

## **Addendum to Agenda Items Wednesday 24<sup>th</sup> March 2015**

### **5. MATTERS OF URGENCY**

#### **N/2014/1160 Erection of 51 dwellings with associated access, parking and landscaping, Studland Road**

Members will recall that this application was Approved In Principle at the Committee meeting on 17<sup>th</sup> February 2015, with authority delegated to the Director of Regeneration, Enterprise and Planning to issue the approval if the applicant could demonstrate that the scheme was not viable if payments were required for Education and Healthcare. The subsequent viability assessment suggests that the development may be more viable than previously thought, however more analysis is required. The development is subject to the availability of external funding, which is time-limited and would expire before the next meeting of this Committee.

The Committee are therefore recommended to delegate authority to the Director of Regeneration, Enterprise and Planning to determine the appropriate level of planning obligations to be covered by the S106 agreement and, subject to the signing of that agreement, to issue the planning permission. The outcome will be reported to the next meeting of the Committee in the new Council year.

### **7. OTHER REPORTS**

#### **7A**

**S106 agreements for outline planning application N/2013/1035 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 accept access at Northampton South SUE, Land south of Rowtree Road and West of Windingbrook Lane and full planning application N/2013/1063 for 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**

No update.

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

#### **9A**

#### **N/2014/1355**

**Listed Building application to convert the red facing brickwork extension into a public disability accessible toilet  
Abbey Cottage Delapre Abbey, London Road**

No update.

#### **9B**

**N/2015/0249**

**Siting of two portable buildings within stable yard (for a temporary period of 3 years)  
Delapre Abbey, London Road**

No update.

## **10. ITEMS FOR DETERMINATION**

**10A**

**N/2014/1274**

**Listed building application for the installation of replacement signage  
44-46 Bridge Street**

**And**

**N/2014/1275**

**Advertisement Consent Application for Replacement signage  
44-46 Bridge Street**

The **Town Centre Conservation Area Advisory Committee** object to the new signage as originally submitted. The signage is considered extremely garish and would cause harm to the listed building as it appears to mask too many original features and it is of poor design. Bridge Street is one of the main historic streets in the town centre and there is a need for improvement in the design of shop fronts in the conservation area and on listed and other historic buildings.

**10B**

**N/2014/1363**

**Erection of 3 bed detached dwelling  
land rear of 28-30 Main Road, Duston**

A further letter has been received from the resident of **12 Holmleigh Close** reiterating previous comments concerning rights of way and trees.

**10C**

**N/2014/1387**

**Demolition of existing garage and erection of six one bedroom apartments  
Garage to side of 5 Primrose Hill**

A further objection has been received from **County Councillor Uldall** on the grounds that the proposed development is too dense and will add to parking problems and traffic congestion. Six one bedroom flats do not fit in well with family tone of the conservation area.

The **Barrack Road Conservation Area Advisory Committee** have provided further comments supporting the demolition of the garage and infill development but reiterating concerns regarding over development of the plot; the details of the scheme and the lack of car parking.

Further letters have been received from the occupiers of **8, 9 and 10 Primrose Hill** re-iterating their previous objections as contained in the report.

**10D**

**N/2014/1477**

**Change of use of amenity land to residential garden, and erect fencing  
6 Faramir Place**

No update.

**10E**

**N/2015/0019**

**Outline planning application with all matters reserved except access for development of  
up to 60 dwellings  
Development Land at Former Lings Upper School, Billing Brook Road**

No update.
<b>10F</b> <b>N/2015/0100</b> <b>New doors and rooflights</b> <b>The Ecton Brook Public House, Ecton Brook Road</b>  No update.
<b>10G</b> <b>N/2015/0127</b> <b>Change of use from dwelling (Use Class C3) into 6-bed house of multiple occupation (Use Class C4)</b> <b>66 Charles Street</b>  No update.
<b>10H</b> <b>N/2014/0149</b> <b>Erection of cricket pavilion</b> <b>Northampton Old Scouts Rugby Football Club, Rushmere Road</b>  <b>Environment Agency</b> – no objection to the application.
<b>10I</b> <b>N/2014/0158</b> <b>Erection of a non-illuminated wall mounted board sign</b> <b>St Johns Multi-storey car park</b>  <b>The Town Centre Conservation Area Advisory Committee</b> have concern regarding the heavy use of the colour purple but are aware of efforts of negotiations for alternatives.
<b>10J</b> <b>N/2014/0183</b> <b>Change of use from residential (Use Class C3) to 5 bed House in Multiple Occupation (Use Class C4)</b> <b>45 St Michaels Road</b>  No update.
<b>12. ITEMS FOR CONSULTATION</b>
<b>12A</b> <b>N/2015/0182</b> <b>Proposed residential development of 231 dwellings Phase 2 (SNC Consultation)</b> <b>Land East of Wootton Fields, Newport Pagnell Road</b>  No update.