

Addendum to Agenda Items Tuesday 17th February 2015

7. OTHER REPORTS

7A

N/2014/0629

Viability Assessment in relation to the S106 Planning Obligations for Planning Application N/2014/0629 for the erection of 54 dwellings and a new foodstore at the W Grose Limited Site, Kingsthorpe Road

No update.

7B

N/2014/1427

**Application for a permanent diversion of a footpath
University Site, Nunn Mills Road**

No update.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

9A

N/2014/1454

**Relocation of advertising column (retrospective)
Abington Street**

No update.

10. ITEMS FOR DETERMINATION

10A

N/2014/0316

**Outline planning application with all matters reserved except access (from Penfold Close / Northfield Way) for a residential development comprising 230 dwellings and public open space
Former Kingsthorpe Middle School, Northfield Way**

Paragraph 1.2 ix) should read:

ix) The Council's monitoring fee subject to the Director of Regeneration, Enterprise and Planning being satisfied the monitoring fee is necessary and of an appropriate scale.

10B

N/2014/0772

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

The Council's **Arboricultural Officer** has re-iterated that there are no arboricultural reasons why this application should be refused.

10C

N/2014/0911

Change of use from residential care home (Use Class C2) to 20no. residential flats (Use Class C3)

**Lakeview House Old Persons Home
88 Churchill Avenue**

505 and 64 name petitions have been received from Lakeview Residents Association objecting to the application.

Paragraph 1.1 (1) should read:

Finalising of a S106 agreement to secure the provision of 35% affordable housing on site and the Council's monitoring fee subject to the Director of Regeneration, Enterprise and Planning being satisfied the monitoring fee is necessary and of an appropriate scale.

10D

N/2014/1160

**Erection of 51 dwellings with associated access, parking and landscaping
Studland Road**

Paragraph 1.1 a) should read:

a) The prior finalisation of a S106 agreement to secure:

- the provision of 100% on site affordable housing;
- and the provision of construction training, and
- The Council's monitoring fee subject to the Director of Regeneration, Enterprise and Planning being satisfied the monitoring fee is necessary and of an appropriate scale.

Further to Paragraph 7.35, the applicants have been requested to provide further justification as to why the requested contributions would render the scheme unviable and work is now being carried out on a formal viability assessment. If received prior to the Committee meeting, as is anticipated, this report will be given initial consideration, which will be reported verbally to the Committee. However, in order to allow for a full analysis, It is recommended that authority be delegated to the Director of Regeneration, Enterprise and Planning to consider whether the viability assessment demonstrates that payment of these contributions should not be required.

10E

N/2014/1209

**The erection of a pedestrian footbridge to cross the brook
Land adj to The Maltings Westbridge Motors, St James Road**

Additional condition:

(3) The footbridge hereby permitted shall be removed on or before 30 April 2017 and the land restored to its former condition.

Reason: In the interests of amenity in accordance with the requirements of Policy E20 of the Northampton Local Plan.

10F

N/2014/1269

Reserved matters application for the approval of details of the appearance, landscaping, layout and scale of four academic buildings including two multi use games areas and a flood lit sports pitch café /bar and associated landscaping/public realm works pursuant to outline planning permission N/2013/0912

University Site, Nunn Mills Road

and

N/2014/1331

Reserved matters application following outline approval N/2013/0912 for the appearance, landscaping, layout and scale of pedestrian and cycle bridge linking Beckett's Park with the new university campus

University Site, Nunn Mills Road

Additional comments have been received from the Council's **Arboricultural Officer**, which

consider that the soil volumes in respect of the Liquidambar trees on the main east-west route should be increased in order to give these trees the greatest chance of becoming established.

In response, it is noted that the assessment submitted with this application disagrees with this assessment and this document carries some weight in the consideration of the application. In addition, a condition of the outline permission requires the replacement of any tree that becomes diseased or dies within the first three years. As a consequence of this, it is considered that there are sufficient measures in place to prevent this matter from affecting the overall success of the development.

The applicant has revised the scheme in order to delete the photovoltaic cells that were to be included on the roofs of some of the buildings. This is following the development of an updated energy strategy. This has demonstrated that due to the combined heat and power generations and enhanced thermal buffer storage combined with enhancements to the design and construction of the buildings, additional 'bolt on' photovoltaic cells are not required to deliver a scheme that is BREEAM 'Excellent'.

10G
N/2014/1346
Change of use of retail unit (use class A1) to Nail Salon (Sui Generis)
70 St Giles Street

No update.

10H
N/2014/1423
Replacement of shop front
60 St Giles Street

No update.

10I
N/2014/1452
Change of use of 13/15 Guildhall Road to 13-bed hotel with café, restaurant and retail including demolition and reconstruction of rear extension and installation of fume extraction flue and rear dormers
13/15 Guildhall Road

Further information has been submitted by the applicant with regard to servicing and deliveries. The **Highway Authority** are satisfied with this but recommend a further condition below,

Additional Condition 9):

9) Before development commences, a scheme for the storage and disposal of construction materials, equipment and waste shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed scheme.

Reason: To safeguard the enhanced public realm in the vicinity of the site in the interests of highway users to accord with the requirements of the National Planning Policy Framework.

10J
N/2015/0001
Variation of Condition 1 of planning permission N/2013/1304 to allow the car wash to operate for a further two years
Commercial Street Surface Car Park

No update.