

## Addendum to Agenda Items Tuesday 30<sup>th</sup> September 2014

### 5. MATTERS OF URGENCY

**N/2013/1325 - Section 106 agreement for residential development comprising 69 dwellings with associated access (via Harcourt Way), public open space and local equipped area of play and balancing pond, land off Danes Camp Way**

See report attached.

### 7. OTHER REPORTS

**7A**

**Houses in Multiple Occupation Interim Planning Policy Statement**

No update.

**7B**

**LA/2000/0009 – variation of s106 obligations at land at Upton**

No update.

### 9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

**9A**

**N/2014/0870**

**Installation of Slimlite double glazing to the first and second floor windows located on the front elevation of 42 - 48 Bridge Street. Including the repair and redecoration of all windows to the property excluding the shop front windows  
42-48 Bridge Street**

The Town Centre Conservation Areas Advisory Committee has no objection.

**9B**

**N/2014/0927**

**Temporary change of use of Abbey Cottage from residential (Use Class C3) to office and exhibition space  
Abbey Cottage Delapre Abbey, London Road**

English Heritage have responded stating that they are supportive of the application and recommend approval, with an appropriate condition allowing the cottage to revert to residential use in the future.

### 10. ITEMS FOR DETERMINATION

**10A**

**N/2014/0315**

**Outline planning application with all matters reserved except access (from Bective Road and Whiston Road) for a residential development comprising 170 dwellings and public open space  
Former Green Oaks Primary School, Bective Road**

Change to recommendation:

As comments from the Highway Authority are still outstanding, it is requested that determination of the application be delegated to the Director of Regeneration, Enterprise and Planning to determine in order to allow discussions between officers, the developer and the Highway Authority to continue. It is also requested that delegated authority be given to add to or amend the list of conditions as set out within Section 9 of the Committee Report and to negotiate additional Section 106 Agreement Heads of Terms in respect of this matter as may be appropriate.

Representations have been received from a resident raising concern that disused service roads may be used for vehicles (including construction traffic).

**Officer's Response:**

The only vehicle access points would be from Bective Road and Whiston Road as discussed within the Committee Report. A condition is recommended (no.9), which requires that a Construction Environment Management Plan be submitted to the Council for approval prior to the commencement of development. This document would include details of the routing of construction traffic.

**10B**

**N/2014/0532**

**Change of use from public house (Use Class A4) into 10 bed house of multiple occupation (Sui Generis) together with extension  
Shoemakers Tavern, 52 Bath Street**

Members are informed that a nomination has been made by Spring Boroughs Voice Neighbourhood Forum that 52 Bath Street should be included on the Council's Register of Assets of Community Value, which has yet to be determined by the Council. If it was determined that the property should be included in this register, this would mean that if the owners wish to sell the property, a moratorium period would be imposed, during which time community groups would have the opportunity to bid for the purchase of the property, for community use. Even if the property were to be included in the register, it would not prevent the change of use of the property, and any purchase by a community group would be at market value.

In this case it is considered, based on legal advice, that as the nomination has not been determined, this cannot be considered as representing a material planning consideration in the determination of this planning application. Furthermore, it would be unreasonable to defer determination of the planning application until this has been determined. If the property is subsequently included on the register then the moratorium period as described above would apply whether or not a change of use has been approved or implemented.

**10C**

**N/2014/0629**

**Erection of 54 dwellings; a new foodstore of 1,534 sqm gross internal area and 1,140 sqm net sales floorspace with ancillary office accommodation; 90 customer car parking spaces including 7 disabled spaces associated with the new foodstore; A new signalled highways access junction on Kingsthorpe Road and full landscaping scheme  
Grose Motors, Kingsthorpe Road**

Further representations have been received from **Northamptonshire Police's Crime Prevention Design Advisor**, confirming that the revisions to the scheme satisfactorily address concerns that have previously been raised

The **Highway Authority** has considered the latest amendments to the scheme and raise no objections subject to a condition covering the technical approval of the junction details and Section 106 obligations relating to the provision of highway improvements and bus shelters.

**Officer's Response:**

Technical details relating to the junction design (and a programme for implementation) would be secured through Condition 8 as set out within the Committee Report. The draft Section 106

Heads of Terms (paragraph 1.2) includes the securing of payments to fund the necessary highway improvements.

Comments have been received from **Michael Ellis MP**, which raises concerns regarding the potential impacts of the development upon the privacy levels of the adjacent school and potential impacts upon noise levels.

**Officer's Response:**

The applicants have confirmed, in writing, that they would be willing to erect a 3m high fence to the rear of those dwellings adjacent to the northern boundary in order to maintain the privacy levels of the school. The recommended conditions would prevent the insertion of additional windows in the northern elevation of the dwellings adjacent to the school without a further application being made to the Council. Noise emanating from plant and equipment associated with the supermarket has been considered; conditions are therefore recommended that would require that the operation of this apparatus only takes place at a noise level that would not cause demonstrable harm to the amenities of surrounding properties, including the school.

**10D**

**N/2014/0891**

**Installation of a freestanding, self-contained automatic public convenience installed within car park**

**The Mounts Surface Car Park, Upper Mounts**

No update.

**10E**

**N/2014/0907**

**Extension to existing bowling club building to provide changing and locker room. Re-submission of planning approval N/2014/0473**

**Indoor Bowls Centre Kingsthorpe Recreation Ground, Harborough Road**

No update.

**10F**

**N/2014/0994**

**Application to vary section 106 agreement in respect of application 07/0004/OUTWNN to amend the mortgagee clause**

**Former Princess Marina Hospital site, Weedon Road**

No update.