

## **Addendum to Agenda Items Wednesday 28<sup>th</sup> January 2015**

### **7. OTHER REPORTS**

**7A**

**N/2013/0338**

**Ratification of reasons for refusal of outline planning application – Landimore Road and Newport Pagnell Road, Hardingstone**

No update.

### **9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS**

**9A**

**N/2014/1182**

**Installation of fence and gates to cover 4 of the road bridge tunnel entranceways (beneath St James Road)**

**Open Space Footmeadow, West Bridge**

No update.

**9B**

**N/2014/1328**

**Change of use to provide a community arts hub including 57 workshops, meeting spaces and associated amenities including alterations and refurbishment of existing buildings, erection of three/four storey building and demolition of existing structures and associated external works. Listed Building works within Derngate conservation area. 34 Guildhall Road**

**And**

**N/2014/1329**

**Listed Building application for change of use to provide a community arts hub including 57 workshops, meeting spaces and associated amenities including alterations and refurbishment of existing buildings, erection of three/four storey building and demolition of existing structures and associated external works  
34 Guildhall Road**

**NCC Archaeology** recommend a condition be imposed on any planning permission for the investigation and recording of any affected remains.

**NBC Environmental Health** suggest that consideration needs to be given to the type of uses in those workshops in proximity to neighbouring residential uses and also to the potential for odour issues from the café.

As outlined in the Committee report, following discussions with English Heritage, the applicant has agreed to review elements of the proposed scheme. Consequently confirmation has now been received that the scheme will be amended.

First, the Weights and Measures building at the corner of Angel Street and Fetter Street is to be retained and incorporated into the development through being used as a café rather than being demolished. As a consequence the area of public realm which would have been created on this corner would no longer be provided. As part of the retention of the Weights and Measures building a courtyard to the rear of this would be covered with a glazed roof to create internal

floorspace.

Second, the proposed new four storey building on the Angel Street frontage of the site is to be reduced in height to create a three storey building.

Third, the proposed new openings to be formed in the Fetter Street elevation of the buildings to be converted are to be reduced significantly in size.

Work is also being undertaken by the applicant to provide further assessment of the buildings to be demolished on Angel Street. As part of the reworking of the scheme to accommodate the loss of a storey from the new build element and the retention of the Weights and Measures building the internal layout is being reviewed to rationalise the use of floor space. This review may address some of the issues raised by Environmental Health.

It is considered that these changes would be in line with the recommendations of English Heritage, and certainly Officers at English Heritage have responded positively in discussions around these matters, albeit no detailed plans have currently been submitted. A further consultation exercise, including with English Heritage, will be carried out upon the receipt of these.

Work is also still on-going to address the objection from the Environment Agency.

**9C**

**N/2014/1388**

**Erection of a 6m flag pole and flag  
Delapre Park, London Road**

No update.

**9D**

**N/2014/1389**

**Erection of 6m a flag pole and flag  
Abington Park, Park Avenue South**

No update.

**9E**

**N/2015/0005**

**Prior notification for the demolition of former Bus Station  
Greyfriars Bus Station, Greyfriars**

No update.

## **10. ITEMS FOR DETERMINATION**

**10A**

**N/2013/1035**

**Outline Application for the Northampton South Sustainable Urban Extension to comprise up to 1000 dwellings, a mixed use local centre, a site for a primary school, green infrastructure including formal and informal open space, reconfiguration and extension of Collingtree Park Golf Course, demolition of all existing buildings and structures within the site, new vehicular accesses off Windingbrook Lane and Rowtree Road, car parking, sustainable drainage systems (including flood risk betterment) and infrastructure (including highway improvements) all matters reserved except access Northampton South SUE, Land south of Rowtree Road and West of Windingbrook Lane**

**And**

**N/2013/1063**

**378 dwellings served by a new access from Windingbrook Lane, and the re-**

**configuration of part of the Collingtree Park Golf Course including a new temporary hole 17 and the demolition of all existing buildings and structures within the site, green infrastructure including formal and informal open space, car parking, sustainable drainage systems (including flood risk betterment) and infrastructure (including highway improvements)**

**Phase 1, Northampton South SUE, Land south of Rowtree Road and West of Windingbrook Lane**

On 19<sup>th</sup> January 2015, Full Council gave consideration to a report in relation to the adoption of the West Northamptonshire Joint Core Strategy Local Plan Part 1 (JCS) by the West Northamptonshire Joint Strategic Planning Committee on the 15<sup>th</sup> December 2014. Full Council resolved to object to the allocation of the site for 1,000 dwellings in Policy N5 'Northampton South SUE' because of major concerns regarding transport, impact on setting of the existing settlements, increased flooding risk and social infrastructure implications.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Council delegated its Plan-Making powers to the Northamptonshire Joint Strategic Planning Committee who formally adopted the JCS on 15th December 2014, consequently the JCS forms part of the Development Plan under the above Act. In terms of the weight the decision-maker needs to give to the JCS when determining a planning application, the Plan must be afforded significant weight consistent with S.38(6) of the Act as the Plan has been recently adopted, following robust statutory processes and conformity with the NPPF.

However, subject to the narrative in the paragraph immediately above the resolution by Full Council to object to the principle of the development of Northampton South SUE represents a material planning consideration in the determination of these planning applications. The specific issues related to the concerns about the site's suitability related to the Full Council resolution are addressed through the technical assessments supplied with these planning applications and dealt with in the Officer's report. Therefore the weight which may be given to this consideration is a matter for the Planning Committee to assess.

**Further letter of objection** received from a resident on behalf of the **Wootton Brook Action Group** referring to the Full Council Resolution as referenced above and raising concerns with the Committee report, including in respect of the contribution of the development to the five year housing supply, impact on the highway network, impact on Brackmills Industrial Estate, bus service provision, impact on Collingtree Park, bus service provision, flood risk, air quality, noise and healthcare provision. This letter has been circulated to all Members of the Planning Committee.

**Further correspondence** received from consultants acting on behalf of the developers in response to previous objections which clarifies matters related to flood risk, highway impact and bus service provision. A response to this has also been received from consultants acting on behalf of Wootton and East Hunsbury Parish Council, questioning the findings of the letter and reiterating previous concerns in respect of flood risk and highway impact.

**Abington Consulting Engineers** have written in various occasions on behalf of **Wootton and East Hunsbury Parish Council** objecting to the planning applications. Their comments have been included in the Officer's report in paragraph 6.36.

**Further correspondence** received from **Northamptonshire Police** to reiterate their request for contribution towards funding the provision of 4.25 officers, which is an increase from their original request for 2 Police Community Support Officers. The Officer's report in Paragraph 7.92 has addressed this particular point.

**Amended Conditions (13) and (25) in respect of outline application N/2013/1035:**

**(13)** Prior to the commencement of development engineering and construction details of the two access junctions to the site as shown indicatively upon approved drawings 28015/001 Rev F (Windingbrook Lane) and 28015/002 Rev F (Rowtree Road) shall be submitted to and approved

in writing by the Local Planning Authority. The Windingbrook Lane junction shall be provided prior to the commencement of any other works on site and in accordance with the approved details. The Rowtree Road junction shall be provided at the start of Phase 2 in accordance with the approved details.

**(25)** Prior to the proposed new golf holes 4 and 5 adjacent to the railway line being brought into use the developer is to provide a suitable fence adjacent to the boundary with the railway, to prevent golf balls from entering railway land, the details of which shall be first submitted to and approved in writing by the Local Planning Authority.

**Additional Condition in respect of outline application N/2013/1035:**

**(35)** Prior to the commencement of Phase 2 of proposed development, an area of land measuring 1.01ha will be identified within the proposed Strategic Open Space for the provision of community food production. The nature of this provision will be agreed in prior consultation with the local resident population. Full details of the provision including timing of implementation shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the agreed timing and retained thereafter.

**Reason:** In the interests of sustainable development and general amenity in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

**A further informative** is recommended in respect of application **N/2013/1035**, as requested by **Anglian Water**:

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 85 of the Water Industry Act 1991 or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that diversion works should normally be completed before development can commence.

**10B**

**N/2014/1027**

**Demolition of existing dwelling and erection of replacement two storey dwelling with garage  
41 Church Way**

No update.

**10C**

**N/2014/1207**

**Single storey extension to café  
Park Café, Abington Park, Wellingborough Road**

**Condition 2** omits the relevant plan numbers and should read:

**(2)** The development hereby permitted shall be carried out in accordance with the following approved plan: 14/A71/2C.

**Reason:** For the avoidance of doubt and to accord with the terms of the planning application.

An additional letter of objection has been received from **128 Beech Avenue** due to the impact on the green space around the café; the loss of healthy trees; impact on wildlife; and impact of outside furniture on appearance of park.

**10D**

**N/2014/1290**

**Change of use from dwelling (C3) to house of multiple occupation for 7 people (Sui Generis)**

**175 Greatmeadow**

No update.

**10E**

**N/2014/1291**

**Erection of 35 new dwellings comprising 10no. 1 bed flats, 15no. 2 bed houses and 10no. 3 bed houses and associated access roads**

**Development land between Talavera Way and Booth Rise**

Two letters of objection from the occupiers of **50 Booth Rise**. Comments can be summarised as:

- The land is intended to act as a buffer between the existing houses and the Round Spinney roundabout.
- NBC raised objections to the Booth Park development; however, this was approved By WNDP.
- No mitigation from noise and pollution can be offered to external spaces or to pedestrians.
- The area suffers from significant congestion.
- The development would represent an unacceptable cluster of affordable housing.
- The site is inappropriate for development.

**10F**

**N/2014/1293**

**Change of use from dwelling (Use Class C3) to house of multiple occupation (Sui Generis) for seven people**

**16 Hopmeadow Court**

No update.

**10G**

**N/2014/1309**

**Variation of condition number 4 of planning permission N/2013/0242 to extend the opening hours to 09:30-17:30 Monday to Friday and 09:00-12:00 on Saturday**

**22 Woodhill Road**

Further representation received from **Duston Parish Council**:

The Committee did not consider the property to be an appropriate setting for a full-time business and believe that any such business should be on a commercial site rather than at a residential property. In light of this and the strength of the neighbour objections, the Committee would recommend that the application be refused.

Having visited the street, councillors confirmed that parking was an observed issue.

The Committee queried whether the business is observing the current restricted hours as neighbours have stated otherwise. If the business is allowed to continue with the current restricted hours, can an enforcement officer attend to confirm that set hours are being adhered to?

The Committee requests that all neighbours be informed that this application will be considered at the NBC Planning meeting on 28 January 2015.

**Officer response:**

The Council has informed all those that commented on the application, and those that signed the petition, have been notified that the application is to be considered by Planning Committee.

No objections were received from the Highway Authority or NBC Public Protection, and as this is a small-scale, one-person business, it is considered that the increased hours will not

significantly affect residential amenity.

Representation received from **Mrs. J. Shortt, 233 Ryeland Road**, in support of the application for the following reasons:

- a) Fantastic to have a local beauty service without having to go into town;
- b) Lisa is hard working and professional and just wants to support her family;
- c) Always room to park on the driveway;
- d) Most people work all day necessitating longer opening hours;
- e) Only one client at a time and I have never crossed over with anyone, so parking on the road is not an issue;
- f) Need to support local businesses – isn't it refreshing to see young people not taking money from the Government.

**Officer response:**

Comments on parking noted. Points (b) and (f) are not material planning considerations.

**10H**

**N/2014/1354**

**Change of use from retail (use class A1) to Estate Agents (use class A2)**

**3 Tudor Court, Wootton Hope Drive**

Correspondence from the operator of the existing hair dressers confirming that the business has been struggling to be viable and will be relocating to Kingsthorpe, with existing staff also moving to the new site.