

Addendum to Agenda Items Wednesday 19th November 2014

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

9A

N/2014/1092

**Change of use from public house (Use Class A3) to Community Centre (Use Class D1) at
The Ecton Brook Public House
Ecton Brook Road**

No updates.

10. ITEMS FOR DETERMINATION

10A

N/2014/0079

**Erection Of 13no dwellings consisting of 12no. 4-bed terraced houses and 1no 4-bed
detached house including 28no. parking spaces with access off Balmoral Road
4a Balmoral Road**

No updates.

10B

N/2014/0596

**Outline planning application for mixed use development of land adjacent to Sixfields
Stadium to include single storey retail buildings (14,075sqm) with associated car parking
areas, residential development of upto 255 units comprising of 2-3 storey town houses
and 4 storey apartment blocks. Extension at first floor level of the existing West stand to
form a conference centre together with a linked 4 storey upto 100 bedroom hotel,
landscaping and open space**

Land at Sixfields Stadium, Edgar Mobbs Way

Item withdrawn from Agenda.

10C

N/2014/0772

**Erection of two detached houses with vehicular crossovers
8 Quinton Road**

No updates.

10D

N/2014/0866

**Proposed erection of Extra Care Accommodation for the elderly including provision of
communal facilities and car parking (revision to previously approved application**

N/2013/0351).

Welford Road

Following receipt of a Construction Training Scheme, which has been confirmed as acceptable
in consultation with Construction Futures, it is recommended that Condition 10 is amended as
follows:

Amended Condition:

(10) Construction training shall be provided during the construction of this development in full accordance with the Construction Futures Construction Training Scheme dated December 2013 received on 11th November 2014.

Reason: To ensure the scheme constitutes sustainable development and supports vibrant and healthy communities in accordance with the guidance contained within the National Planning Policy Framework.

10E

N/2014/0986

Change of use of ground floor and basement from Retail (use class A1) to Restaurant (use class A3)

The Manna House, St Giles street

No updates.

10F

N/2014/1122

**Erection of 38 dwellings comprising 12 three bedroom houses; 13 two bedroom houses and 13 flats, with vehicular accesses from Lower Harding Street and Compton Street at Land at former Honda dealership
Between Grafton Street and Compton Street**

Representations have been received from the occupier of **14 Priory House, Lower Cross Street** in support of the proposal on the grounds that the proposal would provide needed family accommodation with gardens. The flats also have more space than some of the existing units. The proposal would therefore alleviate overcrowding within the area.

Environment Agency - raise no objections subject to the imposition of recommended planning conditions.

Highway Authority - the current version of the plans address many of their comments. It is requested that details of the reinstatement of vehicular crossovers to footways, that ramped kerbs are provided each side of the accesses to private parking courts and that visibility splays are secured.

Officers response:

The matter of the reinstatement of vehicular crossovers and new access details will be submitted via conditions (numbers 14 and 15 as set out on the Committee report). A further condition is recommended with regards to visibility splays.

Additional Conditions:

(18) No building works that comprise the erection of a dwelling to be served by water services shall be undertaken in connection with any phase of the development hereby permitted until full details of a scheme including phasing for the provision of foul sewage infrastructure has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, fully implemented prior to the first occupation of the development hereby permitted and retained thereafter.

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

(19) No development shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site has been submitted to and approved in writing by the Local Planning Authority.

- i) A preliminary risk assessment, which has identified;
- ii) All previous uses;

- iii) Potential contaminants associated with those uses;
- iv) A conceptual model of the site indicating sources;
- v) pathways and receptors of potentially unacceptable risks arising from contamination at the site;
- vi) A site investigation scheme based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;
- vii) The results of the site investigation and detailed risk assessment to in (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are undertaken; and
- viii) A verification plan providing details of the data that will be collected in order to demonstrate that the works set in the remediation strategy in (iii) are complete identifying any requirements of longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The scheme shall be implemented in accordance with the approved details.

Reason: In the interests of securing a satisfactory standard of development by mitigating any contamination in accordance with the National Planning Policy Framework.

(20) No occupation of the 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 reports 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 a plan for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long term monitoring plan and maintenance plan shall be implemented as approved and retained thereafter.

Reason: To ensure that any remediation is completed to ensure that controlled waters are protected in accordance with the National Planning Policy Framework.

(21) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with the National Planning Policy Framework.

(22) Notwithstanding the details submitted, full details of visibility splays serving the private parking and circulation areas shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, which shall be fully implemented prior to the first occupation of the development hereby permitted and retained thereafter.

Reason: In the interest of highway safety in accordance with the National Planning Policy Framework.

10G

N/2014/1144

Listed building application to replace the existing ground bearing slab with new reinforced concrete.

44 Bridge Street

No updates.