

Addendum to Agenda Items Tuesday 26th September 2017

7. OTHER REPORTS

7a

N/2013/1035

Application for the discharge of planning conditions 1 (Masterplan and Design Code), 2 (Phasing Plan), 25 (Archaeological Work), 28 (Ecological Construction Method Statement) and 29 (Landscaping and Ecological Management Plan) in relation to outline planning permission N/2013/1035 for the Northampton South Sustainable Urban Extension (SUE), land south of Rowtree Road and west of Windingbrook Lane

No update.

7b

N/2017/0988

Variation of S106 of Planning Application N/2010/0785 (Outline Application for the demolition of existing B8 business units and erection of 14no 2 bed and 8no 1 bed apartments, formation of new access and parking areas) relating to affordable housing provision

H Brown Removals, 174 St Andrews Road

No update.

10. ITEMS FOR DETERMINATION

10a

N/2017/0025

Part demolition and conversion of existing building to 54 apartments and erection of new three storey building to provide a further 10 apartments, together with bin and cycle storage and parking

Barker Buildings, Countess Road

Amendment to Reason for Condition 8 as follows:

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Cores Strategy. This is a pre-commencement condition to ensure that details are agreed in a timely manner.

Condition 14 amended to remove reference to bin storage as follows:

14) The access, access gates, car parking and cycle parking provision shall be laid out in accordance with the details shown on drawing no. FPD_201 rev F prior to occupation of the development hereby permitted and retained thereafter.

Reason: To ensure a satisfactory standard of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

Additional Condition:

16) Notwithstanding the submitted plans, details for the storage of refuse and recycling shall be

submitted for approval in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior occupation of the development hereby permitted and retained thereafter.

Reason: To ensure a satisfactory standard of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

10b

N/2017/0517

Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants

18 London Road

No update.

10c

N/2017/0690

Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants

47 Southampton Road

Item **WITHDRAWN** from addendum.

10d

N/2017/0868

Erection of new dwelling

12 The Avenue, Dallington

Amendment to Reason for Approval:

The proposed development represents an appropriate land use and would have a neutral impact upon the occupiers of neighbouring properties, the character and appearance of the surrounding area and the highway system. The development is therefore in conformity with the requirements of the National Planning Policy Framework, Policies BN3, S10 and H1 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.

10e

N/2017/0947

Variation of Condition 2 of Planning Permission N/2016/0773 (Erect Single Storey Building for Convenience Store) to amend plans to change windows/shop front and installation of external roller shutter under canopy. Retrospective.

St Peters House, Castle Street

Amended Conditions 2, 3 and 4:

(2) Full details of all external lighting and CCTV shall be submitted to and approved in writing by the Local Planning Authority within three months from the date of this permission. The approved details shall be fully implemented within one month from the date of the approval and retained thereafter.

Reason: To secure a satisfactory standard of development in accordance with Policy 1 of the Central Area Action Plan.

(3) Within three months from the date of this permission, a scheme shall be submitted to and approved in writing by the Local Planning Authority that specifies the external sources of noise on the site and the provisions to be made for its control (this might include air conditioning units and extract fans). The approved agreed shall be implemented within one month from the date of the approval and retained thereafter.

Reason: In order to safeguard the amenities of adjoining/nearby occupiers and in accordance with Policy S20 of the West Northamptonshire Joint Core Strategy.

(4) Within three months from the date of this permission, details of the provision for the storage of refuse and materials for recycling shall be first submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented within one month from the date of the approval and thereafter retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy 1 of the Central Area Action Plan.

10f

N/2017/0948

Variation of Condition 2 of Planning Permission N/2016/0771 (External Alterations to Tower Block including Recladding and Enclosure of Balconies, Refurbish Communal Areas and Ground Floor Extensions) to amend the entrance elevation of the ground floor extension.

Retrospective

St Katherines Court, Castle Street

No update.

10g

N/2017/0957

Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants

49 Birchfield Road

No update.

10h

N/2017/0998

Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 3 occupants

56 St Leonards Road

Private Sector Housing – the amenities and facilities indicated on the submitted plans would be sufficient for a 3 person HIMO.

The area concentration has been increased to **12.5%** following further investigation by the Council. The figure also includes the 3 other undetermined applications.

10i

N/2017/0999

Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 3 occupants

145 Euston Road

No update.

10j

N/2017/1000

Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 3 occupants

101 Euston Road

The area concentration has been increased to **12.1%** following further investigation by the Council.

10k

N/2017/1027

Removal of Condition 2 of Planning Permission N/2014/1209 (the erection of a pedestrian footbridge to cross the brook) to allow for the permanent retention of the footbridge Westbridge Motor, St James Road

Amendment to Reason for Approval:

The proposal would assist in improving the parking facilities available for an established business and would not adversely impact on the character and appearance of the area or existing flood conditions in accordance with Policies S10 and BN7 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan and the aims and objectives of the National Planning Policy Framework.

10l

N/2017/1040

Extension, internal alterations and Change of Use from 6 bed House in Multiple Occupation (Use Class C4) to 7 bed House in Multiple Occupation (Sui Generis) for 7 occupants 42 Vernon Walk

NCC Highway – confirmed that their previous comments (paragraph 6.1 of the report) were incorrect as the site is not within a Residents' Parking Zone. It is noted that demand for parking adjacent to the site is extremely high. Due to the layout of the roads, it is considered that parking will be impacted on Vernon Walk, Vernon Street, and nearby Stockley Street and that parking levels would exceed the maximum capacity before dangerous parking practices become prevalent.

The LHA object as the proposal would further exacerbate existing parking problems in the area and increase demand where there is no residual capacity and potentially increase parking on double yellow lines, across dropped kerbs and on the corners of junctions.

Officer response - as the proposal relates to an increase of one resident only and the site is highly sustainable being close to the Wellingborough Road local shopping centre, it would be difficult to sustain a refusal on highway safety grounds as the proposal would comply with the Council's Interim Planning Policy Statement on HIMOs.

10m

N/2017/1075

Retention of wooden summer house (Retrospective) 39 Wheatfield Road

Amended Condition 1 as follows:

1. The outbuilding hereby permitted shall be used ancillary to the enjoyment of No. 39 Wheatfield Road as a dwellinghouse and shall at no time be used for any commercial purpose or form a separate planning unit.

Reason: For the avoidance of doubt as a separate planning unit would be undesirable in this location in accordance with Policy E20 of the Northampton Local Plan.

12. CONSULTATION

12a

N/2017/1064

Outline application for residential development of up to 110 dwellings with access Phase 3, Land at Wootton Fields, Newport Pagnell Road – Consultation by South

Northamptonshire Council

No update.