

Addendum to Agenda Items Tuesday 29th September 2015

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

9a

N/2015/0782

**Installation of secondary glazing
Home Farm, Eagle Drive**

No update.

10. ITEMS FOR DETERMINATION

10a

N/2015/0334

**Erection of a two storey new primary school with external play areas and car park
Malcolm Arnold Academy, Trinity Avenue**

The applicant has been in contact with the Council expressing concern that if the application is approved in principle subject to the finalisation of a S106 Agreement then there would be a significant delay in the issue of planning permission, resulting in the applicant not able to deliver the school building on time. There would then be a risk that the primary school would have to close.

Officers Response:

Having consulted with the Highway Authority on the matter it is now considered that the necessary highway improvements including public consultation on the improved pedestrian facilities can be secured by planning conditions. The application is now recommended for **APPROVAL** subject to the following amended and additional planning conditions.

Amended Condition 4:

A scheme shall be submitted to and approved in writing by the Local Planning Authority that specifies the external sources of noise on the site and the provisions to be made for its control. The approved scheme shall be implemented prior to the development coming into use and the applicant shall demonstrate that the scheme approved has achieved its design criteria.

Reason: In the interests of the amenity of adjoining occupiers in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

Amended Condition 8:

A detailed hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority, including surface treatments for roads and parking areas for the development hereby permitted. The scheme shall include indications of all existing trees and hedgerows on the land and details of any to be retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

Amended Condition 10:

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be occupied until full engineering, drainage and constructional details of the highway works currently shown indicatively on plan ref: 616417/SK07 Rev A appended to the July 2015 report have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted.

Reason: In the interests of highway safety in accordance with National Planning Policy Framework.

Amended Condition 11:

Notwithstanding the submitted information, the development hereby permitted shall not be occupied until a scheme for improving pedestrian facilities and an associated parking scheme on Trinity Avenue has been consulted upon with the local community (with the consultation process to be agreed in writing by the Local Planning Authority prior to being undertaken), following consultation the scheme shall be submitted to and approved in writing by the Local Planning Authority and thereafter fully implemented prior to the occupation of the development hereby permitted unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with National Planning Policy Framework.

Additional Condition 25:

Notwithstanding the submitted information, the development hereby permitted shall not be occupied until a scheme for alterations to the signals at the junction between Trinity Avenue and St. Georges Avenue has been submitted to and approved in writing by the Local Planning Authority and thereafter fully implemented prior to the occupation of the development hereby permitted unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with National Planning Policy Framework.

10b
N/2015/0421
Single storey extension to café.
Park Cafe Abington Park, Wellingborough Road

Item **WITHDRAWN** from agenda.

10c
N/2015/0705
Demolition of church rooms and erection of 5 no. town houses
Abington Christian Centre, Lea Road

Councillor D Stone wishes to bring to the attention of the Committee that she objects to the application.

Officers Response:

Councillor Stone's objections have been summarised within the Committee report.

10d
N/2015/0706
Demolition of church and erection of 5 no. town houses
Gospel Hall, Adnitt Road

Councillor D Stone wishes to bring to the attention of the Committee that she objects to the application.

Officers Response:

Councillor Stone's objections have been summarised within the Committee report.

One additional objection has been received from the owner of **123 Adnitt Road** making the following comments:

- The development would be too close to 123 Adnitt Road;
- Have a prescriptive right of light for the three side windows;
- Will take out an injunction against the land owner to prevent any building close to these windows.

Officers Response

The impact of the development on 123 Adnitt Road is discussed in the committee report. Prescriptive right to light and an injunction are legal matters and would not warrant reasons for refusal of the application.

10e

N/2015/0845

Variation of Condition 2 of planning permission N/2014/0629 (erection of 54 dwellings and new foodstore) to allow proposed changes to elevations and configuration of retail store and car park/service areas

Former W Grose garage site, Kingsthorpe Road

No update.

10f

N/2015/0865

Variation of Condition 6 of planning permission N/2013/0620 (Change of use to young persons' drop in centre) to allow additional opening hours between 9:30am to 9:30pm on Saturdays

Ancillary Building Abington Park, Wellingborough Road

No update.

10g

N/2015/0933

Two-storey rear extension and change of use to two self-contained flats. Retrospective application

58 Gray Street

Councillor D Stone wishes to bring to the attention of the Committee that she objects to the application.

Officers Response:

Councillor Stone's objections have been summarised within the Committee report.

10h

N/2015/0952

**Formation of hard standing and erection of side/front boundary wall (part retrospective)
24 Little Gull Close**

Councillor D Meredith – no objections regarding boundary wall and drive and asked whether the application could be determined under delegated decision.