

## **Addendum to Agenda Items Tuesday 22<sup>nd</sup> November 2016**

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

5a

**N/2016/1416**

**Variation of conditions 2 (Reserved Matters) 3 (Plans) 6 (Development Height) 8 (Landscape Phasing Plans) 10 (b) Styleway Access) of Planning permission(S/2015/1798/EIA Variation of condition 3 (plans) S/2014/1603/EIA Extension of Pineham Business Park. (Application accompanied by an Environmental Statement) Minor amendments to facilitate suitable layout for plot 1 at Rothersthorpe Road/Style Way Kislingbury). To allow minor adjustment to redline site boundary, style way access arrangement and minor increase in maximum apex and haunch height on plot 2 (SNC Consultation)**

**Rothersthorpe Road/Style Way Kislingbury**

See report enclosed.

### **9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS**

9a

**N/2016/1193 AND N/2016/1196**

**Variation of Conditions 3, 9, 10 11, 12 and 14 of Planning Permission N/2014/1328 - Change of use to provide a community arts hub including 57 workshops, meeting spaces and associated amenities including alterations and refurbishment of existing buildings, erection of three storey building and demolition of existing structures and associated external works to change conditions from 'pre-commencement' to 'pre-commencement' on that part of works.**

**Variation of Conditions 3, 6 and 7 of N/2014/1329 - Listed Building application for change of use to provide a community arts hub including 57 workshops, meeting spaces and associated amenities including alterations and refurbishment of existing buildings, erection of three storey building and demolition of existing structures and associated external works - to change conditions from 'pre-commencement' to 'pre-commencement on that part of the works'.**

**34 Guildhall Road (Vulcan Works)**

No update.

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

10a

**N/2012/0909**

**Proposed residential development of 139 residential dwellings, garages and associated works including new access roundabout  
Land off Lancaster Way, Towcester Road**

**20 letters of objection** and an objection from the Buckingham Fields Community Action Group have been received. Comments can be summarised as:

- Questions are raised regarding the use of land that has been excluded from the application.
- The applicant does not control the entire site and areas of land are unregistered.

- Towcester Road is a heavily trafficked road and the proposed development would place a great pressure upon the highway system, including junctions and roundabouts.
- The roundabout in Lancaster Way is unnecessary.
- The proposed access from would be a potential safety hazard and the layout of the development would have an adverse impact on highway safety.
- The security of the development should be addressed.
- More detail regarding boundary treatments.
- A pedestrian crossing in Towcester Road should be provided.
- Increased walking would impact upon surrounding residential streets.
- The development would result in the loss of green space and would have an adverse impact on wildlife.
- More detail is required in respect of boundary treatments and construction management.
- The development would lead to a loss of green space.
- Concerns regarding the potential for land contamination are raised.

Comments have been received from the **Highway Authority** confirming that there are no objections to the layout and that previous issues have been resolved. If the application is approved, it is requested that it be subject to obligations within the legal agreement to secure improvements to the road network and public transport. Conditions are also requested in respect of a travel plan, a construction management plan, road maintenance, the provision of a pedestrian crossing and the provision of access.

**Officer response:**

The requests from the Highway Authority have been noted and the requested mitigation would be secured through either conditions or the legal agreement. It is also noted that no objections have been received from the Highway Authority to the layout of the development. These measures are sufficient to ensure that the proposal would have a neutral impact upon the highway system. In addition to these measures, conditions have been recommended that would ensure that details regarding boundary treatment and site levels are approved by the Council.

Whilst it is recognised that the development would result in the loss of green space in Lancaster Way, it is considered that this would be offset by the development of new spaces at the entrance to the development. The Section106 Agreement would ensure that these are available for public access and are maintained. The recommended conditions include additional mitigation in the form of landscaping and bat and bird boxes as well as the investigation and remediation of any contamination.

Following further correspondence from the **Lead Local Flood Authority**, Condition 8 has been amended and a further condition is recommended:

**8)** No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1in200 year plus climate change will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The details of the scheme shall include:

- a) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation basins.
- b) Cross sections of all control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves for all hydro brakes and any other flow control devices.

**Reason:** To reduce the risk of flooding both on and off site in accordance with the National Planning Policy Framework by ensuring the satisfactory means of surface water attenuation and discharge from the site. This condition is required in order to agree such details in a timely

manner.

**26)** No development shall take place until a detailed scheme for the maintenance and upkeep of every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter. This scheme shall include details of any drainage elements that will require replacement within the lifetime of the proposed development.

**Reason:** In order to ensure that the drainage systems associated with the development will be maintained appropriately and in perpetuity, to reduce the risk of flooding due to failure of the drainage system in accordance with the requirements of the National Planning Policy Framework. This condition is required in order to agree such details in a timely manner.

**10b**

**N/2016/0283**

**Hybrid application including full planning application for the erection of three dormer bungalows (plots 4, 5, 6) and outline planning application for the erection of three dwellings (plots 1, 2, 3) with access, layout and appearance to be considered. Demolition of outbuilding**

**The Leys Close , 39 Mill Lane**

Since writing the report, a public consultation exercise has commenced relating to the proposed alterations to the Kingsthorpe Conservation Area Boundary. The application site is not affected by the proposed amendments.

The stone wall on the front boundary, although referred to as iconic in some of the representations, is not in its original location and its potential for protection is limited.

In respect of impact on ecology, residents have reported sightings of bats around the site. The Bat Survey has confirmed the presence of bats, but no other ecological information was submitted with this application, although a report was submitted on an early application. Although the County Ecologist is satisfied with the Council's reasons for requesting only a Bat Survey, it is still considered appropriate to include a condition (Condition 6 in the report) relating to an Ecology Survey to be submitted.

For clarification in respect of the red oak that was located on the rear part of the site, this was the subject of an application which sought to remove the red oak some years ago. One of the reasons given was that it was growing through the summerhouse and therefore causing damage to the building.

**10c**

**N/2016/0985**

**Change of use from retail (Use Class A1) to a pub (Use Class A4)**

**45 St Giles Street**

No update.

**10d**

**N/2016/1091**

**Erection of three residential buildings comprising a total of 80 specialised supported living apartments (Use Class C3), together with associated access, parking, open space, bins and scooter stores**

**United Trades Club, Balmoral Road**

**WITHDRAWN** from the agenda.

**10e**

**N/2016/1093**

**Change of use from dwelling (Use Class C3) to a House In Multiple Occupation (Use Class C4) for 6 residents – retrospective**

**6 Stimpson Avenue**

Additional Comments from **NCC Highway** - whilst it is acknowledged that there is a good chance not all the residents of a HIMO will have a car, there is nonetheless a greater probability of a higher number of cars being associated with the property. Furthermore, as all residents will be of driving age, there is the real possibility the property could produce a demand for 6 vehicles. Any increase in demand will further exacerbate the problems, resulting in a much greater chance of dangerous parking and conflict between residents due to a lack of parking amenity.

**Officer Response:** As stated in officer report paragraphs 7.4 - 7.10, it is considered that in view of the recent appeal decisions, the Inspectors have given considerable weight to the sustainability of locations, while considering the impact on parking. As such, in view of the sustainable location of the application site, and number of occupants proposed, and that there is sufficient room within the site to require secure bicycle storage by condition, it is not considered that highway impacts would be so adverse as to recommend refusal on this basis.

**10f**

**N/2016/1145**

**Demolition of garage and dwelling and erection of three houses and three bungalows with associated works including access drive (outline application with all matters reserved except access and layout)**

**Garage Premises, 531 Harlestone Road**

No update.

**10g**

**N/2016/1212**

**Proposed re-roofing of a failed flat roof into a pitched gable roof**

**Gifford Court, Limehurst Road**

No update.

**10h**

**N/2016/1292**

**Change of use of existing dwelling to 3no. flats and demolition of existing rear outbuilding and erection of rear store - Part Retrospective**

**2 Elizabeth Walk**

**Condition 1** to be replaced with the following condition:

Within 3 months of the decision date, the rear outbuilding shall be demolished and the applicant shall provide confirmation in writing to the Local Planning Authority of the date of completion of demolition. The replacement storage building shall be erected before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 and in the interests of visual amenity to accord with Policy E20 of the Northampton Local Plan and S10 of the West Northamptonshire Joint Core Strategy.

**Additional condition to be added:**

**6)** The rear outbuilding hereby permitted shall be used solely for storage purposes ancillary to the approved flats at 2 Elizabeth Walk and shall at no time form a separate planning unit or for any other purpose.

**Reason:** In the interests of residential amenity to comply with the aims of the National Planning Policy Framework.

**10i**

**N/2016/1344**

**Change of use of part first floor to day centre (Use Class D1) to be used in conjunction with the proposed day centre on the second floor**

**24 Market Square**

No update.

**10j**

**N/2016/1372**

**Change of use from shop (Use Class A1) to a drop in centre**

**Kings Heath Post Office, 2 Park Square**

No update.

**10k**

**N/2016/1385**

**Change of use of two existing communal rooms within a block of flats into two one bedroom self-contained dwellings**

**Dover Court, St James Road**

**NCC Highways** - have stated that the number of parking spaces are not sufficient for the existing number of apartments therefore the applicant must increase the number of parking spaces by at least 2.

**Officer response:** As stated in the report, as part of the refurbishments for the whole site, parking spaces have been increased from 21 to 28 and secure cycle parking has been provided. Amended plans have been received to confirm this (drawing No. 16/22512/12 Rev P2 replaces drawing no. 16/22512/12 Rev P1). In addition the flats are sited in a sustainable location. The proposal is therefore considered to be acceptable in highway terms.

**10l**

**N/2016/1424**

**Installation of 1 no. temporary refrigerated storage container for a period of 2 years**

**Community Centre, Brunswick Place**

During the course of this application, the applicant has changed the refrigerator container to a standalone storage container. Therefore the description of the application has been amended to "Installation of 1 no. temporary storage container for a period of 2 years."

**Environmental Health** - would support the option with the non-refrigerated container with freezers installed inside them. That would essentially prevent noise problems overnight.

**Officer Response:** The applicant has confirmed that the non-refrigerated container would be installed on the site. The domestic freezers would be installed within the storage container. This would address the noise related issues raised by Environmental Health.

**Additional condition:**

**3)** The proposed timber cladding should be painted in dark green colour and retained thereafter.

**Reason:** In the interests of amenity as the Local Planning Authority consider the building is in keeping with the character of the area and in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and Policy E20 of Northampton Local Plan.

