

## Addendum to Agenda Items Tuesday 27<sup>th</sup> October 2015

### 7. OTHER REPORTS

7a

#### Northampton Related Development Area 5 Year Housing Land Supply Assessment

No update.

### 9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

9a

#### New Community Centre incorporating changing room facilities and Nursery School. New access road with parking facilities. Relocation of play area. Land off St Crispin Drive

**Flood Risk Assessment** - As referred to in the Committee report, revisions to the Flood Risk Assessment were required by the Surface Water Drainage Authority. Revisions have been received but to date these have not been agreed. If by the time of the Committee meeting confirmation has not been received that the FRA is acceptable, delegated authority is sought from the Committee for the decision to be issued once such confirmation has been received.

**Transport Assessment** – Similarly to the above, as referred to in the Committee report, revisions to the Transport Assessment were required by the Local Highway Authority. Revisions have been received but to date these have not been agreed. If by the time of the Committee meeting confirmation has not been received that the TA is now acceptable, delegated authority is sought from the Committee for the decision to be issued once such confirmation has been received.

**Environmental Health** – The lighting plan does not cover what is required. (In respect of this matter a condition is already proposed which would require further details to be submitted).

**Historic England** – note the justification for the design approach and choice of materials and claims that it avoids visual conflict and responds to the modern character of the surroundings. Advised to consider very carefully whether the design and appearance of the proposed building is an appropriate contextual solution that responds positively to the setting of this important group of heritage assets within this conservation area. Recommend the application should be determined in accordance with national and local policy guidance and on the basis of specialist conservation advice.

Further **representations** received from the occupiers of seven neighbouring properties making the following additional points in summary:

- Noise from car parking would affect living conditions
- Play area being moved nearer residential dwellings would result in excessive noise
- Play area could be left where it is, avoiding cost of moving it
- Car parking would be much more sympathetic to neighbouring properties
- Centre should be put to better use than social events
- Exceeds use originally proposed under the Section 106 agreement
- Concerns over security of the centre
- Loss of visual amenity
- Blocked off access road (old Kent Road) could be used as a parking area
- Residents should not have to act as security guards

- Little change since previous plans
- St Crispins and Berrywood Residents Association do not represent the views of residents
- Concerned that flooding has not been taken into account
- Revised plans show no consideration for safety of children, environmental damage, completion for established businesses, anti-social behaviour, need for another nursery school, detrimental appearance and significant expansion from the original project of changing room and toilets.

One representation in support received from **Community Spaces Northampton (CSN)**, stating the following:

Believe that the building of the community centre will provide an excellent opportunity for the residents of the area to benefit from a whole range of social, recreational, sporting, educational and health related activities. The staff and trustees of CSN have over 20 years' experience of managing similar buildings and facilitating community engagement. The community centre will provide activities and facilities for people of all ages in a well-designed and well managed building. The football club and baseball club will benefit from the changing and social facilities offered and this will benefit several hundred sports fans of all ages. As an organisation fully support this planning application believing that it will benefit local residents and be a valuable community resource.

**9b**  
**Erection of two non-illuminated free standing signs**  
**Former Greyfriars bus station site, Ladys Lane**

No update.

**10. ITEMS FOR DETERMINATION**

**10a**  
**Single storey extension to café. (Resubmission of previously approved application)**  
**Park Cafe Abington Park, Wellingborough Road**

No update.

**10b**  
**Change of use from single dwelling (use class C3) to a five person house in multiple occupation (use class C4)**  
**45 Allen Road**

No update.

**10c**  
**Change of use from residential (use class C3) into house of multiple occupation for upto 4no occupants**  
**35 Allen Road**

No update.

**10d**  
**Erection of cinema and creation of external terrace**  
**Land at the corner of Albion Place and Derngate**

No update.

**10e**  
**New conservatory/garden room to front of café**  
**Drovers Return Café, Hunsbury Hill Country Park, Hunsbury Hill**

No update.

**10f**

**Two-storey rear extension and change of use to 2no self-contained flats. Retrospective application**

**58 Gray Street**

No update.

**10g**

**Change of use from dwelling (use class C3) to a house in multiple occupation (use class C4) for 3 residents (retrospective)**

**72 Salisbury Street**

No update.