

Addendum to Agenda Items Tuesday 5th July 2016

8. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

8a

N/2016/0482

**Listed building consent for internal alterations to building
Mounts Baths, Upper Mounts**

No update.

8b

N/2016/0507

**Northampton Waterside Enterprise Zone promotional sign
Westbridge Depot, 9 - 13 St James Mill Road**

No update.

9. ITEMS FOR DETERMINATION

9a

N/2015/0479

**Change of use from offices (Use Class B1) into Gurdwara and community centre (Use Class D1) including extensions and alterations
Community Centre, 35 - 37 St James Mill Road**

Further clarification received from the applicants on the following matters:

- Confirm it is essential that the caretaker lives on site as this would be the priest who would need to remain on site.
- The proposed creche is an idea at this stage and not confirmed, and can be changed to a meeting room.
- The rooms used by elderly persons would be located on the ground floor. The elderly will be using the ground floor area, the main areas they will use are all on the ground floor such as the prayer hall, food hall, toilets etc. This was one of the main reasons for having the main functional areas on the ground floor, making them easily access for everyone especially the elderly members of the community.

9b

N/2015/1228

**Demolish former car showroom and erect building with retail (Use Class A1) on ground floor and 14no flats including new access and ancillary development, and creation of residential car parking area
194-200 Kingsthorpe Grove**

Representation received from **Councillor Catherine Russell** on behalf of a resident of Trinity Avenue, making the following points:

- Due to the number of HIMOs, flats and student accommodation and a gym, Stanhope Road has become one of the most congested areas of Northampton.

- Most residents on Stanhope Road are against the development yet it appears it will be going ahead.
- More often than not unable to park on Stanhope Road and often have to walk from either Balfour Road or Balmoral Road.

Representation from **Queen's Park Residents Association** making the following points:

- Residents are not opposed to this scheme to add to NBC's housing stock.
- The main objection is its design and appearance, represents poor quality of design and an incongruous feature in a prominent position within the street scene.
- The revised plan submitted to the Committee on 16th June 2016 only made cosmetic changes and is still a 4 storey Milton Keynes style block, lacking in sensitivity to the character of the area and totally disregards the wishes of residents.
- A request to meet with the developers was refused which might have come to a satisfactory compromise. This is most regrettable and does not reflect well on the developer.
- The applicant wrote to the Council that if approval is not given, they reserve the right to appeal and application for costs. This appears to be an unreasonable attempt to put undue pressure on officers and the company loses credibility by threatening such action.
- There is insufficient evidence of a public demand for the retail outlet. It will be a distraction on this very busy roundabout and create additional parking problems.
- There are many examples of good design in Northampton, in sympathy with the local environment. To impose a Milton Keynes style 'block' in this area is totally unacceptable.

Further representation received from a **resident of Kingsthorpe Grove** questioning the validity of the shadow analysis and whether proximity to a retail competitor is a material consideration.

Officer's Response:

Further clarification has been requested from the applicant's agents, as to the reason for carrying out the shadow analysis on the 22nd September. They confirmed that the reason for running the model in September is because it reflected a worst case scenario of the equinoxes (spring and autumn), not because the longest shadows are created in September.

It is therefore recommended that part of paragraph 7.23 of the report "in line with guidance which states that this is the time of the year when the longest shadows are cast" should be replaced by "as it reflected a worst case scenario of the equinoxes (spring and autumn)".

It is confirmed that the proximity of a competitor is not a material planning consideration.

A letter has also been sent by the **applicant's agents** to all Members of the Planning Committee, setting out the background of the application.

9c

N/2016/0016

**Demolition of garages and erection of detached dwelling with access and parking
82 Eastern Avenue South**

No update.

9d

N/2016/0455 and N/2016/0456

**Listed building consent application to strip paint off four internal doors and apply fire retardant paint and fire door seal kits; and change of use from Residential (Use Class C3) to Educational Day Service (Use Class D1)
Cottage 2 Abington Park , Wellingborough Road**

No update.

11. ITEMS FOR CONSULTATION

11a

N/2016/0788

**Reserved matters application for landscaping only for Phases 1A and 1B (200no dwellings)
at Overstone Leys Development
Overstone Leys, Overstone Road, Overstone**

No update.