

## **Addendum to Agenda Items Tuesday 9<sup>th</sup> May 2017**

### **7. OTHER REPORTS**

**7a**

**N/2017/0102**

**Amendment to S106 Heads of Term in relation to planning application N/2017/0102 to vary Conditions 2, 6, 15, 22, 23 and 27 of Planning Permission N/2016/0412 (Demolition of farmhouse, associated building and residential property of 'Little Norway'. Construction of two Warehouse and Distribution units (Use Class B8) with ancillary office accommodation, together with earthworks, access, services yards, parking arrangement, landscaping and other associated infrastructure including creation of footpath) to amend layouts of the warehouse units in response to specific requirements from Decathlon**

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

The Highway Authority has requested that the Section 106 Agreement also include a financial contribution to fund monitoring of the Travel Plan by NCC and the applicant has agreed to enter into such an obligation. Given that this would assist in ensuring the Travel Plan is properly implanted and maintained, it would support the objective of promoting more sustainable means of travel. As a consequence, agreement is also sought to including this matter within the expanded list of Heads of Terms.

**7b**

**N/2017/0401**

**Variation of Section 106 Legal Agreement in relation to Outline Planning Permission N/2015/0647 for residential development of up to 195 dwellings  
Former Kingsthorpe Middle School, Northfield Way**

No update.

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

**10a**

**N/2016/1050**

**Demolition of existing building and construction of a Lidl food store with associated landscaping, car parking and formation of new access  
9-15 Gambrel Road**

**Additional condition:**

25) No development shall take place until full engineering, drainage and constructional details of the highway improvement works currently shown indicatively on plan ref.160603/02/A have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.

Reason: In the interests of highway safety in accordance with the requirements of the National Planning Policy Framework. This condition is required in order to ensure the agreement of such details in a timely manner.

**Amended condition:**

8) Notwithstanding the details submitted, full details of CCTV shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and shall be 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.

**10b**

**N/2016/1022**

**Proposed erection of 5 dwellinghouses on land off Crestwood Road, south of Eastern District Social Club  
Eastern District Social Club, Crestwood Road**

**Growing Together Neighbourhood Forum** – suggest that the extension of improvements to the access road as far as Lodge Farm Community Centre and restrictions to parking on it to prevent obstruction, these should be conditioned of any permission granted. Also suggest that a legal right to use the road to access the Community Centre should be built into planning conditions. The basis for these suggestions is in Policy CO2 of the Growing Together Neighbourhood Plan which states that “loss of community facilities will not be permitted”. The potential loss of access to a facility would be tantamount to actual loss of that facility. It is also important that access for emergency services is not impede.

**Councillor Janice Duffy** – the traffic situation in this location is already alarming and more housing would exacerbate the problem.

**10c**

**N/2017/0008**

**Change of use from dwelling (Use Class C3) to a house in multiple occupation (Use Class C4) for 5 persons (Retrospective)  
38 Clare Street**

**NCC Highway** – objection to the application. Whilst it is acknowledged that there is a good chance not all 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. As all residents will be of driving age, there is the real possibility the property could produce a demand for 5 vehicles at times. It is clear that the surrounding area has received a high number of parking tickets, despite there being double yellow lines in place, vehicles persistently resort to parking on them because of the lack of available spaces in the immediate vicinity and also the wider area. The conversion to HIMO would further exacerbate the already severe impact in the area.

The applicant has submitted revised plans, which confirm that it is proposed that the existing ground floor office be replaced by a living room. In order to secure a good standard of amenity for the future occupiers of the development, a further condition is recommended that would require these works to take place.

**Additional conditions:**

5) Within one month from the date of this permission, the ground floor office shall be removed and replaced by a living room as shown on drawing 38CS:PA:01revA/01, which shall be retained in that form to be used by the residents thereafter.

Reason: In the interests of securing a good standard of amenity in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

6) The basement room shall be used as a store for all residents of the property only and shall be maintained as such for the duration of the use hereby permitted for the avoidance of doubt, the basement shall not be used as a bedroom at any time.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of accommodation is provided, in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

**Amended condition:**

1) The development hereby permitted shall be carried out in accordance with the following approved plan: 38CS:PA:01revA/01.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

**10d**

**N/2017/0081**

**Proposed single storey side and rear extension including garage conversion  
20 Reedhill**

No update.

**10e**

**N/2017/0232, N/2017/0233, N/2017/0234, N/2017/0235, N/2017/0236, N/2017/0237**

**Refurbishment of existing blocks including alterations to balconies; installation of security gates and fence; bin storage and sheds; alterations to paths and landscaping and alterations to parking areas**

**Six sites in Park Drive, Park Walk, North Oval, South Oval, Park Crescent East and Severn Drive, Kings Heath**

**Police Crime Prevention Design Adviser** - confirming that the balcony design is acceptable and in line with recommendations and also that the bin store design is in line with Arson Task Force guidance. Concerns also raised as to the details of security measures and the positioning of play equipment which may lead to noise and disturbance.

**Northampton Partnership Homes** – play area proposed in the communal area close to the homes to allow parents to supervise their children more easily.

**Officer response** - the security of the blocks would be significantly increased by these proposals, notwithstanding the detailed design of the measures proposed. In respect of the play equipment, this would be behind security fencing and therefore would only be able to be used by children resident in the adjacent block therefore not resulting in any

significant noise impact over and above that which would result from the children playing in this area without the equipment.

**10f**

**N/2017/0253**

**Change of use from dwelling (Use Class C3) to a house in multiple occupation (Use Class C4) for 4 persons**

**27 Ethel Street**

**Additional condition:**

6) The basement room shall be used as a store for all residents of the property only and shall be maintained as such for the duration of the use hereby permitted for the avoidance of doubt, the basement shall not be used as a bedroom at any time.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of accommodation is provided, in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

**10g**

**N/2017/0254**

**Prior Notification of Change of Use from Offices (Use Class B1a) to Residential (Use Class C3) for 20 studio flats**

**Castilian Chambers, 2A Castilian Street**

No update.