

Addendum to Agenda Items Wednesday 2nd September 2015

7. OTHER REPORTS

7a

Local Validation Requirements

No update.

10. ITEMS FOR DETERMINATION

10a

N/2014/1163

**Erection of 44 apartments with associated parking and landscaping
Victoria Business Park, St James Park Road**

No update.

10b

N/2015/0473

Variation of condition 17 of planning application N/2013/1143 to increase the maximum amount of floorspace that may be occupied by Limited Assortment Discount Foodstore to 2,800 metres

Gas Holder Site, Towcester Road

Amended Recommendation:

Legal advice is that a new Section 106 agreement will be necessary, rather than a deed of variation to the previous agreement. The recommendation at Paragraph 1.1 (i) is therefore amended to read as follows:

(i) Prior finalisation of a Section 106 agreement to secure the previously agreed appropriate financial contribution towards improvements of the pedestrian environment in the form of enhanced paving to Horsemarket in accordance with CAAP Polices 25 and 26, as also required under the Section 106 agreement in respect of application N/2013/1143.

10c

N/2015/0611

**Change of use of land for erection of decking in association with bar/restaurant
(retrospective application)**

Midsummer Meadow, Bedford Road

No update.

10d

N/2015/0624

**Erection of 2no portacabins; one to be used as visitors centre and one for
admin/meeting space**

Weston Favell Parish Hall, Booth Lane South

No update.

10e

N/2015/0647

Outline application with all matters reserved except access (from Penfold Close/Northfield Way) for residential development of up to 195 dwellings, public open space and associated access

Former Kingsthorpe Middle School site, Northfield Way

Amended recommendation:

Following further discussions with Sport England, it has been confirmed that their observations have been submitted in a non-statutory capacity. Therefore, paragraph 1.3 of the committee report can be disregarded. In considering these comments, it is considered that the site has not been available for sporting or public use since 2007, the development of the site would not significantly compromise access to sports facilities within the vicinity of the site.

An obligation would be included within the legal agreement that would secure improvements to existing areas of open space and sports facilities within the vicinity.

10f

N/2015/0750

Change of use from retail (A1) to restaurant/café (A3) including outdoor seating area and redecoration of shop front.

N/2015/0749

Display illuminated fascia sign and illuminated projecting sign.

N/2015/0755

Display illuminated lettering and illuminated projecting sign.

All at 24 Market Square

Comments have been received from the **Conservation Officer** confirming that there are no objections to the proposals. Opportunities for the reinstatement of the original shop front should be investigated.

Officers response:

It should be recognised that this application does not include a new shop front and seeks to retain the existing design. Therefore, such works fall outside of the scope of the matters to be considered within these applications.

An objection has been received from **Sipp Food Ltd** (the operators of the adjacent Burger King business) in respect of application N/2015/0750. The reasons for the objection are that other applications for similar uses within the Market Square have been refused, whilst the site is located within a primary retail frontage and if this development were to be approved, it would result in two non-retail uses occupying adjacent units. The applicant has not submitted any justification in support of this breach of planning policy. The application site is located within a Conservation Area. The proposal could affect the viability of the existing Burger King business and could set a precedent for the future. Concerns are also raised regarding littering.

Officers response:

It is acknowledged that the proposal is a breach of the adopted Central Area Action Plan Policy, however, for the reasons set out within the Committee report it is considered that the benefits of the proposal outweigh any harm created by the breach. The impact upon another business's viability is not a material consideration within the planning system. Comments from the Council's Conservation Officer are summarised above. By reason of the proposed business being a café/restaurant, the majority of products will be consumed on the premises and as a result the development would not give rise to a significant increase in littering.

10g

N/2015/0811

Erection of detached 3-bed dwelling at the rear together with parking spaces and widening of existing vehicular access. Re-submission of planning application thN/2015/0275

279 Main Road, Duston

No update.

10h

N/2015/0816

Erection of front porch

14 Woodland Avenue

No update.

12. ITEMS FOR CONSULTATION

12a

N/2015/0864

Outline application for up to 41 dwellings, estate road, open space and associated works Land at Welford Road, Boughton (Consultation by Daventry District Council)

No upate.