

## **Addendum to Agenda Items Tuesday 26<sup>th</sup> July 2016**

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

5a

**N/2016/1010**

**Non-material amendment to application N/2015/1498 (formation of car parking area) to alter the layout of the car park  
Delapre Abbey, London Road**

See report enclosed.

### **9. NORTHAMPTON BOROUGH COUNCIL APPLICATION**

9a

**N/2016/0664**

**Installation of a 3.5m high steel sculpture incorporating seating area  
Land off Main Road, Duston**

No update.

### **10. ITEMS FOR DETERMINATION**

10a

**N/2015/0673 and 0674**

**Conversion and alterations of factory premises to form 103 apartments with associated parking both on-site and on-street; replacement of windows and new roof lights; proposed infill extension on Dunster Street facade including new roof terraces; and  
Listed Building Consent application for conversion and alterations to form 105 apartments including replacement of windows and new roof lights; removal of 4 cast-iron columns, internal walls, north lights, internal and external staircase; modification of doors; proposed infill extension on Dunster Street facade including new roof terraces; provision of new glass screens, new staircases, steel guard rails, fire exits and lift  
Hawkins Building, Overstone Road**

For clarification, the principle of double glazing to replacement windows is accepted by Officers in order to provide appropriate living accommodation.

Amendment to Condition 3 of planning application N/2015/0673 and Condition 3 of application for Listed Building Consent N/2015/0674:

Notwithstanding the submitted details, prior to commencement of development, a detailed window condition survey for each window type to be replaced shall be submitted to the Local Planning Authority. A schedule, detailed elevations, profiles, double glazing details, cross sections and material samples of the proposed replacement windows, which shall be, other than in respect of materials, of a type, layout and means of opening which shall match the existing windows to be removed, shall be submitted for approval by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Paragraph 7.15 is amended as follows:

As there are outstanding objections from the Council for British Archaeology and the Victorian Society, the proposal includes the demolition/removal of internal staircases, **and the proposed replacement of all the windows which would retain less than 50% of the surface area of the principal building**, under Sections 12, 15(1) and (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990, should Members be minded to approve the application for Listed Building Consent, the application will require prior referral to the Secretary of State.

Paragraph 7.21:

Members are advised to note that, following further discussion with the Town Centre Manager, whilst there may be potential for parking provision at St. Michael's car park, this cannot be guaranteed.

**10b**

**N/2016/0326**

**Change of use from offices (Use class B1) to a single dwelling (Use class C3) with a rear extension and a new single storey garage in the rear garden, new front boundary wall and gate**

**62 Billing Road**

No update.

**10c**

**N/2016/0378**

**Change of use from single dwelling (Use Class C3) to house in multiple occupation (Use Class C4) for maximum of three residents**

**165 Loyd Road**

**Revised Condition 4:**

Notwithstanding the details submitted, full details of refuse and cycle storage shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, which shall be fully implemented prior to the first occupation of the development hereby permitted and retained thereafter.

Reason: In the interests of securing a satisfactory form of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

**10d**

**N/2016/0412**

**Demolition of farmhouse, associated buildings and the residential property of Little Norway. Construction of two warehouse and distribution units (Use Class B8) with ancillary office accommodation, together with earthworks, access, service yards, parking arrangements, landscaping and other associated infrastructure including creation of footpath**

**Land South of Bedford Road, off Liliput Road**

**County Councillor P. Larratt** – Object to the application on the following grounds:

The whole area of this proposed development has been considered the buffer between the village of Great Houghton and Brackmills for many years, and was identified as such in the original Local Plan. Saved policy E9 of the Local Plan, that allocates the site as green space, is very much a material consideration in relation to this application as the policy applies across the entirety of the site. We have site been through the lengthy and fraught procedure of developing a Joint Core Strategy, and policy BN1 clearly applies across the entire site. Surely you shouldn't be ignoring a policy that has only just been adopted. It is said in the report that the development will represent an ecological improvement of the area. However, it will destroy one of the last features of ridge

and furrow landscape within the Borough. The land should be transferred to the Parish Council as a community asset.

The County Council's Archaeology Advisor objects to the development on the grounds that it will have an adverse impact on heritage assets.

The Borough Council's own Conservation Team states that the development will harm the character and significance of the Great Houghton Conservation Area through the loss of its setting in open countryside and the setting of listed buildings.

Historic England is concerned about the harm to heritage assets, including the Great Houghton Conservation Area and the loss of the ridge and furrow landscape.

As well as destroying the rural setting of Great Houghton, this development will bring industrial activity closer to the village, causing additional noise and air pollution thereby detracting from the village character. Great Houghton already suffers from noise pollution from activity further away on Brackmills, especially from reversing vehicles.

Of course we want businesses such as Decathlon in Northampton, but not at any price. While there may be a lack of industrial land available, more is coming on stream, especially on the A4500 towards M1 J16. Just because this isn't available yet, and while there is land at Swan Valley still to be developed, you should not be compromising the heritage of the town and the villages within it in order to meet needs in the interim by cramming everything in to Brackmills.

This application has no support within the community. Residents and the Parish Council have strongly objected to it, and I support their objections.

Would ask that you refuse this application due to it bringing industrial activity, and all the problems that go with that, closer to Great Houghton village, its adverse effect on the setting of Great Houghton village, the Conservation Area, listed buildings, and loss of the ridge and furrow landscape. This will simply leave the area of the site as open space in accordance with long standing policy and thereby retaining the buffer between the industrial estate and the village as was always intended.

**10e**

**N/2016/0605**

**Creation of Shisha area to rear including covered seating area  
54 Wellingborough Road**

**Additional Condition 6:**

The refuse storage and car parking as shown on drawing A425-2b shall be fully implemented prior to the first use of the development hereby permitted and retained thereafter.

Reason: In the interests of creating a sustainable form of development in accordance with the requirements of the National Planning Policy Framework.

**10f**

**N/2016/0660**

**Variation of Conditions 3 and 6 of Planning Permission N/2015/1314 - Change of use from Public House (Use Class A4) into Convenience Store (Use Class A1) including alteration and extensions, rear storage and installation of 2no Satellite Dishes on roof, to allow for extension of delivery hours and additional plant information and submission of details prior to occupation  
The Barn Owl, Olden Road**

No update.

**10g**  
**N/2016/0690**  
**Conversion of dwelling to three flats**  
**93 Adams Avenue**

No update.

**10h**  
**N/2016/0703**  
**Prior notification for demolition of garage blocks**  
**Lock Up Garages , Moat Place, off Scarletwell Street**

No update.

**10i**  
**N/2016/0704**  
**Prior Notification for demolition of garage blocks**  
**Lock up garages at Swale Drive, Derwent Drive, West Oval and Witham Way**

No update.

**10j**  
**N/2016/0769**  
**Demolition of 43 garages, erection of 14 dwellings with associated gardens, parking and access ways**  
**Lock up garages, land at St Andrews Road and Scarletwell Street**

Comments received from the following consultees:

**Arboricultural Officer** - The trees proposed to be removed are large mature specimens which appear to be in good condition and are important arboricultural. The proposed removal will have a significant impact on the overall amenity of the area. The application should be refused. However, if consent is granted then information should be provided about which trees, if any, are to be retained and how they will be protected for the duration of the development. Also request that a detailed landscape scheme is conditioned.

**Officer Response** – As set out in the report to Committee, it is considered that the loss of the trees must be balanced against the fact that the proposal would provide much needed housing and therefore on balance this loss is considered acceptable. Conditions for tree protection and a detailed landscaping scheme are already proposed.

**County Archaeologist** – The proposed development will have a detrimental impact on archeological deposits. This does not represent an over-riding constraint provided that provision is made for investigation and recording. A condition is recommended to secure a programme of archeological work.

**Housing Strategy** - The application is supported. It is considered that the application meets identified housing needs and provide a greater housing choice in the area.

**Construction Futures** – Request construction training provision and a financial contribution.

**Officer Response** – Given the low level of financial contribution requested and the fact that a Section 106 agreement would not otherwise be required, it is not proposed to require the contribution in this instance.

**Additional Condition 15:**

No development shall take place until the applicant or their agents or successors in title, has

secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of archaeological research in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy.

As a revised flood risk assessment has not been received, it is therefore recommended that **delegated authority be given to the Head of Planning** to liaise with the Lead Local Flood Authority to address their concerns and to approve the planning application with any additional planning conditions if necessary.

**10k**

**N/2016/0771**

**External alterations to tower block including recladding and enclosure of balconies, refurbish communal areas and ground floor extensions  
St Katherines Court, Castle Street**

**County Archaeologist:** the potential for archaeological activity within the site is low and has therefore no comments to make.

**Public Protection:** no objections subject to conditions relating to contamination, refuse and construction environmental management plan.

Bearing in mind the scale of the development, it is not considered that a Construction Environmental Management Plan is required in this instance.

**10l**

**N/2016/0772**

**Demolition of existing flats and erect three storey building with nine flats on ground floor and nine maisonettes on upper floors  
33 Little Cross Street**

**Housing Strategy** - The application is supported. It is considered that the application meets identified housing needs and provide a greater housing choice in the area.

**Construction Futures** – Request construction training provision and a financial contribution.

**Officer Response** – Given the low level of financial contribution requested and the fact that a Section 106 agreement would not otherwise be required, it is not proposed to require the contribution in this instance.

Revised plan received with amendments to overcome comments from the Crime Prevention Officer regarding boundary treatment.

As a revised flood risk assessment has not been received, it is therefore recommended that **delegated authority be given to the Head of Planning** to liaise with the Lead Local Flood Authority to address their concerns and to approve the planning application with any additional planning conditions if necessary.

**10m**

**N/2016/0773**

**Erect single storey building for convenience store  
St Peters House, Castle Street**

No update.

**10n**

**N/2016/0791**

**Change of use of ground floor shop (Use Class A1) to Restaurant (Use Class A3) to be incorporated into neighbouring restaurant premises**

**44-46 St Giles Street**

**Town Centre Conservation Areas Advisory Committee – No objections.**

**Highway Authority - No objections.**