

Addendum to Agenda Items Tuesday 14th February 2017

10. ITEMS FOR DETERMINATION

10a

N/2016/0083

Demolish existing dwelling and erect residential development of up to 12 dwellings, access road and associated works (Outline application including details of access)

135 Harlestone Road

No update.

10b

N/2016/1188

**Outline application for residential development with all matters reserved except access
Grazing Land, Mill Lane, Kingsthorpe**

Two further representations have been received. One from an adjacent resident who has previously commented and the second from an interested party from West Hunsbury. These representations have been sent to all Members of the Planning Committee.

Both representations have acknowledged that this application is finely balanced in terms of the importance of the open space and the contribution to the Council's 5 year land supply.

The local resident, Mr Linnell, has provided his notes that he is hoping to present at the meeting. This refers to the reference of the land in the Northampton Green Infrastructure Plan and sets out the impact on the River Nene Corridor. It refers to the loss of greenspace and that other developments would make more of a contribution to the 5 year land supply than the proposed 5 dwellings, including brownfield sites that are available and closer to the Town Centre. The representation also refers to the ecological value of the land.

The representation from Mr Hoare (West Hunsbury) raises more specific issues relating to the Green Infrastructure (GI) Plan, compliance with policy and the currency of the 5 year land supply.

Mr Hoare has referred to the Green Infrastructure Plan and in his early paragraphs, states that this has not been referred to in the Officer's report.

Officer's response:

Paragraph 5.6 of the Officer's report refers to other material considerations that have been taken into account when considering this application and includes a paragraph that notes the site is identified as being within the Brampton Arm of the River Nene and adjacent to Kingsthorpe Nature Reserve, in the GI Plan. This document is not part of the Development Plan but it will form part of the evidence base for the emerging Local Plan.

The Brampton Arm is a swathe of land extending from Market Harborough to the Borough Boundary and then over a distance of 5km within the Borough to the Waterside Enterprise Zone (close to the Town Centre). Improvements referred to may apply to projects along this entire area. Kingsthorpe Nature Reserve is identified as part of the linkage project and for other improvements. The site is currently used as grazing land and the GI Plan does not imply that this

land would be acquired and the nature reserve extended. As mentioned above the boundary will be defined through the Local Plan Part 2, rather than the GI Plan.

The report covers the relevance of Policies BN1 and BN5 of the West Northamptonshire Joint Core Strategy and the site has been considered in the context of these policies.

In respect of the most recent information for the 5 year land supply, the figure quoted in the report (April 2016) is the most recent figure. This was reported to Cabinet on 19th October 2016 and identifies the housing land supply for Northampton as being 3.1 years. This is an annual report so a further update is unlikely to be published until next autumn.

Mr Linnell has referred to the ecology of the area and has noted the potential presence of bats and badgers on the site. A badger survey was carried out during the course of the application and has been forwarded to NCC Ecology for information. This did not identify the presence of badgers on the land. A further survey, which will cover bats, badgers and any other protected species will be carried out prior to commencement of works on site.

Measures have been proposed to minimise the impact on the nature reserve in terms of protection of protected species, appropriate lighting. Materials and design are also considerations and this will be further considered in the detailed stage.

10c

N/2016/1264

Variation of Condition 1 of planning permission N/2000/981 to allow the use of the building as a free school

NBC Depot, Station Road

Comments received from **Crime Prevention Officer** on amended parking layout and arrangements:

No formal objection. The school is now providing more on-site parking spaces for staff which goes some way to reducing impact on local residents, and some local residents have entered into an informal agreement with the school regarding leasing parking spaces which will also help. Pleased to note this location is for a temporary period of time.

Additional Condition:

(6) Prior to the first use of the premises hereby permitted, details of the boundary treatment surrounding the parking area as indicated on drawing 'Proposed Ground Floor Layout Option 6' shall be submitted to the Local Planning Authority for approval in writing. The development shall be carried out in accordance with the approved details and maintained as such throughout the life of the development.

Reason: To ensure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and in the interests of highway safety in accordance with the National Planning Policy Framework.

10d

N/2016/1297

Change of use from single dwelling to 2 self-contained flats

69 Allen Road

No update.

10e

N/2016/1544

Variation of Condition 1 of planning permission N/2015/0001 to extend use of the existing

car wash for a further five years
NBC Surface Car Park, Commercial Street

No update.

10f
N/2016/1579
Proposed tractor shed, store and pavilion
Fernie Field Sports Ground, Fernie Field

No update.

10g
N/2016/1697
Change of use of two communal rooms into two one bedroom self-contained dwellings
Woodstock, Cliftonville Road

No update.

10h
N/2016/0005
Change of use from dwelling (Use Class C3) to house in multiple occupation (Use Class C4) for 5 persons
54 Bostock Avenue

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. The parking survey submitted with the application reflects that there is no residual parking capacity. 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 7.6 - 7.12, 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, it is not considered that highway impacts would be so adverse as to recommend refusal on this basis.

1 additional representation has been received raising objection on the social issues related to the HIMO, loss of a family home and parking grounds.

Officer Response: All the issues raised in this additional representation are already discussed in officer's report.

12. ITEMS FOR CONSULTATION

12a
N/2017/0021
Outline application for development of up to 125 dwellings, including affordable housing, access and associated works, open space including strategic landscaping, sports pitches and children's play space, car and coach parking area to serve Moulton School and local community
Land to the south of Boughton Road, Moulton

No update.

