

Addendum to Agenda Items Tuesday 22ND January 2019

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATION

Item 8a

N/2018/0904

**Outline application with all matters reserved except access for up to 132no dwellings
Parklands Middle School, Devon Way**

One further letter of objection has been received which raises traffic concerns; traffic issues are addressed in paragraphs 6.9 and 7.25-7.32 of the Committee Report.

Amended Condition 18 (surface water drainage system verification report)

Following further review, it is agreed that the Condition should be amended to include provisions for the submission of a timetable for the drainage verification should the development be constructed in a phased manner as set out below:

18. Prior to the occupation of the development hereby permitted or in accordance with a timetable that has previously been submitted to and approved in writing by the Local Planning Authority, a verification report(s) for the installed surface water drainage system for the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent the increased risk of flooding, both on and off site, in accordance with Policy BN7 of the West Northamptonshire Joint Core Strategy.

Condition 23 (accessible and adaptable homes) to be removed.

Following further review, it is considered that the Council has no up to date policy in respect of accessible homes and that Condition 23 does not meet the necessary or reasonable tests. The requirement is being assessed as part of the Local Plan Part 2 process.

10. ITEMS FOR DETERMINATION

Item 10a

N/2018/0690

**Variation of Conditions 2 and 3 of Planning Permission N/2017/1097 (Erection of 81no dwellings including new vehicular access from Billing Brook Road) to relocate flats west within the site, reconfigure parking layout and associated repositioning of plots 068-075
Former Emmanuel Church Middle School, Birds Hill Walk**

The **Highway Authority** has confirmed that the Travel Plan is acceptable and therefore Condition 21 is amended accordingly.

Condition 21

The approved Travel Plan (Version1, 17 October 2018) shall be implemented in accordance with the agreed details.

Reason: In the interests of promoting more sustainable means of travel in accordance with the National Planning Policy Framework.

Item 10b

N/2018/0774

**Erection of 118 dwellings, vehicular access to Berrywood Drive, drainage infrastructure and public open space
Land West of St Crispin Drive**

One further letter of objection received, the comments of whom are summarised as follows:

- A row of trees has already been removed, which would seem to coincide with proposed vehicular access.
- Increased traffic on Berrywood Road.
- It will affect public right of way.
- Within Conservation Area.

Officer Comment:

In response, a separate application has been submitted and approved for tree removal. Concerns raised regarding traffic, the public right of way and impact on the Conservation Area are addressed in the committee report.

South Northamptonshire Council has made the following observations:

- The use of the land to the south of the application site should be clarified and how it will connect into the proposed development and Norwood Farm/Upton Lodge.
- NBC to secure vehicular connection between site and Norwood Farm by way of legal agreement, with agreed co-ordinates and road specification.
- NBC to note comments in respect of design – missed opportunity to create active frontage with Berrywood Road/ St Crispin Drive, public footpath/bridleway should be relocated to east edge to front of new dwellings, gardens backing onto open space.
- NBC to secure appropriate pro rata Section 106 contributions, to mitigate impact of the development.

Officer comment:

- The land to the south of the application is designated open space associated with the residential development to the south.
- Section 1.1.1 and 7.39 – amended to include ‘provision of link road to western boundary’.
- The retention of the alignment of the public bridleway and presence of TPO trees prevents the provision of an active frontage along the eastern boundary; the open space onto which gardens in the north/north west of the site is not proposed as public open space and is intended to be for the use of the Countryside Centre and enclosed.
- The development will secure the appropriate level of Section 106 contributions as detailed in the officer report.

Amendments to Conditions:

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 10010/01 Rev A, 10010/22 Rev B, D1906/PL1, D1906/PL2, D1906/PL5, D1906/PL6, NB51/7/PL1, NB51/7/PL6, NB51/7/PL7, PD51/7/PL1, PD51/7/PL6, PA49/7/PL1, PA49/7/PL6, PA49/7/PL7, PD411/7/PL1, PD411/7/PL6, PA48/7/PL1, PA48/7/PL6, PD410/7/PL1, PD410/7/PL6, PB33-G/7/PL1, PB33-G/7/PL6, PB33-G/7/PL7, PA34/7/PL1, PA34/7/PL6, AA31/6/PL1A, AA31/6/PL6A, AA23/6/PL1A, AA23/6/PL6, A740-A740/6/PL1A, A740-A740/6/PL6A, 10010/03 Rev A.

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

8. Condition is removed. Following further review, it is agreed that the Council has no up to date policy in respect of accessible homes and that the condition does not meet the necessary or reasonable tests. The requirement is being assessed as part of the Local Plan Part 2 process.
13. The development shall not commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority relating to that phase. The CEMP shall include the following:-
- a) The management of traffic and routing during construction: to address site access, routes within site kept free from obstruction, tracking of the largest construction vehicle into/out of the site, wheel washing, travel plan for construction workers, loading and unloading, vehicle parking and turning areas, a scheme for prevention of surface water discharges onto the highway;
 - b) Location of access points for site traffic;
 - c) Detailed measures for the control of dust during the construction phase of development;
 - d) The location and size of compounds;
 - e) The location and form of temporary buildings, adverts and hoardings;
 - f) Details for the safe storage of any fuels, oils and lubricants;
 - g) Construction of exclusion zones to prevent soil compaction for large scale planting areas, and remediation of any soil compaction;
 - h) A scheme for the handling and storage of topsoil;
 - ij) Details of any temporary lighting;
 - j) Procedures for maintaining good public relations including complaint management, public consultation and liaison;
 - k) Measures for the control of noise emanating from the site during the construction period;
 - l) Construction Plant Directional signage (on and off site);
 - m) Provision for all site operatives, visitors and construction vehicles, loading and unloading of plant and materials;
 - n) Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from construction works including confirmation of any material exports, routing and deposition sites.
 - o) Details of hours of operation and delivery times.

The approved CEMP and measures contained therein shall be adhered to throughout the construction period.

Reason: In the interests of the protecting the surrounding environment and amenity, and highway impacts in accordance with Policies S10 and BN9 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework. Pre-commencement condition to ensure details are agreed in a timely manner.

17. Notwithstanding the submitted details, prior to installation, details of the proposed gates for the ecological mitigation area as indicated on drawing no. 10010/22 Rev B, shall be submitted for approval in writing by the Local Planning Authority. The gates shall be provided in accordance with the approved details prior to occupation of the development hereby permitted.

Reason: In the interests of security and providing an appropriate standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

19. The development shall be carried out in accordance with the recommendations at Sections 9.1 and 9.2 of the Geo-environmental site assessment dated April 2018 by RSK.

Reason: In the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

21. In accordance with the recommendations of the RSK Air Quality Assessment dated December 2018, each dwelling shall be provided prior to occupation with external electrical wiring to enable the occupier to install an electric vehicle charging socket.
- Reason: In the interests of reducing carbon emissions and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.
22. Condition is removed. Environmental Health is satisfied that there would be no unacceptable adverse noise impacts arising from the adjacent land use.
26. No development shall take place until full engineering, drainage and construction details of the highway improvement works shown indicatively on drawing no. WIE ZZ XX DR C 04001, relating to works for the provision of additional entry lanes on the western and northern approached to the mini roundabout on Berrywood Road/ Main Road, have been submitted to, and approved in writing by the Local Planning Authority. The approved works shall be carried out prior to occupation of the development hereby permitted.
- Reason: To mitigate impacts on the highway and secure a satisfactory standard of development in accordance with the aims and objectives of the National Planning Policy Framework. Pre-commencement condition to ensure details are agreed in a timely manner.

Item 10c

N/2018/1424

**Change of use from nursery and warehouse with ancillary recruitment to a mix nursery and children party venue with ancillary recruitment use (sui generis), including installation of new primary glazed entrance behind existing shutter
4 Harrowden Road**

No update.

Item 10d

N/2018/1433

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

To clarify, number of occupants proposed is four, not five.

Item 10e

N/2018/1469

**Demolition of existing garages and construction of 2no new dwellings with associated parking
Lock Up Garages, Thirlmere Avenue**

To clarify, the number of garages to be demolished is fifteen, not seven as stated in paragraph 2.1 of the Committee Report.

Item 10f

N/2018/1488

**Conversion of existing community room into a single residential dwelling (retrospective)
Flat 1 Community Room St Barnabas House, Lower Harding Street**

No update.

Item 10g

N/2018/1509

**Demolition of domestic garages and construction of 2no new dwellings with associated parking
Land Adjacent to 34 Old Barn Court**

No update.

**Item 10h
N/2018/1513
Demolition of domestic garages and construction of 2no new dwellings with associated parking
Land Adjacent to 49 Tyes Court**

No update.

**Item 10i
N/2018/1540
Construction of car parking site off Rosgill Place
Car Parking Area, Rosgill Place**

No update.

**Item 10j
N/2018/1543, N/2018/1683, N/2018/1684 and N/2018/1685
Construction of 4no. car parking sites off Grange Road
Land adjacent to Grange Road**

N/2018/1543

No update.

N/2018/1683

No update.

N/2018/1684

Since the officer's report was published the scheme has been amended to incorporate the revisions requested by the Highway Authority.

Amended Condition 2

The development hereby permitted shall be carried out in accordance with the following approved plans: (P)02 received on 21 January 2019.

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

N/2018/1685

Since the officer's report was published the scheme has been amended to incorporate the revisions requested by the Highway Authority.

Amended Condition 2

The development hereby permitted shall be carried out in accordance with the following approved plans: (P)02 received on 11 January 2019.

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

Item 10k**N/2018/1547****Demolition of 12no domestic lock up garages and construction of 2no new dwellings
Land and garages to west of Ringway**

The scheme has been amended to take into account comments from the Highway Authority.

Amended Condition 2:

The development hereby permitted shall be carried out in accordance with the approved plans: (P)01, (P)03 received on 7 December 2018, (P)04, (P)05 and (P)06 received on 7 December 2018.

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

Item 10l**N/2018/1548****Demolition of 6no garages, construction of 2no bungalows and formation of parking areas
Land to south west side of Ringway****Amended Condition 4 (tree protection measures)**

Following receipt of an amended Arboricultural Report, it is necessary to revise the report reference number in the condition:

4. Prior to the construction of the new dwellings hereby permitted, tree protection measures shall be installed in accordance with the recommendation in the submitted Arboricultural Reports (references 1789.44_Fv1 and 1789.43_Fv2) and maintained for the duration of the construction of the new dwellings.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy.

Item 10m**N/2018/1550****Demolition of 8no domestic garages and construction of 2no new dwellings
Land adjacent to 2 Southwood Hill**

No update.

Item 10n**N/2018/1588****Loft Conversion with dormer to rear (Retrospective) (Amendment to Planning Application
N/2017/1294)
4 Harold Street**

No update.

Item 10o**N/2018/1622****Change of Use from 3 bedroom House in Multiple Occupation (Use Class C4) to 5 bedroom
House in Multiple Occupation (Use Class C4), including single storey rear extension and
extension to first floor rear bedroom
68 Charles Street**

Town Centre Conservation Area Advisory Committee have concern over loss of family home and request that the HIMO IPPS be applied. Concern over refuse and pressure on services, parking and air pollution.

Item 10p

N/2018/1664

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

No update.

Item 10q

N/2018/1750

**Variation of Conditions 2 and 3 of Planning Permission N/2017/1000 (Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 3 occupants) to increase the number of occupants to 4
101 Euston Road**

Item **WITHDRAWN** from agenda.

12. CONSULTATION

Item 12a

N/2018/1575

**Erection of a waste transfer building (mixed B2/B8 use), including ancillary two storey office building (B1 use), two weighbridges, vehicle fuel station, vehicle wash bay, sprinkler tanks and pumphouse, together with associated access, landscaping, parking and retaining wall structures
Site 7C, Edgar Mobbs Way**

No update.