

## **Addendum to Agenda Items Tuesday 21<sup>st</sup> November 2017**

### **7. OTHER REPORTS**

**7A**

**N/2017/1104**

**Application for the permanent diversion of a footpath  
Land south of Bedford Road**

No update.

**7B**

**N/2017/1312**

**Consultation on proposals for a rail freight interchange (including warehousing) and  
associated highway works  
Land to the West of Junction 15 of M1 motorway**

**NBC Conservation** – The site is separated from Collingtree Conservation Area by the M1 motorway, such that it no longer contributes to the context or visual setting of Collingtree village. Views outwards from High Street, Collingtree, to the south-west are already restricted by the high acoustic fence alongside the motorway. The application proposes bunding and landscaping to screen the proposed sheds. However, without knowing the height of the proposed sheds, it is difficult to determine whether distant views southwards from Collingtree, would still be affected. The main impact would appear be the severance and re-routing of the footpath/drovers road across the site, which historically provided a link from Collingtree across open countryside towards Blisworth.

I would describe the overall level of harm to Collingtree Conservation Area as likely to be less than substantial, in which circumstance, the harm would need to be weighed against the wider public benefit of the development, in accordance with paragraph 134 of the NPPF.

### **9. NORTHAMPTON BOROUGH COUNCIL APPLICATION**

**9A**

**N/2017/1362**

**Remodelling and extension of museum. New courtyard extension to provide a new shoe gallery, cafe and multi-functional space and to link the buildings. New sub-station. Demolition to facilitate the extension. Change of use from Offices (Class B1) to museum (Class D1)  
Central Museum & Art Gallery, 4 Guildhall Road**

**NCC Archaeology** – following the submission of additional information, the County Archaeologist believes it is highly unlikely that the extension foundations will impact on important archaeological remains.

**Anglian Water** – recommend that condition is imposed requiring details of a surface water strategy.

**Additional Condition:**

**13)** No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved.

**Reason:** To prevent environmental and amenity problems arising from flooding in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

## **10. ITEMS FOR DETERMINATION**

**10A**

**N/2016/1096**

**Erection of canopy and deck platform area (part retrospective)  
Chilli Village, 145 Wellingborough Road**

**Councillor D Stone** has concerns over fire safety implications of structure.

**10B**

**N/2017/0695**

**Change of use from dwellinghouse (Use Class C3) to house in multiple occupation (Sui Generis) for 7 occupants and 1no. self-contained unit for 1 person  
46 Guildhall Road**

The owner of a nearby HIMO wants to make it known that the refuse solution for the HIMO is not sufficient. He states that he has an 11 bedroom HIMO 2 doors up from the property and he has been asking Northampton Streetcare and Enterprise for a better solution to the problem. He states that the green bin bag solution is not sufficient for larger properties and the large amount of bags left on the streets is unsightly. He has previously suggested bin storage is provided at the rear of the property, however as the land to the rear is in private ownership and it is not something that the Council can insist on.

**Councillor D Stone** – this application represents overdevelopment.

**10C**

**N/2017/0836**

**Outline Planning Application for the development of up to 50no dwellings with associated access, green infrastructure, open space and landscaping (all matters reserved except for access)  
Land Rear of Hunsbury Park Primary School, Dayrell Road**

No update.

**10D**

**N/2017/0949**

**Variation of Condition 2 of Planning Permission N/2016/0772 (demolish existing flats and erect three storey building with nine flats on ground floor and nine maisonettes on upper floors) to amend roof design to the three storey element, replacing capping with a parapet wall  
33 Little Cross Street**

No update.

**10E**

**N/2017/0983**

**Change of use from dwellinghouse (Use Class C3) to house in multiple occupation (Sui**

**Generis) for 11 occupants and installation of new windows and doors  
3 St Peters Gardens**

**Councillor D Stone** – this is a conservation area and needs to be protected from inappropriate and overdevelopment.

**Officer response** – the application site is not within a conservation area.

**10F**

**N/2017/1029**

**Demolition of Nos. 1-6 and 14-17 Toms Close and development of 21no new build affordable dwellings and associated landscaping  
Development Land, Toms Close**

No update.

**10G**

**N/2017/1034**

**Change of Use from dwellinghouse (Use Class C3) to house in multiple occupation (Use Class C4) for 3 occupants  
39 Victoria Road**

**Councillor D Stone** - Victoria Road is already under intense pressure from overdevelopment and it is making family life for families living there very stressful indeed. This adds to overdevelopment.

**10H**

**N/2017/1069**

**Change of use from dwellinghouse (Use Class C3) to house in multiple occupation (Use Class C4) for 5 occupants  
41 Abbey Road**

No update.

**10I**

**N/2017/1091**

**Conversion and extension of former council office building to form restaurant and hot food takeaway, new retail units and student accommodation within 3 apartments, ancillary bins and bike storage areas; erection of entrance canopy and awning; change of use of footway to introduce outdoor seating area on Fish Street  
14 Fish Street**

No update.

**10J**

**N/2017/1123**

**Conversion of existing dwelling into two flats  
90 Towcester Road**

No update.

**10K**

**N/2017/1140**

**Retention of replacement windows 24-35 Redruth Close  
24-35 Redruth Close**

No update.

**10L**

**N/2017/1153**

**Change of Use from dwellinghouse (Use Class C3) to house in multiple occupation (Use Class C4) for 4 occupants – retrospective**

**48 Poole Street**

**Councillor D Stone** - Poole Street needs to be protected for family living in a balanced community and we must not allow the community to become unbalanced with overdevelopment.

**10M**

**N/2017/1156**

**Retention of replacement of windows at 5-16 & 37-48 Coverack Close**

**5 Coverack Close**

No update

**10N**

**N/2017/1157**

**Retention of replacement windows at 26 - 37 & 52 - 63 & 76 - 87 Cambourne Close**

**26 Camborne Close**

No update.

**10O**

**N/2017/1204**

**Change of use from dwellinghouse (Use Class C3) to house in multiple occupation (Use Class C4) for 3 occupants**

**63 Oxford Street**

A further review confirms that the concentration of HIMO's within a 50 metre radius should be 4.23% including the application for 63 Oxford Street, not 2.8%.

**10P**

**N/2017/1283**

**Prior Notification of the proposed installation of a 20m monopole supporting 3no antenna, 2no dishes and associated ground based equipment cabinet and ancillary development  
Telecommunications Equipment, Kingsley Road**

Nine further objections have been received. Comments can be summarised as:

- Whilst the height of the mast has been reduced, it is still taller than the trees and would detract from views across the Racecourse and Kingsley Road.
- The need for the mast has not been demonstrated.
- The mast is unnecessary and would support obsolete technology.
- The new mast would not address existing shortfalls of service within the area.
- The proposal would have an adverse impact upon the Conservation Area.
- The public benefits of the proposal do not outweigh the harm to the historic environment.
- Alternative sites could accommodate the proposed development.

**10Q**

**N/2017/1293**

**Prior Notification for demolition of 11no garages at the rear**

**Lock Up Garages, Stanley Road**

No update.

**10R**

**N/2017/1304**

**Change of Use from dwellinghouse (Use Class C3) to house in multiple occupation (Use Class C4) for 3 occupants  
11 Southampton Road**

A further review confirms that the concentration of HIMO's within a 50 metre radius should be 11.5% rather than 10.1%.

Neighbour objection received on parking and impact on community through loss of a family home.

**10S  
N/2017/1305  
Two storey and single storey extension  
24 Drydale Avenue**

No update.

**10T  
N/2017/1317  
Conversion of 3no residential garages and bin storage areas to a 2 bedroom flat on the lower ground floor of the existing block of flats  
Garage 1 Garage Block, Moat Place**

No update.

**10U  
N/2017/1391  
Demolish existing single storey element and construct new single storey rear extension  
8 Toms Close**

No update.

**10V  
N/2017/1412  
Prior Notification for the demolition of 2no semi-detached dwellings (41A Eastfield Road and 2 Northfield Road)  
41A Eastfield Road, Duston**

No update.

**10W  
N/2017/1416  
Prior Notification for demolition of garage block  
Lock Up Garages, Eden Close**

No update.

## **12. ITEMS FOR CONSULTATION**

**12A  
N/2017/1213  
Mixed use development comprising of up to 1050 dwellings (C3), B1 employment, residential care home (C2), park and ride facility of up to 500 spaces, local centre (A1/A2/A3/A5), primary school, public open space and associated highways and drainage infrastructure. All matters reserved except access  
Land at Brampton Lane, Boughton**

A copy of an objection letter from **Boughton Parish Council** sent to Daventry District Council has been received. However, as the Council is also a consultee in the process, the Parish Council's

comments will be considered by Daventry District Council.