Redruth Close, Northampton**. He states that he has concerns about the level of affordable housing being reduced to zero but does not state the reasons for his objection.

12. ITEMS FOR CONSULTATION

12A

N/2014/0786

Land at Welford Road, Boughton

Outline application for up to 41 dwellings, estate road, open space and associated works (Daventry District Council Consultation)

Comments received from **NBC Urban Design**, summarised as follows:

Welford Road, as a rural road adjacent to the site, has a positive character defined by hedges and mature trees that are desirable to retain. Development could be set further back from the hedge boundary so as to minimise the urbanisation of this route. As regards the Brampton Valley Way, the western edge of the site will need to be significantly reinforced with additional hedge and tree planting to retain the rural and recreational nature of this route. The rural edge context of the site suggests that development should adopt a more informal layout. The proposals would benefit from aiming higher in quality and being able to relate more directly to architectural cues offered in the area. The rural edge character of the site would justify the use of natural stone to highlight key prominent buildings. Efforts should be made to reduce the engineered feel of the residential access road and private drives.

Officer response: Daventry District Council, as Local Planning Authority, have been forwarded the Urban Design comments for consideration. Some of the comments shall be relevant at detailed planning stage in the event that outline planning consent is granted. It is considered that a further bullet point should be added to the recommendation to ensure that due consideration is given to these comments:

- Due consideration being applied to the comments raised by NBC Urban Design.

A letter of objection has been received from **Boughton Parish Council**; this has been forwarded to Daventry District Council for their consideration as the determining Local Planning Authority.

12B

N/2014/0854

Land to South of Boughton Road, Moulton

Outline application for development of up to 125 dwellings, including affordable housing, access and associated works, open space including strategic landscaping, formal sports pitches and children's play space, car and coach parking area to serve Moulton School and the local community (Daventry District Council Consultation)

No update.

12C

N/2014/0900

Land Adjacent to Carey Close, Boughton Road, Moulton

Construction of 56 dwellings including vehicular access, pedestrian & cycle links, public open space, car parking, landscaping & drainage (Daventry District Council Consultation)

No update.