

## **Addendum to Agenda Items Tuesday 6<sup>th</sup> September 2016**

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

**10a**

**N/2015/1454**

**Demolition of the existing ward blocks. Restoration of the clock tower and conversion to residential use comprising 13 no apartments, restoration of the administration building and conversion to residential use to provide 4no apartments, the erection of 120 no apartments and 98 houses (235 no dwellings total) with associated roads and underground car parks  
Former St Crispin Hospital, Berrywood Road**

**NBC Arboricultural Officer** - the application should be refused due to the significant loss of high quality and good quality trees. However, if consent is to be granted, recommend planning conditions regarding tree protection measures, site specific construction details for the areas of hard surfacing within the root protection areas and the provision of a detailed landscape scheme.

**Officer Response:** As set out at Paragraph 7.24 of the committee report, it is considered that the loss of trees is regrettable, but it is considered that this is inevitable if the development is to be viable and to secure the retention of the clock tower and administration block. A condition requiring landscaping details is already recommended. In light of these comments the following additional conditions are now also recommended.

**Amended Condition:**

**(7)** Works for the demolition any of the buildings or part of any building forming part of the development hereby permitted shall not be commenced until a detailed schedule of development, including precise dates, has been submitted to and approved in writing by the Local Planning Authority. The schedule of development shall include timings for the demolition of all buildings to be demolished, for the restoration and conversion of all buildings to be retained and for the construction of all new buildings, comprising elements of the development hereby approved. Development shall be carried out in full accordance with the approved schedule.

Reason: To ensure the demolition is followed by immediate rebuilding and to maintain the character and appearance of the Conservation Area. In accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy.

**Additional Conditions:**

**(18)** All trees shown to be retained in the approved plans shall be protected for the duration of the development by stout fences to be erected and maintained on alignments to be approved in writing by the Local Planning Authority before any development works shall take place. Within the fenced area no development works shall take place on, over or under the ground, no vehicles shall be driven, nor plant sited, no materials or waste shall be deposited, no bonfires shall be lit nor the ground level altered during the periods of development.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan and the National Planning Policy Framework.

**(19)** Prior to the commencement of any work on site within the root protection zone of retained trees as shown on the approved plans, full details shall be submitted to and approved in writing by the Local Planning Authority of hard surfacing within such root protection areas and the development shall be carried out in full accordance with the approved details and retained in such form thereafter.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan and the National Planning Policy Framework. This is a pre-commencement condition to ensure timely submission of details.

**10b**

**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**

**Development land south of Bedford Road, off Liliput Road**

A correction to Page 37 of the committee report in that the application is a departure from the Local Plan.

Comments following the submission of additional information after the July Planning Committee meeting:

29 letters of objection have been received. Comments can be summarised as:

- The application is a departure from the Local Plan.
- The application is speculative and there are alternative sites for the proposed development.
- The development would result in the loss of green space.
- The development would have an adverse impact upon the Conservation Area and listed buildings.
- The proposed buildings are of an inappropriate scale.
- The development would have an adverse impact upon matters of archaeological importance.
- Existing noise problems would be exacerbated by the proposed development.
- There would be a detrimental impact upon the highway system.
- Congestion could have an adverse impact upon the operation of existing business properties within Brackmills.
- There are no significant community gains arising from the development and the documents submitted with the application do not detail how people would be working within each area and their terms and conditions.
- The sense of separation that Great Houghton experiences will be lost

A letter of objection has been received from **Great Houghton Parish Council**. Comments can be summarised as:

- The scheme has not be altered since the previous planning committee.
- The development could be accommodated on other sites.
- The proposed road improvements are not sufficient.
- The works to the green space cannot be seen as an improvement.
- The majority of jobs created would not add to the economy of Northampton.

**Officer Response:** Whilst it is recognised that the application is a departure from the Local Plan, as set out in paragraph 5.1 of the committee report, all applications are to be determined in accordance with the development plan, unless material considerations indicate otherwise. The

scheme would involve development on green space, however, there would be improvements through the planting scheme plant types and the introduction of a legally enforceable management regime. As discussed in the committee report, it is acknowledged that there is harm to the heritage assets but this is outweighed by the economic benefits of the scheme. The scheme has been reviewed by the Highway Authority, which has confirmed that they have no objections, subject to conditions and the obligations that would be secured by the legal agreement.

It is recognised that the size of the building is unchanged from that considered at the previous committee, although the applicant has submitted more information detailing the relationship between the application site and surrounding properties as well as the development of the proposed landscaping.

**10c**

**N/2016/0581 and N/2016/0582**

**Listed building consent and planning permission for alterations and extensions to studio 20 High Street, Great Billing**

No update.

**10d**

**N/2016/0790**

**Erect 100 pupil all-through (3-18 years) special school including associated parking, play spaces and landscaping**

**Land at Former Bective Middle School , Whiston Road**

The **Lead Local Flood Authority** has confirmed that the impacts on surface water drainage have not been addressed to their satisfaction. This has been brought to the attention of the applicant and they are rectifying these points. As a result, there is a change to the recommendation in that **delegated authority to the Director of Regeneration, Enterprise and Planning** is sought in order to resolve this matter prior to issuing the decision notice.

**10e**

**N/2016/0847**

**Erection of carriage storage and 2no. ground level tunnels**

**Northampton Society of Model Engines Delapre Park , London Road**

**NCC County Archaeologist** - In light of the location of the works outside the battlefield and the relatively small scale nature of the works it would be inappropriate to require the applicant to comply with the conservation management plan. In this particular occasion due to the minimal impact of the works no archaeological investigation will be required.

**Officer Response:** In light of the above Condition 3 is deleted from the recommended conditions.

**Police Crime Prevention Design Adviser** - no objection.

**Councillor Vicky Culbard** - Members of the Northampton Society of Model Engines work extremely hard and take great effort in all their planning and endeavours. They provide a safe, pleasant and affordable leisure activity for families and single people in Delapre and in Northampton in general. Support the application.

**10f**

**N/2016/0904**

**Change of use from dwelling (Use Class C3) to house in multiple occupation (Use Class C4) for 6 residents**

**22 Marriott Street**

Application **WITHDRAWN** by applicant.

**10g**

**N/2016/1057**

**Installation of 4no non-illuminated signs**

**Delapre Abbey, London Road**

**Historic England** have the following comments:

- Object to this application on heritage grounds.
- The signage is not in keeping with the spirit of preservation.
- The signs will be unjustifiably harmful to the setting of the listed buildings.
- The impact on the registered battlefield should also be considered.

**Officer Response:** The advice from NBC Conservation Officer is that the signs would not harm the setting of the listed building and are reversible. In this respect the perceived harm to the setting of the listed buildings would potentially be short lived and more appropriate signs could be installed in the future. If, however, the signs were to be fundamentally redesigned at this stage, the time this would take would mean that there would be no signage in place upon the opening of the Abbey to the public in November, which would put the success of the project in question. It is therefore still recommended that the proposed signs are approved. If the Committee does share concerns about their design, a further condition could be added limiting the time period for the display of the signs to allow alternatives to be considered but for there to be signage in place when the Abbey opens to the public would be advisable.

**County Archaeologist** - Clear that the signage is needed in order to allow the public to understand and enjoy the site however the groundworks associated with the placement of the signage wherever it is located will result in ground disturbance. The application does not contain a Heritage Statement nor any information with regard to archaeological mitigation. Advise that the applicant to provide further information to address this deficiency. If the application is to be permitted as submitted, a condition will be required to deal with the archaeology issue.

**Amended Condition 6:**

6) 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.