

Addendum to Agenda Items Tuesday 17TH March 2020

10. ITEMS FOR DETERMINATION

Item 10a

N/2018/1645

**Demolition of existing buildings and erection 23 no. apartments and 8 no. townhouses
Castilian Chambers, 2 Castilian Street**

Additional 3rd party comments received are summarised as follows:

- Further information has been received indicating the presence of bats in Derrigate.
- The proposed cycle storage is open to theft not being stored in a lockable dedicated room and location under tree will result in all cycles covered in birds mess.

Officer response:

Revised plans have been received resulting in the loss of 1 unit and the provision of internal secure bike storage.

An **Additional Condition 25** is proposed as follows:

25) Notwithstanding the development hereby approved, no demolition on site shall take place until the Local Planning Authority has been provided with either:

- a) A licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead; or
- b) Written confirmation from Natural England that the application site has been registered with the Bat Low Impact Class Licence scheme; or
- c) A statement in writing from a suitably qualified ecologist to the effect that they do not consider that the specified activity/development will require a licence.

Reason: In the interests of wildlife and nature conservation in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

Item 10b

N/2019/1225

**Erection of 73no dwellings with associated parking, open space and landscaping
Development land rear of Hunsbury Park Primary School, Dayrell Road**

Revisions to plans have been received following comments by statutory consultees. The following conditions have been changed to the following to reflect the updated plans:

Amended Conditions:

2. The development hereby permitted shall be carried out in accordance with the approved plans: 00936-D02 Rev U, 00936-D03 Rev H, 00936-D04 Rev D, 00936-D05 Rev A, 00936-D10 Rev B, 00936-D11 Rev A, 00936-D12 Rev B, 00936-D-20 Rev D, P19-2117_01 Rev F, P19-2117_02 Rev F, P19-2117_03 Rev F, P19-2117-04 Rev F and ENG940-VIS-01 Rev B.

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

5. The revised access to Hunsbury Hill Primary School as shown on site layout drawing 00936-D02 Rev U shall be fully implemented prior to the first occupation of the development hereby permitted.

Reason: In the interests of highway safety in accordance with Policy C2 of the West Northamptonshire Joint Core Strategy.

7. The development hereby approved shall be implemented fully in accordance with the submitted Construction Environment Management Plan reference QE-09 written March 2019 and last amended 26th February 2020.

Reason: In the interests of ensuring the development does not detrimentally impact the local highway network nor neighbouring amenity in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

In addition to the above changes required following updates to the site layout to show the location of the Bridleway, **the Lead Local Flood Authority** has provided a further response, stating:

We would advise that if the following planning conditions are included as set out below, the impacts of surface water drainage will have been adequately addressed at this stage. Without these conditions, the proposed development on this site may pose an unacceptable risk of surface water flooding.

The following three **additional conditions** supersede Condition 8 included in the report:

Prior to construction above slab level, full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment and Drainage Statement (Reference C7514-ODP-FRA-Rev-July 2019, dated 09.07.2019, prepared by Couch Consulting Engineers) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details prior to completion of the development hereby approved. The scheme shall include:

- i) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures (if required). Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.
- ii) Cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes and other flow control devices.
- iii) BRE365 Infiltration testing.

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy BN7 of the Core Strategy for West Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site

Prior to first occupation of the development hereby approved, a detailed scheme for the ownership and maintenance of every element of the surface water drainage system proposed on the site shall be submitted to and approved in writing by the Local Planning Authority. The maintenance plan shall be implemented in full thereafter. The scheme shall include:

- i) Details of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption.
- ii) A maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used.
- iii) A site plan including access points, maintenance access easements and outfalls.

- iv) Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site.
- v) Expected design life of all assets, with a schedule of when replacement assets may be required.

Reason: To ensure the future maintenance of drainage systems associated with the development in accordance with Policy BN7 of the Core Strategy for West Northamptonshire.

Prior to first occupation of the 73rd dwelling hereby approved, a Verification Report for the installed surface water drainage system for the site shall be submitted to and approved in writing by the Local Planning Authority. The Verification Report shall be based on the approved Flood Risk Assessment and Drainage Statement (Reference C7514-ODP-FRA-Rev-July 2019, dated 09.07.2019, prepared by Couch Consulting Engineers). These shall include:

- a) Any departure from the agreed design is keeping with the approved principles
- b) Any As-Built Drawings and accompanying photos
- c) Results of any performance testing undertaken as a part of the application process (if required / necessary)
- d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
- e) Confirmation that the system is free from defects, damage and foreign objects

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site.

**Item 10c
N/2019/1402**

**Conversion of existing dwelling to create 2no apartments together with construction of 2no new apartments on adjacent land with on site parking
1 Addison Road**

NBC Arboricultural officer - No objection in principle. The line of pine trees behind the site would seem to be sufficiently remote not to be at risk of harm, and there is an area of hard standing that may well have prevented root development in the vicinity of the proposed area of hard-standing.

Additional Condition:

7. Notwithstanding the submitted details, prior to the construction of the development hereby approved above ground floor slab level, full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first use of the development hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

**Item 10d
N/2019/1413**

**New single storey post office with front brick boundary wall, cycle stands and installation of block paving
Bipin Community Centre, Ecton Brook Road**

No update.

**Item 10e
N/2019/1604**

**Change of use and alterations to existing dwellinghouse (Class C3) to house in multiple occupation (Sui Generis) for 7 occupants with the addition of a rear dormer window
50 Manfield Road**

No update.

Item 10f

N/2020/0006

**Proposed loft conversion with new rear roof dormer and new rooflights
17 Spinney Hill Road**

No update.

Item 10g

N/2020/0030

**Variation of Conditions 2 and 5 of Planning Permission N/2018/0476 (Erection of 14 no. 3 bedroom dwellings with parking) to amend threshold level access to Plots 1-6 only
The Silver Cornet Public House site, 21 Welland Way**

Revised plan no.16-20-BR-401 Rev E received showing revised site level details.

Amended Conditions:

4) The levels for the development shall be implemented in accordance with plan 16-20-BR-401 Rev E.

Reason: In the interests of residential and visual amenity in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy. Pre-commencement condition to ensure details are agreed in a timely manner and to ensure a satisfactory standard of development.

7) All planting, seeding or turfing shown within plan 16-20-BR-401 Rev B under application N/2018/0476 shall be carried out in the first planting and seeding seasons following the occupation of the dwellings or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner of all trees, shrubs, plants, hedges that may die are removed or become seriously damaged or diseased with others of similar size and species.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and S10 of the West Northamptonshire Joint Core Strategy.

11. CONSULTATIONS

**Outline application for an urban extension consisting of circa 1600 dwellings; a new section of A43 dual carriageway road; up to 5.95ha of commercial land, including: a local centre (Use Classes A1/A3/A5/D1), assisted living/residential care home (Class C2), conversion of former agricultural buildings to a community hub (Classes D1/A3) and employment (Classes B1/B2/B8); a new 2-form entry primary school; public open space, including allotments and children's play space; structural landscape planting; and associated infrastructure including drainage features and access (the roundabout, employment site and construction accesses into the site off the A43 being unreserved).
(DA/2020/0001) - Consultation by Daventry District Council
Land to East of Kettering Road, Overstone**

No update.

12. NORTHAMPTON PARTNERSHIP HOMES APPLICATIONS

Item 12a

N/2019/0202

**Demolition of 11no domestic garages and erection of 2no new build units
Garage 1 Lock Up Garages, Harold Street**

No update.

Item 12b

N/2019/0783

**Development of 4no residential units with associated parking
Land to rear of 44 East Paddock Court**

Northamptonshire Police Crime Prevention Advisor – the revised layout remains acceptable.