

Addendum to Agenda Items Tuesday 13th February 2018

7. OTHER REPORTS

7a

N/2018/0111

**Variation to Section 106 Agreement in relation to Planning Permission 11/0046/FULWNN to amend BREAAAM rating for the development
Sites F And G Upton , High Street, Upton**

No update.

10. ITEMS FOR DETERMINATION

10a

N/2017/1045

**Hybrid application including outline application with all matters reserved except access for the demolition of the existing garage and construction of 3 houses to the rear of the property and making good side wall of existing dwelling
Land at and rear of 36 Booth Lane South**

No update.

10b

N/2017/1097

**Erection of 81no dwellings including new vehicular access from Billing Brook Road
Emmanuel Church Middle School, Birds Hill Walk**

Amended Conditions:

(3) The development hereby permitted shall be carried out in accordance with the materials detailed on drawing numbers 40947 032E, 40947 033A, 40947 035.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surrounding in accordance with Policy E20 of the Northampton Local Plan.

(14) The development hereby permitted shall be carried out in accordance with the boundary plan detailed on drawing number 40947 028E.

Reason: In the interests of securing a satisfactory form of development in accordance with the requirements of the National Planning Policy Framework.

Officer comment:

In the report reference to Birds Hill Road should read Birds Hill Walk.

Billing Brook School is located on the opposite side of Billing Brook Road and not Birds Hill Walk.

10c

N/2017/1144

**Change of Use of Belgrave House from offices (Use Class B1a) to student accommodation
(Sui Generis)**

Belgrave House, Greyfriars

Amended Condition:

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 100, 101, 112, 113, 114, 115, 116, 121, 122 1, 123 1 and 126.

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

10d

N/2017/1145

**External alterations to include replacement double glazing and associated column panelling, erection of lift core and new access from lower level and associated works
Belgrave House , Greyfriars**

No update.

10e

N/2017/1393

**Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants (retrospective)
68 Rothersthorpe Road**

No update.

10f

N/2017/1520

**Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants (Retrospective)
48 Gray Street**

No update.

10g

N/2017/1539

**New build dispensing pharmacy
Land at Blackthorn Local Centre, Blackthorn Bridge Court**

No update.

10h

N/2017/1566

**Reserved Matters application pursuant to planning permission N/2013/1035 (Sustainable Urban Extension to comprise up to 1,000 dwellings) for the approval of Phase 1 development comprising 349 dwellings served by a new access from Windingbrook Lane, re-configuration of part of the Golf Course including new temporary hole 17, children's play area, drainage attenuation and demolition of all existing buildings and structures within the site
Phase 1 Land south of Rowtree Road and west of Windingbrook Lane**

Additional Comments from NCC Ecologist: Pleased that the updated landscape plans and Landscape and Ecology Management Plan (LEMP) have been updated to reflect previous comments.

Additional Neighbour Comment: The application has twice been amended with no accompanying explanation of the changes; concerned whether the changes have been adequately considered. Also concerned at the traffic impacts of the proposal. The application should be refused to protect interests of neighbouring residents.

Officer Response: The overall layout and number of units has changed as a result of the amendments to the application, with the main change comprising the replacement of an allotment adjacent to the Collingtree village boundary with a community orchard in response to feedback from stakeholders. Other changes to the have application have been more minor in nature and include small adjustments to the siting of dwellings to improve separation distances between properties; additional visitor parking spaces and repositioning of allocated parking spaces to ensure that they are not directly in front of neighbouring properties; paths to rear gardens added to allow bin storage in rear gardens; clarification of junction visibility splays, vehicle tracking and extent of highway land; introduction of side windows to properties such as on corner plots; revisions to enclosures; additional tree planting; and more detail of the new play equipment and associated surfacing.

However, as it is likely that further revised plans will be submitted by the applicant to address further comments from the Highway Authority. It is recommended that delegated authority is given to the Head of Planning to amend the final wording of some of the planning conditions as a result of these minor technical changes before issuing the formal decision notice.

Amended Officer Recommendation:

Paragraph 1.1 of the report to be amended to **APPROVAL IN PRINCIPLE** subject to the conditions and reason in the Committee Report, with delegated authority to the Head of Planning to agree minor technical details following receipt of further amended plans and amend any planning conditions as necessary.

Paragraph 12.1 of the report to be amended to “The development is CIL liable”.

10i

N/2017/1567

**Change of Use from Offices (Use Class B1) to House in Multiple Occupation (Sui Generis) for 10 occupants
23 Billing Road**

No update.

10j

N/2017/1574

**Change of use of existing 7no person care home to 3no apartments and 2no studio apartments
121 Colwyn Road**

No update.

10k

N/2017/1591

**Conversion of existing dwelling into 2 flats including single storey rear extension
95 Clarence Avenue**

Given that the proposed first floor flat has no direct access to the rear amenity space where any proposed cycle storage would be located, Condition 6 has been amended to reflect this to refer to the ground floor flat only.

Amended Condition:

(6) Prior to the occupation of development, full details of facilities for the secure parking of a bicycle for the ground floor flat shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and fully implemented prior to the development being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy.

10l

N/2017/1602

**Demolition of existing conservatory, erection of part two storey/part single storey rear extension and two storey side extension and erection of front porch
19 Mendip Road**

No update.

10m

N/2017/1604

**Change of use to a House in Multiple Occupation (Use Class C4) for 5 occupants
5 Gray Street**

Amended Condition:

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan and 1722/D1a.

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

Paragraph 7.7 should read:

The application property does not benefit from any on plot parking, but is located within easy walking distance to the facilities on Gray Street. It is considered that the application site is in a sustainable location within **460 metres of bus stops on Kettering Road**. In this regard, the proposal is considered to be in accordance with the requirements of the IPPS in respect of parking considerations.

10n

N/2017/1639

**Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 3 occupants
60 St Leonards Road**

Item **WITHDRAWN** from agenda.

10o

N/2017/1645

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

No update.

10p

N/2017/1659

**Outline planning permission with all matters reserved except access for 4 residential dwellings with associated car parking and access from Booth Rise
58 Booth Rise**

NCC Ecology Advisor – no objection but requested that additional pre-commencement checks are undertaken in respect of badgers and that suitable boundary treatment is placed around the site during construction process.

Amended Condition:

(10) Prior to the commencement of development a Construction Environment Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved plan, which shall include:

- The control of noise and dust during the development process;
- Traffic management and signage during construction;
- Enclosure of each phase or sub-phase development sites during the construction process;
- Provision for all site operatives, visitors and construction vehicles loading, parking and turning within the site during the construction period;
- Arrangements during the construction period to minimise the deposit of mud and other debris on to the adjacent highway;
- The safe means of access of construction traffic to the site;
- Routing agreement for construction traffic; and
- The hours in which deliveries and construction works would take place;
- Pre-commencement survey into potential badger activity.

Reason: In the interests of securing a satisfactory impact upon the highways system and neighbour amenity in accordance with the requirements of the National Planning Policy Framework. This condition is required pre-commencement to ensure that such details are agreed in a timely manner.

10q**N/2017/1699****Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants (retrospective)****19 Margaret Street**

Following a review of records, it has been established that there are in fact 10 existing HIMO's within the 50m radius of the site, rather than 9 as stated in the Committee report. This means that this application would bring the area concentration to 9.6% rather than 8.7%. This is still within the threshold of 15% and therefore the recommendation is unchanged.

10r**N/2018/0069****Variation of Condition 7 of Planning Permission 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 the ground floor and nine maisonettes on upper floors - to amend roof design to the three storey element, replacing capping with a parapet wall) to revise the Construction Management Plan****33 Little Cross Street**

Item **WITHDRAWN** from agenda.

10s**N/2018/0096****Retention of 2no velux windows and log burner flue (retrospective)****107 Exeter Place**

No update.