

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Your attendance is requested at a meeting to be held at the Guildhall on Wednesday, 12 October 2005 at 6:00 pm.

Please note that the order of the items on the agenda could be subject to change and items will be brought forward when there are members of the public present.

**M McLean
Chief Executive**

AGENDA

1. APOLOGIES
2. MINUTES
3. DEPUTATIONS / PUBLIC ADDRESSES
4. MATTERS OF URGENCY WHICH BY REASON OF SPECIAL CIRCUMSTANCES THE CHAIR IS OF THE OPINION SHOULD BE CONSIDERED
5. LIST OF CURRENT APPEALS AND INQUIRIES D Simpson
838702
Report of the Corporate Director, Customer and Service Delivery (Copy Herewith)
6. FRINGE AREA APPLICATIONS
None
7. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS
None
8. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS
(A) N/2005/985 PROPOSED SCULPTURE IN ABINGTON STREET M Baynham
838655
Report of the Corporate Director, Customer and Service Delivery (Copy Herewith)

Ward : St Crispin
9. PRINCIPAL ITEMS
(A) N/2005/370 RESIDENTIAL DEVELOPMENT (OUTLINE APPLICATION) AT FORMER ABINGTON VALE MIDDLE SCHOOL SITE, BRIDGEWATER DRIVE G Wyatt
838912
Report of the Corporate Director, Customer and Service Delivery (Copy Herewith)

Ward : Weston

- (B) N/2005/932 ERECTION OF 24NO. DWELLINGS WITH ROADS AND ANCILLARY WORKS AT PAN FREIGHT DEPOT, HARLESTONE ROAD G Jones
838916

Report of the Corporate Director, Customer and Service Delivery
(Copy Herewith)

Ward : Spencer

- (C) N/2005/935 CHANGE OF USE FROM RESIDENTIAL TO CARE HOME FOR 17 RESIDENTS, WITH EXTENSION TO EXISTING BUILDING AND DEMOLITION OF BUNGALOW, 4 CHRISTCHURCH ROAD/164 LOYD ROAD C Meehan
837809

Report of the Corporate Director, Customer and Service Delivery
(Copy Herewith)

Ward : Abington

- (D) N/2005/994 REMOVAL OF CONDITIONS NO.4 (PROHIBITION OF DRIVING) AND NO.6 (CCTV AND LIGHTING PROVISION) OF PLANNING PERMISSION N/2004/815 AT 19-21 GUILDHALL ROAD M Baynham
838655

Report of the Corporate Director, Customer and Service Delivery
(Copy Herewith)

Ward : St Crispin

10. SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION R Bovey
838999

Report of The Corporate Director, Customer and Service Delivery
(Copy Herewith)

11. ENFORCEMENT MATTERS
None

12. OTHER REPORTS
None

13. LISTS OF DELEGATED APPLICATIONS

- (A) LIST OF DELEGATED APPLICATIONS APPROVED D Simpson
838702
Report of the Corporate Director, Customer and Service Delivery
(Copy herewith)

- (B) LIST OF DELEGATED APPLICATIONS REFUSED D Simpson
838702
Report of the Corporate Director, Customer and Service Delivery
(Copy Herewith)

14. LIST OF DEFERRED APPLICATIONS R Bovey
838999
Report of the Corporate Direct, Customer and Service Delivery
(Copy herewith)

15. EXCLUSION OF PUBLIC AND PRESS

THE CHAIR TO MOVE:

“THAT THE PUBLIC AND PRESS BE EXCLUDED FROM THE REMAINDER OF THE MEETING ON THE GROUNDS THAT THERE IS LIKELY TO BE DISCLOSURE TO THEM OF SUCH CATEGORIES OF EXEMPT INFORMATION AS DEFINED BY SECTION 100(1) OF THE LOCAL GOVERNMENT ACT 1972 AS LISTED AGAINST SUCH ITEMS OF BUSINESS BY REFERENCE TO THE APPROPRIATE PARAGRAPH OF SCHEDULE 12A TO SUCH ACT.”

SUPPLEMENTARY AGENDA

**Exempted Under Schedule
12A of L.Govt Act 1972
Para No:-**

<TRAILER_SECTION>
A4678

Agenda Item 5

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE 12 OCTOBER 2005

LIST OF CURRENT APPEALS AND INQUIRIES

PLANNING APPEALS

- N/2004/203** Installation of mezzanine floor - certificate of lawfulness of existing use at Klaussner Furniture, 119 St James Mill Road – To be dealt by Public Inquiry on 15 December 2005 (APP/V2825/A/05/1181750)
- N/2004/1435** Ground level raising at Plots 100/150 Swan Valley – To be dealt with by Public Inquiry (APP/V2825/A/05/1179955)
- N/2005/22** **Variation of condition no.1 of planning permission N/2001/1387 to allow new hours of opening 10.00 to 01.00 Mondays to Thursdays, 10.00 to 02.00 Fridays to Saturdays, 10.00 to 01.00 on Sundays and 10.00 to 02.00 on Sundays preceding bank holidays at Edwards Bar, 45-47 The Drapery – To be dealt with by Written Representations (APP/V2825/A/05/1188771)**
- N/2005/156** **Erection of a single 3-bed dwelling house at 5 Belvedere Close – To be dealt with by Written Representations (APP/V2825/A/05/1189106)**
- N/2005/327** Variation of condition no.5 of planning permission N/2002/0734 to allow hot food takeaway and delivery of hot food at 38A Main Road – To be dealt with by Written Representations (APP/V2825/A/05/1183595)
- N/2005/328** **Change of use from off-licence to restaurant together with rear extension (Class A3) at 25 St Leonards Road – To be dealt with by Written Representations (APP/V2825/A/05/1188643)**
- N/2005/588** Application for certificate of lawfulness for existing operational development at Wild Acres, Billing Park, Wellingborough Road – To be dealt with by Public Inquiry on 27 November 2005 (APP/V2825/X/05/2002941)
- N/2005/623** 11.7M high phase 3 DNS telecommunications tower with antenna equipment, electrical cabinet and ancillary works at Ladybridge Drive, West Hunsbury – To be dealt with by Written Reps (APP/V2825/A/05/1186702)
- N/2005/666** Demolition of existing factory and erection of 52 residential units at 35-39 Talbot Road – To be dealt with by Written Reps (APP/2825/A/05/1186157)
- N/2005/838** **Erection of a bridge at 26 Honeysuckle Way & Paddock to rear – to be dealt with by Written Representations (APP/V2825/A/05/1186107)**
- N/2005/898** **Variation of condition 4 of planning permission 89/0896 to allow extension of opening hours between 10.00 and 24.00 Monday to Thursday, 10.00 to 01.00 on Fridays and Saturdays and 12.00 to 24.00 on Sundays at the Barratt Complex, Kingsthorpe Road – To be dealt with by Written Representations (APP/V2825/A/05/1189250)**

ENFORCEMENT APPEALS

- N/2004/527&1/2005** Without planning permission, the erection of a dormer roof extension at 39 Beech Avenue – To be dealt with by Written Representations (APP/V2825/C/05/2001729)

The Address for Planning Appeals is Mr K Pitchers, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

Local Government (Access to Information) Act 1985 Background Papers

The Appeal Papers for the appeals listed.

Author and Contact Officer

Mr D Simpson, Support Services Manager

Telephone 838702 Extension 8702.

Planning Transportation and Regeneration Division

Cliftonville House, Bedford Road, Northampton, NN4 7NR.



Planning Committee

12 October 2005

Item No.

Report of Corporate Director - Customer And Service Delivery

Author/Contact Officer:
Mary Baynham

Tel: 01604 838655

Planning Application N/2005/0985

Proposed sculpture

Abington Street

Purpose of Report

To determine the planning application.

Recommendations

That the planning application be **APPROVED** subject to the conditions appended and for the following reason:

The sculpture will make a strong contribution to the street scene in this part of the town centre. It has been positioned to take into account future possible uses of the public highway in Abington Street. The development is therefore in accordance with Policy E20 of the Northampton Local Plan.

Summary and Links to Corporate Plan

In reaching the above recommendation regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.

1. Background

- 1.1 In August 2004 the Leader of the Council met with the relatives of the Northampton born scientist Professor Francis Crick (famous for his role in the discovery of the structure of DNA) to discuss the concept of a memorial in the town. The relatives expressed their support for the project and said that the scientist would have appreciated a sculpture in the form of a double helix, representing the discovery of DNA.
- 1.2 Following a competition and public consultation, a sculpture, designed by Lucy Glendinning was selected.

2. Proposal

- 2.1 The sculpture is entitled “Discovery” and has 4 components – two identical figures and two identical bases. The bases curve round each other, to represent the double helix and would be formed of brushed stainless steel. They extend to 6m in height. The figures would be life-size and would be either white marble or resin bronze.
- 2.2 The whole sculpture would be contained within an area 3m by 3m and would be lit by two uplighters, set flush within the 9m² base.
- 2.3 The site of the sculpture was originally proposed to be close to the junction of Abington Street and St Giles Street. However, it has now been resited 26m further west, in the middle of the street, in front of the Primark store.

3. Planning Policies

- 3.1 Northampton Local Plan – T10, T25, R7, E20
Northamptonshire County Structure Plan – GS3, GS5

4. Representations

- 4.1 **Town Centre Manager** – will be impressive, and a new quality for the town centre. No objections to the design element. There are studies ongoing between NBC and the County Council about traffic movements in this area and the position of the sculpture could prove to be temporary.
- 4.2 **Town Centre Conservation Area Advisory Committee** – no objections provided that sufficient room is left for traffic to pass either side of the statue. The Street has to cope with large delivery vehicles and there is the possibility that more traffic will be allowed along it in the future. Position should not constrain any future plans for Abington Street. Should be some rearrangement of street furniture so that it does not detract from the sculpture.

5. Observations

- 5.1 Following the initial submission and concerns expressed by consultees, the sculpture has been relocated to a position in front of Primark, where the Street widens out. This is to take into account a possible option of opening Abington Street and Wellington Street to buses, during the redevelopment of the bus station/Grovesnor Centre.

- 5.2 The sculpture should make an important contribution to the street scene in this part of Abington Street and the Cultural Mile.

6. Financial Implications

- 6.1 Funding implications were the subject of the (restricted) report to Executive in November 2004. The funding of the sculpture is to be covered by the Wilson Foundation.

7. Social Impact

- 7.1 As set out in the report.

8. Background Papers

- 8.1 Report and minutes to Executive 13 September 2004
Report and minutes to Executive 22 November 2004

Conditions N2005/0985

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to secure a satisfactory standard of development.



Title

Francis Crick Memorial, Abington Street

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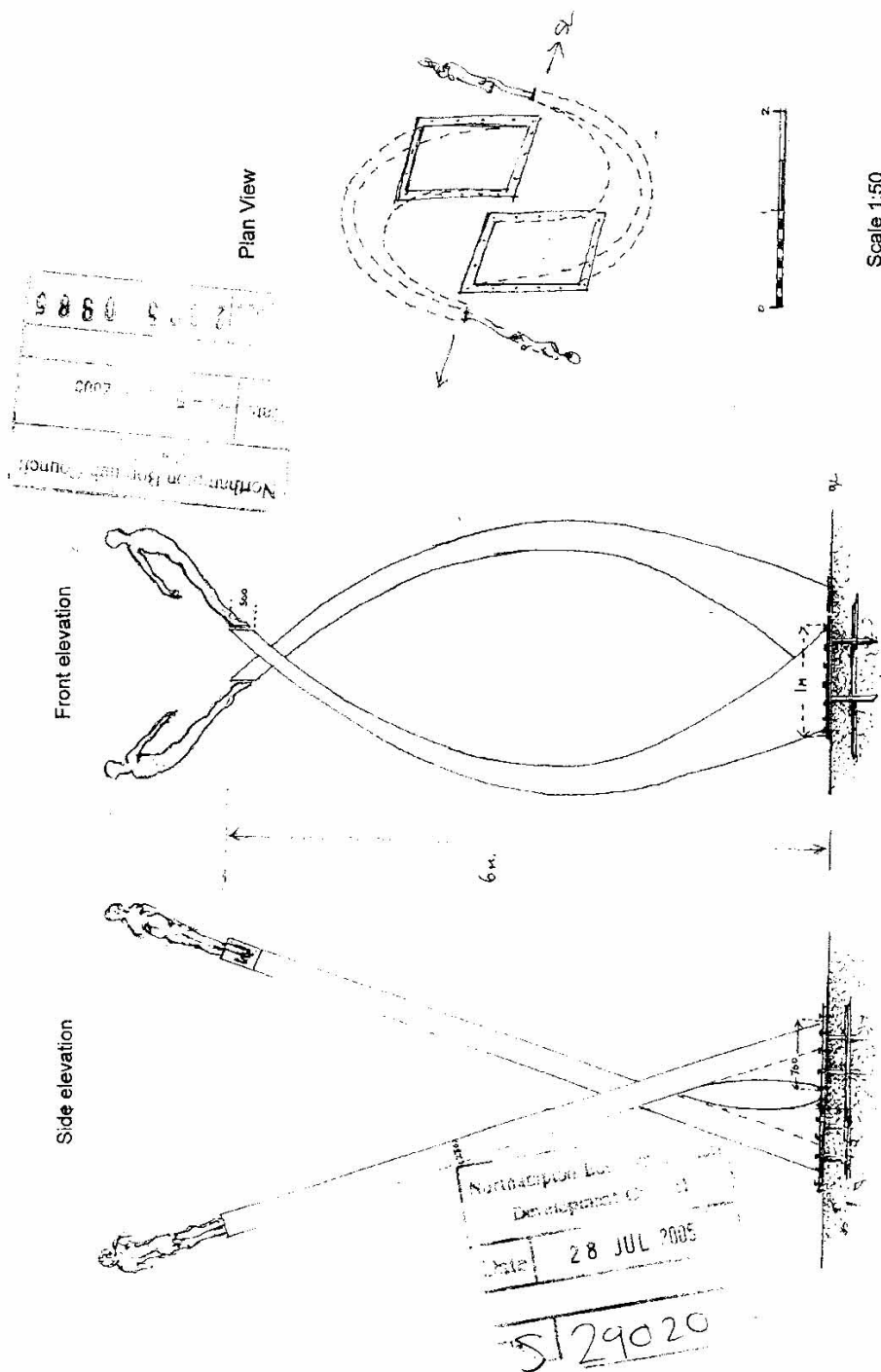
Name: 29th September 2005
Date: NTS
Scale: Planning
Dept: Project



Proposed Sculpture For Francis Crick Memorial
Abington Street, Northampton.

Drawing No.

3





Planning Committee 12 October 2005	Item No.
Report of Corporate Director - Customer and Service Delivery Author/Contact Officer: Geoff Wyatt Tel: 01604 838912	Planning Application N/2005/370 Residential development – outline application Former Abington Vale Middle School, Bridgewater Drive

Purpose of Report

To determine the above planning application.

Recommendation

That the application be **APPROVED IN PRINCIPLE** subject to:

- (1) A legal agreement to secure the provision of:
 - 35% affordable housing on site;
 - contribution towards education provision;
 - contribution towards enhancing the bus services and new bus shelter;
 - contribution towards the Weston Favell bunding scheme.
- (2) the appended conditions and for the following reasons:

Although this site is allocated as a school site in the Northampton Local Plan, following the Schools Review undertaken by Northamptonshire County Council the site is now deemed surplus to educational requirement, and due to its sustainable location and the surrounding uses, the principle of residential development in this location is considered acceptable.

Summary and Links to Corporate Plan

In reaching the above recommendation regard has been given to securing the objectives, visions and procedures in the Corporate Plan together with those of associated Frameworks and Strategies.

1. Background and History

- 1.1. This outline planning application is for residential development on part of the former Abington Vale Middle School site.
- 1.2. The Northampton Schools Review has resulted in surplus land and property on many education sites throughout the town. It is the intention of the County Council to sell this surplus land and property to developers with the benefit of outline planning permission. The capital receipts that arise from these sales will be reinvested in sports and education provision throughout Northampton.
- 1.3. A planning application for the new Bridgewater Primary School, which is to be sited on part of the playing fields of the former Abington Vale Middle School, was approved by the Northamptonshire County Council on 18th July 2005.
- 1.4. The current application site measures approximately 2.5 hectares and is designated as an existing school site in the Northampton Local Plan. Much of the surrounding area is characterised by low density residential development.
- 1.5. The planning application is for outline planning permission with details of the means of access submitted for determination but all other matters reserved.
- 1.6. The initial submission included vehicular access off Filleigh Way and Taunton Avenue as well as Bridgewater Drive. These have been down-graded to pedestrian and cycle access in the revised scheme with sole vehicular access now being achieved from Bridgewater Drive.

2. Planning Policies

- 2.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 2.2. The current Development Plan comprises the Regional Spatial Strategies, Northamptonshire County Structure Plan and the Northampton Local Plan. Policies GS1, GS3, GS4, GS5, GS6, NPA1, T3 and T8 of the Northamptonshire County Structure Plan and Policies E20, H7, H12, H14, H15, H17, H20 and L2 of the Northampton Local Plan are considered relevant.
- 2.3. The site is one of those identified in the School Surplus Sites interim policy approved by the Executive of the Northampton Borough Council.

3. Representations

- 3.1. The Council has received 53 letters of objection from the occupiers of the following properties:
1, 2, 3, 6, 12 and 51 Taunton Avenue
1, 5, 7, 9 and 11 Filleigh Way
2, 5, 14, 15, 16, 17, 20, 21, 23, 24 and 25 McClean Close
2, 4, 5, 7, 37, 47, 49, 51, 54, 55 and 56 Bridgewater Drive
7 Landcross Drive

**30A Abington Park Crescent
3, 5, 7, 9, 11, 16, 17, 33, 35 and 41 Milverton Crescent.**

- 3.2. The reasons for objection are:
- i) loss of playing fields due to moving the school
 - ii) insufficient parking provision for the new school
 - iii) inadequate road system for new development
 - iv) use of Filleigh Way and Taunton Avenue for vehicular access will create a 'rat run' and general road safety issues
 - v) loss of trees
 - vi) proposed development may not compliment existing character of locality
 - vii) possible increase in crime and vandalism
 - viii) effect upon wildlife habitat
 - ix) loss of open space
 - x) disturbance during construction
 - xi) over development of the site
 - xii) loss of privacy
 - xiii) loss of open nature of locality.
- 3.3. The Council also receives a letter from **Brian Binley** MP who wished to register the concerns of the occupiers of **37 Bridgewater Drive**.
- 3.4 Letter from the **School Governor of Bridgewater Drive Primary School**:
The residential development of the surplus land should make a financial contribution to provide for enhanced community facilities within the new school. What we have in mind is a room (80 square metres) with catering facilities to allow for a wide range of uses by the community of Abington Vale and perhaps beyond. It might also be used to provide for preparation of school meals on-site. We would be seeking a contribution of £150,000 from the residential development.

4. Consultation

Internal

- 4.1. **Environmental Health Manager** – the site contains elevated levels of arsenic. Approval subject to conditions.
- 4.2. **Public Transport Officer** – the applicant has agreed to provide a financial contribution towards an enhanced bus service and new bus shelter.
- 4.3. **Highway Engineer** – only pedestrian and cycle accesses via Filleigh Way and Taunton Avenue. The inclusion of both residential and school access roads will create conflicts during the times of delivering and collecting pupils. Many of the cars for this purpose will park in the residential streets on footpaths and verges. Suggest that the school vehicular access should be segregated from the residential development.

External

- 4.4. **Environment Agency** – no objections subject to conditions.
- 4.5. **NCC Education Services** – it is the Council's intention to seek developer contributions from residential developments towards the cost of secondary and sixth form provisions. The contributions will be based on the County Council's approved SPG on Planning Obligations and School Provision. This gives a levy per house of £2,435 for houses of 2

or more bedrooms, flats and apartments with 2 or more bedrooms will attract a 20% contribution i.e. £487 per dwelling.

- 4.6. **NCC Sustainable Development** – no objection subject to the provision of adequate and safe pedestrian/cycles links to the school. Furthermore, there will be a requirement to retain temporary access arrangement during the construction of the new school.

5. **Observations**

- 5.1. Although this site is allocated as a school site in the Northampton Local Plan it has become surplus to requirement following the Schools Review. The sustainable location of the development and the surrounding uses mean that the principle of residential development in this location is acceptable especially as it is on a brownfield site.
- 5.2. Although it is an outline application, the means of access are to be determined at this stage. The indicative plans submitted with the application showed vehicular access off Bridgewater Drive, Filleigh Way and Taunton Drive. It was considered that the access points at Filleigh Way and Taunton Avenue were substandard, and therefore, they have been removed from the revised scheme.
- 5.3. Many of the letters received by the Council objecting to this development are concerned by the problems caused by the traffic movements and parking of cars of school related journeys. At present a considerable number of parents 'pick up' and 'drop off' their children with car parking near to the school outside residential properties and on grass verges.
- 5.4. This scheme will provide a circular 'drop off/pick up' route off the residential development. As there is insufficient parking areas for parents cars, there will be parking issues at peak times of traffic generation as at present. However, it is considered that the proposed highway network within the development and the improved access at the junction of Bridgewater Drive is sufficient to cope with not only the traffic generated by the new housing development but also that created by the school use.
- 5.5. The other issues of concerns for nearby residents relate to the number of houses, their design and external appearance together with landscaping/amenity areas, will be considered by way of subsequent 'reserved matters' applications.
- 5.6. Sport England are satisfied that there is sufficient playing field provision located within the new Bridgewater Primary School area, and other more general recreational needs are met by Abington Park within close proximity to the sites.
- 5.7. Legal agreements are required for a financial contribution towards education services, enhancing bus services and community facilities, the Weston Favell Bunding Scheme and securing 35% affordable housing within the development.
- 5.8. The proposed bunding is required to prevent any illegal encampment on the Council's land and situated between Bridgewater Drive, Milverton Crescent and the proposed new school and residential site. This bunding scheme is considered to be the best and more economical solution to the problem.
- 5.9. The Governing Body of the Bridgewater Primary School have requested funding for a new building of approximately 80 square metres for both school and community use.

The building would serve the local community under the Governments extended schools agenda and may also be used for the provision of school meals on the premises. However, following discussions the applicants have confirmed that they are not prepared to agree to this as an obligation within the S106 as there is no direct link between the proposed residential development and this community/school facility.

- 5.10. As there are a number of trees to be removed during the residential development, it is proposed to make a Tree Preservation Order to prevent the removal of ten of the most significant trees.

6. Social Impact

- 6.1. As set out in the report.

7. Background Papers

- 7.1. N/2004/1540 and N/2005/370.

Conditions

(1) Approval of the details of the siting, design and external appearance of the buildings and the landscaping of the site("the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: This permission is in outline only granted under Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

(2) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

(3) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or, if later, before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

(4) A minimum of 10% of the affordable dwellings and a minimum of 10% of other dwellings shall be available for occupation by persons with disabilities and constructed to the Local Planning Authority's mobility housing standards and details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site and thereafter implemented concurrently with the development and thereafter retained as such.

Reason: To ensure adequate provision is made for people with disabilities in accordance with Local Plan Policy.

(5) No development shall take place until a desk top study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and

approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or with 2 weeks of completion of each respective phase).

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.

(6) Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: In the interests of residential and visual amenity.

(7) Full details of the proposed surface treatment of all roads, access and parking areas, footpaths and private drives including their gradients shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site. Development shall be carried out in accordance with the approved details.

Reason: To secure a satisfactory standard of development.

(8) Prior to the commencement of any development, a Stage 2 Flood Risk Assessment (FRA) including an assessment of overland flood routing through the site prior to and after development shall be submitted to and approved in writing by the Local Planning Authority. The Stage 2 FRA shall also include a detailed surface water drainage strategy for the design, provision, implementation and long term maintenance of surface water drainage, fully in accordance with the requirements of the approved flood risk assessment and Planning Policy Guidance Note 25.

Reason: To prevent the increase in flood risk.

(9) The approved surface water drainage strategy for flood risk protection shall be implemented fully in accordance with the requirements of the approved flood risk assessment and with the approved implementation programme. The applicant shall confirm the completion of the approved scheme in writing to the Local Planning Authority within one month thereafter.

Reason: To prevent the increase in flood risk.

(10) All trees shown to be retained in the approved plans shall be protected for the duration of the development by stout fences to be erected and maintained on alignments to be approved in writing by the Local Planning Authority before any development works shall take place. Within the fenced area no development works shall take place on, over or under the ground, no vehicles shall be driven, nor plant sited, no materials nor waste shall be deposited, no bonfires shall be lit nor the ground level altered during the periods of development.

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.



Title **Land off Bridgewater Drive**

fmcgown/reporttemplate

Planning Committee 12 October 2005	Item No
Report of Corporate Director – Customer And Service Delivery Author/Contact Officer: Gareth Jones Principal Planning Officer Tel: 01604 838916	Planning Application N/2005/0932 Erection of 24no dwellings with roads and ancillary works Pan Freight Depot, Harlestone Road

<u>Purpose of Report</u> To determine the above application.
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<u>Recommendation</u> That the application be REFUSED for the following reasons: (1) The proposal would result in the loss of a well located, large and significant part of an Existing Business Area to a non-business use in conflict with the Council's business land and housing land strategies contrary to Policies B2 B14 and B15 of the Northampton Local Plan. (2) The proposed development fails to provide any affordable housing in an area where there is a demonstrable need for affordable housing contrary to Policy H32 of the Northampton Local Plan and the Council's Planning Policy Statement Affordable Housing. (3) The applicant has failed to demonstrate that the development could incorporate adequate ventilation and attenuation of noise from nearby business uses and road traffic to ensure an adequate standard of residential environment for the future residents. Moreover these circumstances would be likely to lead to complaints that would result in pressure to curtail the existing neighbouring business uses. The proposal is therefore contrary to Policies E21, H7 and H13 of the Northampton Local Plan and the aims and objectives of PPG4 Industrial and Commercial Development and Small Firms and PPG24 – Planning and Noise. (4) The proposed highway access and layout does not accord with the Council's standards and guidance on residential roads and would give rise to circumstances prejudicial to highway safety and the free flow of traffic. The proposal is therefore contrary to Policy T5 of the Northamptonshire County Structure Plan and Policies H7, H12 and T9 of the Northampton Local Plan and conflicts with the aims and objectives of PPG13 – Transportation.
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<u>Summary and Links to Corporate Plan</u> In reaching the above recommendation regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.
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1. Background and Proposals

- 1.1. The site is located on the northern side of Harlestone Road some 50m west of the junction with Lodge Way. The southern side of Harlestone Road is predominantly residential in character and the eastern boundary abuts residential property. Notwithstanding this, the site is primarily surrounded by business uses including Christian Salvesen to the west and a beer depot to the north (beyond a service road).
- 1.2. The application site is roughly rectangular and measures 0.67ha in area. The site along with the land to the north, west and east form part of an Existing Business Area as identified in the Local Plan.
- 1.3. It is proposed to develop the site for residential purposes with 24 houses (a mix of detached, semi-detached and terraced over two, two and a half and three storeys) served via a new cul-de-sac road from Harlestone Road.

2. Planning Policies

Development Plan

- 2.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The current Development Plan comprises the Regional Spatial Strategies, Northamptonshire County Structure Plan and the Northampton Local Plan.
- 2.2. Current **Regional Planning Guidance for the East Midlands** is set out in **RSS8** (March 2005), which incorporates the **Milton Keynes and South Midlands Sub-Regional Strategy**. MKSM Strategic Policy 1 and MKSM Northamptonshire Policy 1 of RSS8 both identify that provision shall be made for 30,000 new homes in Northampton for the period 2001 to 2021.
- 2.3. The **Northamptonshire County Structure Plan (1996-2016)** was adopted in March 2001. Relevant policies are:
 - GS1 – Provision of housing and other development
 - GS2 – Best use of brownfield land within urban area
 - GS3 – Land use and transportation
 - GS4 – Compact urban growth and transport choice
 - GS5 – Design quality
 - GS6 – Infrastructure, facilities and services
 - H1, H2, H6 & H7 – Housing
 - IC1 – Provision of industrial & commercial development
 - T1 & T2 – Transport strategy
 - T3 – Transportation requirements
 - T5 – New road improvements
 - T8 – Walking and cycling
 - T9 & 10 – Parking
 - AR5 - Biodiversity
- 2.4. The **Northampton Local Plan** was adopted in June 1997. Relevant Local Plan Policies are:
 - E20 & E21 – New Development
 - E40 – Crime and Vandalism

H7, H12, H13, H14, H15, H17, H20 & H32 – Housing
B2 - Land Allocations for Business and Industry
B14 - Development for Non-Business Uses in Business Areas
B15 - Renewal of Older Business Areas
T9 & T10 – Traffic Management & Road Safety

National Government Guidance

2.5. The following Government guidance is relevant:

PPS1 – Delivering Sustainable Development (February 2005)
PPG3 – Housing (2000) as amended & draft PPG3 Housing: Consultation Draft (2003)
PPG4 - Industrial and Commercial Development and Small Firms
PPG13 – Transport
PPG23 - Planning and Pollution Control (2004)
PPG24 – Planning & Noise

Other Material Considerations

2.6 The following Supplementary Planning Guidance / Planning Policy Statements are also relevant:

- *Affordable Housing Policy* (NBC – 2004);
- *Parking* (NCC – 2003);
- *Planning out Crime in Northamptonshire* (NCC – 2004);
- *Securing Enhanced Levels of Public Transport in Association with new development* (NBC - Feb 1999).

2.7 The County Council adopted its *Planning Obligations and Local Education Authority School Provision* in June 2004. This document is also relevant.

3. Representations & Consultations

3.1. **Environmental & Health Manager (NBC)** – requests a contamination desktop study and regarding noise from nearby businesses and highway traffic prior to the determination of the application.

3.2. **Housing Strategy and Enabling Manager (NBC)** – eight of the proposed dwellings should be affordable housing units in accordance with adopted Council policy.

3.3. **Police Crime Prevention Adviser, Northants Police** – expresses concern over a parking area surrounded by close boarded fencing and, with reference to the Planning Out Crime SPG, suggest that this area should be gated. Also raises queries over the perimeter boundary treatment.

3.4. **Environment Agency** – raises no objection.

3.5. **Supercrafts (occupier of one of the units on site)** – objects to the application on the basis:

- It would result in the loss of business land / units
- The site is currently fully occupied by business uses
- Supercrafts have been unable to find suitable alternative premises
- Other business land / units have been lost elsewhere in the Borough

- The relationship with the surrounding business uses would prevent an acceptable residential environment from being achieved (this may explain why the houses to the east of the site remain unoccupied)
- It would be harmful to the free flow of traffic and highway safety
- It would harm Supercrafts business as a destination use
- Cllr Taverner supports Supercrafts objection.

3.6. **Christian Salvesen, Lodge Way** – objects on the basis:

- The development of the site for non-business purposes is contrary to Local Plan Policy
- No need has been demonstrated for the residential development
- Similar development close to other Christian Salvesen distribution centres elsewhere in the UK have resulted in complaints from new occupiers
- Even with best efforts it is not possible to eliminate all noise from manoeuvring vehicles and loading
- A number of noise mitigation measures are requested in the event that planning permission is granted.

3.7. **601 Harlestone Road** – raise concerns over light pollution, noise from cars, and access / highway safety, and also raises queries over the existing hedge to the Harlestone Road boundary.

4. **Observations**

- 4.1. The site is identified as part of an Existing Business Area in the Local Plan. Local Plan Policy B2 states that planning permission will be granted for business, general industrial and storage uses in such areas. Policy B14 states that non-business use will only be permitted in these areas if they would lead to significant benefit to the local community and would lead to substantial employment opportunities. Officers feel that the proposed development would result in neither of these benefits nor the opportunities identified in Policy B14. The proposal is therefore contrary to adopted Development Plan Policy.
- 4.2. The Borough Council is currently in the process of reviewing its Local Plan in line with the recent changes to the development planning system. Until the review is complete it would be premature to allow alternative use of this established business area. However, it should be noted that at this stage of the Local Plan review process, it is intended that the site and the surrounding business land be retained for business use (albeit that a small site to the east of the application site, which has been redeveloped for residential purposes is unlikely to be retained). It is considered that the area is highly accessible and offers prime frontage accommodation that would be attractive to a range of business uses. It is also close to residential areas offering access to the local labour market. Moreover, the site was not identified in the Council's 2003 Housing Urban Capacity Study. Notwithstanding the contents of PPG3 (as amended), for these reasons, officers consider that the site should be retained for business purposes.
- 4.3. Council officers met with the applicant's agents on 31 August 2005. Officers advised them of the above and reminded them that the Assistant Head of Planning (Development Control) had written to them on 14 September 2004 advising them of this in response to a pre-application submission. During this meeting officers also identified a number of other concerns they have over the proposed development regarding matters including noise / residential amenity; the absence of any affordable housing as part of the development; and concerns raised by Council highway engineers over the proposed layout.

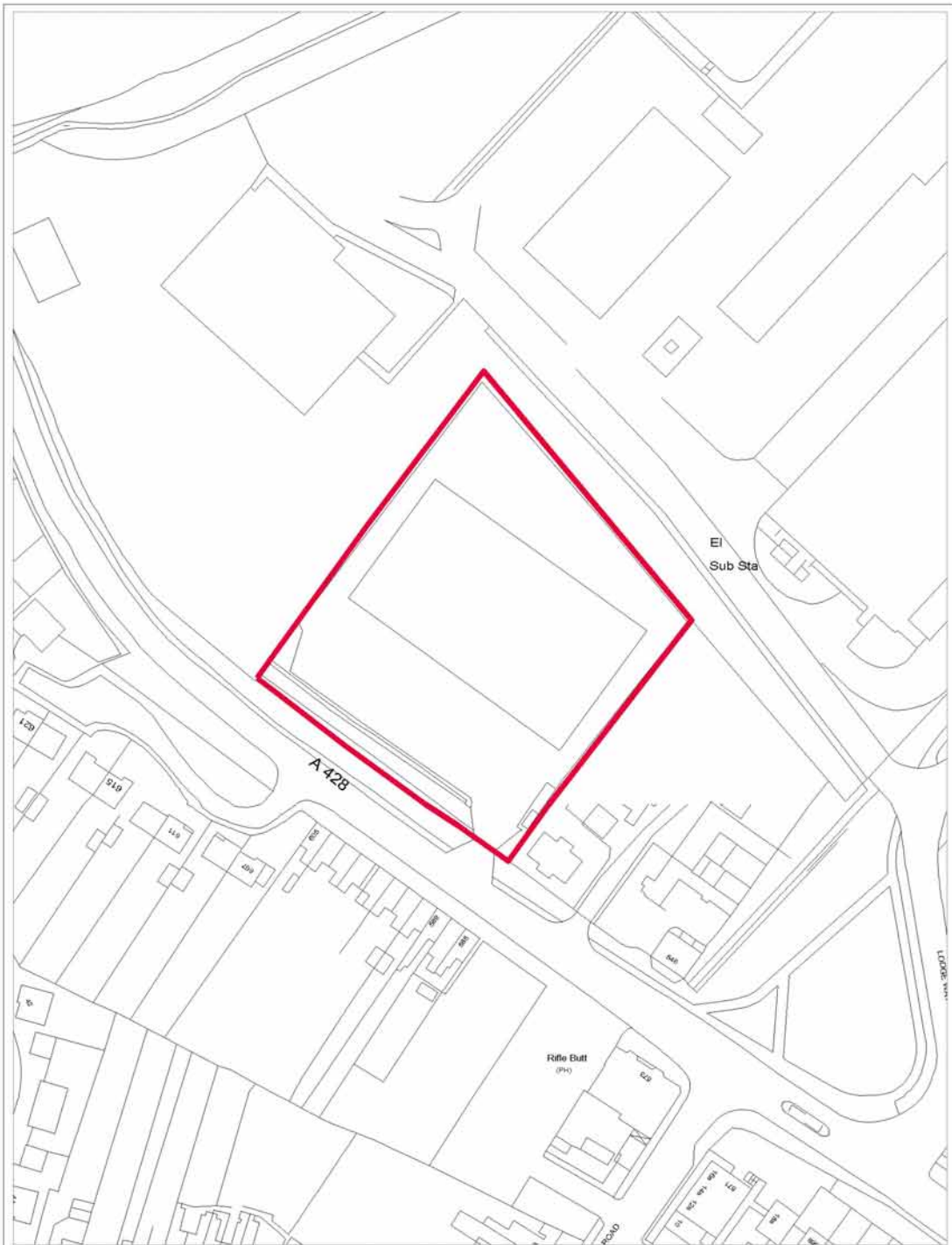
- 4.4. Officers advised the applicant's agents of the Council's Environmental Health Manager concerns regarding the potential effect of noise from the surround business uses and nearby highway traffic on the amenities of the future occupants of the proposed dwellings. Given the nature and proximity of these uses to the site and with reference to the representations of Christian Salvesen, officers have reservations over whether adequate attenuation of noise could be incorporated into the scheme to ensure an appropriate standard of amenity for future occupants of the proposed dwellings. No evidence has been submitted to suggest that noise could / would be adequately mitigated.
- 4.5. Council highway engineers have raised a number of detailed concerns regarding the site layout, which have been brought to the applicant's attention. Although officers have identified how these matters can be satisfactorily addressed, at the time of drafting the report, the applicant had not made any revisions to the scheme.
- 4.6. In the event that planning permission were to be granted for the proposed development, officers would also expect to see the provision of affordable housing at a rate of 35% in accordance with the Council's adopted PPS to be secured by legal agreement. However, the application as submitted includes no commitment to the provision of any affordable housing.
- 4.7. For these reasons, the principle of the residential development of the site should be resisted and there are a number of detailed but significant aspects of the proposals that are not acceptable and which the applicant has failed to address. The application should, therefore, be refused.

5. Social Impacts

- 5.1. As set out in the report.

6. Background Papers

- 6.1. N/2005/932.



Name:
Date: 1st September 2005
Scale: NTS
Dept: Planning
Project:

Title

Pan Freight Depot, Harlestone Road

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Planning Committee 12 October 2005	Item No
Report of Corporate Director – Customer and Service Delivery Author/Contact Officer: Cara Meehan Planning Officer Tel: 01604 837809	Planning Application N/2005/0935 Change of use from residential to care home for 17 residents, with extension to existing building and demolition of the bungalow 4 Christchurch Road/ 164 Loyd Road
<u>Purpose of Report</u> To determine the above application.	
<u>Recommendation</u> That the application be APPROVED subject to conditions and for the following reason: The proposed use is considered acceptable and unlikely to result in undue noise and disturbance in accordance with Policies E21, H19 and H29 of the Northampton Local Plan. The siting, size, and design of the extension and its impact on residential and visual amenity are considered acceptable in accordance with Policies E20, E22 and H29 of the Northampton Local Plan.	
<u>Summary and Links to Corporate Plan</u> In reaching the above recommendation regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.	

1. Background and Proposals

- 1.1. The site is located at the junction of Christchurch Road and Loyd Road and currently consists of 4 Christchurch Road – a three storey detached property (a Certificate of Lawful Existing Use was issued in 2004 for the use of the property as 3 flats), 164 Loyd Road - a detached bungalow and two garages. The site is located within a primarily residential area as identified in the Local Plan. A Bretheren's meeting room and its associated car park bound the site to the east and south. Christ Church is situated to the north. The site is within walking distance of the Wellingborough Road Local Centre and Abington Park.
- 1.2. It is proposed to demolish the existing bungalow and convert and extend 4 Christchurch Road to form a care home. The home would cater for a maximum of 17 residents with acquired brain injury. The application has been submitted by Christchurch Court who operate a similar facility at 2 Christchurch Road which will have the capacity to accommodate 21 residents once the current building works are complete. The current proposal would be in addition to the care home at no. 2.

2. Planning Policies

Development Plan

- 2.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The current Development Plan comprises the Regional Spatial Strategies, Northamptonshire County Structure Plan and the Northampton Local Plan.
- 2.2. Current Regional Planning Guidance for the East Midlands is set out in RSS8 (March 2005), which incorporates the Milton Keynes and South Midlands Sub-Regional Strategy.
- 2.3. The **Northamptonshire County Structure Plan (1996-2016)** was adopted in March 2001. Relevant policies are:

GS1 – Provision of housing and other development
GS2 and GS3 – Land use and transport
GS5 – Design quality
T8 – Walking and cycling
T9 – Parking
- 2.4. The **Northampton Local Plan** was adopted in June 1997. Relevant Local Plan Policies are: E20, E21, E22, H19 and H29.

Other Material Considerations

- 2.5. Supplementary Planning Guidance 'Parking' (2003) is also relevant.

3. Consultations

- 3.1. **Crime Prevention Design Advisor (Northants Police):** The ground floor bedroom windows facing onto the public domain should be fitted with window restrictors.

- 3.2. **Environmental Health:** Recommend conditions requiring odour and noise control schemes to mitigate against any nuisance being caused to surrounding residential occupiers.
- 3.3. **Health & Environmental Housing Services:** Detailed comments regarding layout and disabled facilities.
- 3.4. **Access Manager:** Detailed comments regarding Revised Document M 2004 of the Building Regulations.

4. **Representations**

- 4.1. 13 letters have been received from **148, 153, 156, 158, 159, 160, 161, 162, 167, 169, 171, 173, Loyd Road and Christchurch Court Residents Company (Northampton) Ltd on behalf of 173-185 Loyd Road and 2A Christchurch Road** objecting to the original proposal as summarised below:

Extension of the Property:

- The sheer magnitude of the proposed build will substantially dwarf the existing properties on Loyd Road and will not be in keeping with the area;
- Loss of privacy to houses directly opposite with windows overlooking;
- Overshadowing of houses directly opposite;
- Loss of sunlight into gardens and rear aspects of adjacent houses;
- Loss of views;
- Loss of privacy and noise pollution from proposed roof terrace;
- Construction issues.

Change of Use:

- Localized over concentration of similar residential care facilities. The proposal which is adjacent to the existing care home [no. 2] will sandwich the surrounding domestic properties and have a detrimental effect on the characteristics of the area;
- Increase in traffic volume, deliveries and daily refuse collection will result in additional risk to residents and school children;
- No on-site parking proposed. Parking is already an issue for residents both during the day and in the evening because of proximity to shops, offices, church and park. A second care home will exacerbate the current situation.
- The number of people occupying the site, coming and going of staff to accommodate shift patterns and deliveries will result in disruption day and night for surrounding residents.

- 4.2. In addition **Cllr I Markham** has objected to the original proposal as summarised below:
- New extension will create a building which is an overdevelopment of the site. Evident from fact that the only open space is the proposed roof terrace;
 - The fact that no parking is proposed on-site for staff is evidence that the owner is trying to cram too many residents onto the site;
 - Although there is a statement saying that most of the staff will either walk or use public transport this is unlikely to be the case in the evenings or at weekends when parking in the area is busiest;

- Presumably there will be numerous deliveries of linen, food and also increased waste collections there is no space on site for loading or unloading;
 - There is already another care home within 50 yards and many nearby properties are rented out to students or are multi-occupier;
 - Not against the proposed change of use but object to the scale of the use and the changes to the buildings both of which are inappropriate to the location.
- 4.3. Revised plans have been submitted. At the time of writing the report re-consultation on the revised plans is underway. Any further representations will be included on the addendum.
- 4.4. 7 letters of support have been received. 5 are from existing residents and employees at 2 Christchurch Road and stress the importance of the location for them within a community and close to amenities. 1 letter is from the **former Medical Director of St Andrews Hospital** stating the following:
- Christchurch Court is one of the best run and best managed units;
 - There is a local and national shortage of units offering this level of rehabilitative care;
 - The type of individual for which this unit offers care pose no threat to the community in which they reside and have integrated well into the local environment.
- 1 letter is from **3 Christchurch Road** stating that the existing care home has never intruded on them or their family in any way.

5. Observations

Change Of Use

- 5.1. The site is located within a primarily residential area but is not immediately bounded by residential properties. It is in a sustainable location being within walking distance of the Wellingborough Road Local Centre and Abington Park. In principle therefore the proposed use is considered acceptable.
- 5.2. The proposed care home would be run and operated on a similar basis to no. 2 Christchurch Road approx 40 metres away. In terms of the impacts on the immediate area therefore the proposal represents a known entity. The proposed care home would accommodate 17 residents (reduced from the 19 originally proposed). A total of 22 staff would be required. Their shift patterns would be as set out below:

2 No Night Shift	22:00 – 07:20
1 No AM Shift Manager	07:15 – 14:45
6 No. AM Shift Support Worker	07:45 – 15:00
1 No PM Shift Manager	14:35 – 22:05
6 No PM Shift Support Worker	14:35 – 22:05
2 No Management Team	1 No/ daytime shift
2 No Directors	09:00 – 17:30
1 No Chef	11:00 – 19:00
1 No Cleaner	09:00 – 17:30

In addition there would be on average 2 professional visitors per day during the week and 1 visit per week from friends/family members. Deliveries of food and refuse collections would be twice weekly. The front door to No. 4 Christchurch Road would be the main entrance and where the majority of

comings and goings would emanate; the entrance from Loyd Road providing disabled access. Bearing in mind the site's relationship with adjacent land uses and the fact that the care home at No. 2 has operated for the past 5 years without complaint, it is considered that the proposal would be unlikely to generate significant levels of noise or disturbance for surrounding residents or cumulatively undermine the residential character of the surrounding area.

- 5.3 No on-site parking is proposed. SPG 'Parking' maximum car parking standard would require 6.8 spaces. With a lower provision sought in locations accessible by means of transport other than the private car. The site is within walking distance of the Wellingborough Road Local Centre and its associated public transport links. The applicant has submitted a Green Travel Plan identifying staff's anticipated travel to work mode and measures to encourage both staff and visitors to use alternative means of transport. On the basis of an analysis of existing travel to work patterns at no. 2 it is anticipated that the majority of staff (13) would not travel in using their own car. In any one shift it is anticipated that 2 staff would have travelled to work by car. In addition the applicant is pursuing an agreement which would allow staff to pay for the use of 5 parking spaces in the adjacent Christ Church car park. However, should Members be minded to approve the scheme it should be noted that the Local Planning Authority would have no control over whether such an arrangement is ultimately implemented.

Extensions

- 5.4 The original proposal has been substantially revised. The overall footprint of the proposed extension has been reduced to accommodate a courtyard garden to the eastern boundary, the roof terrace has been deleted, and the overall height of the extension reduced. The majority of the proposed extension would be at a similar height to the adjacent properties (162-160 Loyd Road).
- 5.5 As amended and bearing in mind the site's relationship with surrounding properties, it is considered that the proposed extension would not impact significantly on surrounding neighbours' amenity through overshadowing, loss of outlook or loss of privacy.
- 5.6 Whilst the proposed extension would extend the full extent of the plot it has been redesigned to appear as a separate block similar in scale and proportions to the existing residential properties in Loyd Road. The proposed extension is considered acceptable and in keeping with the design and scale of the existing property and surrounding area.

6. Social Impact

- 6.1. As set out in the report.

7. Background Papers

- 7.1. N/2005/935.

Conditions:

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) The accommodation shall be used solely in accordance with the approved drawing(s), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that a satisfactory standard and layout of accommodation is provided in the interests of the amenity of occupants and nearby residents.

(3) The external walls and roof of the extension shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

Reason: In the interests of visual amenity to ensure that the extension harmonises with the existing building.

(4) The bin store as shown on the approved drawing no.s 3556/40A and 3556/41A shall be implemented prior to the premises being used for the permitted purpose and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(5) The cycle stands as shown on the approved drawing no. 3556/41A shall be implemented prior to the premises being used for the permitted purpose and retained thereafter.

Reason: To ensure the provision of adequate facilities.

(6) All existing vehicle crossovers shall be reinstated to footway and full details of which shall be submitted to and approved in writing by the Local Planning Authority and the works carried shall be carried out prior to the development being first brought into use.

Reason: In the interests of highway safety.

(7) The Green Travel Plan submitted with the application shall be implemented at all times that the development is occupied unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the reliance on the private car for journeys to work.

(8) The premises shall be used as a care home for 17 residents only and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

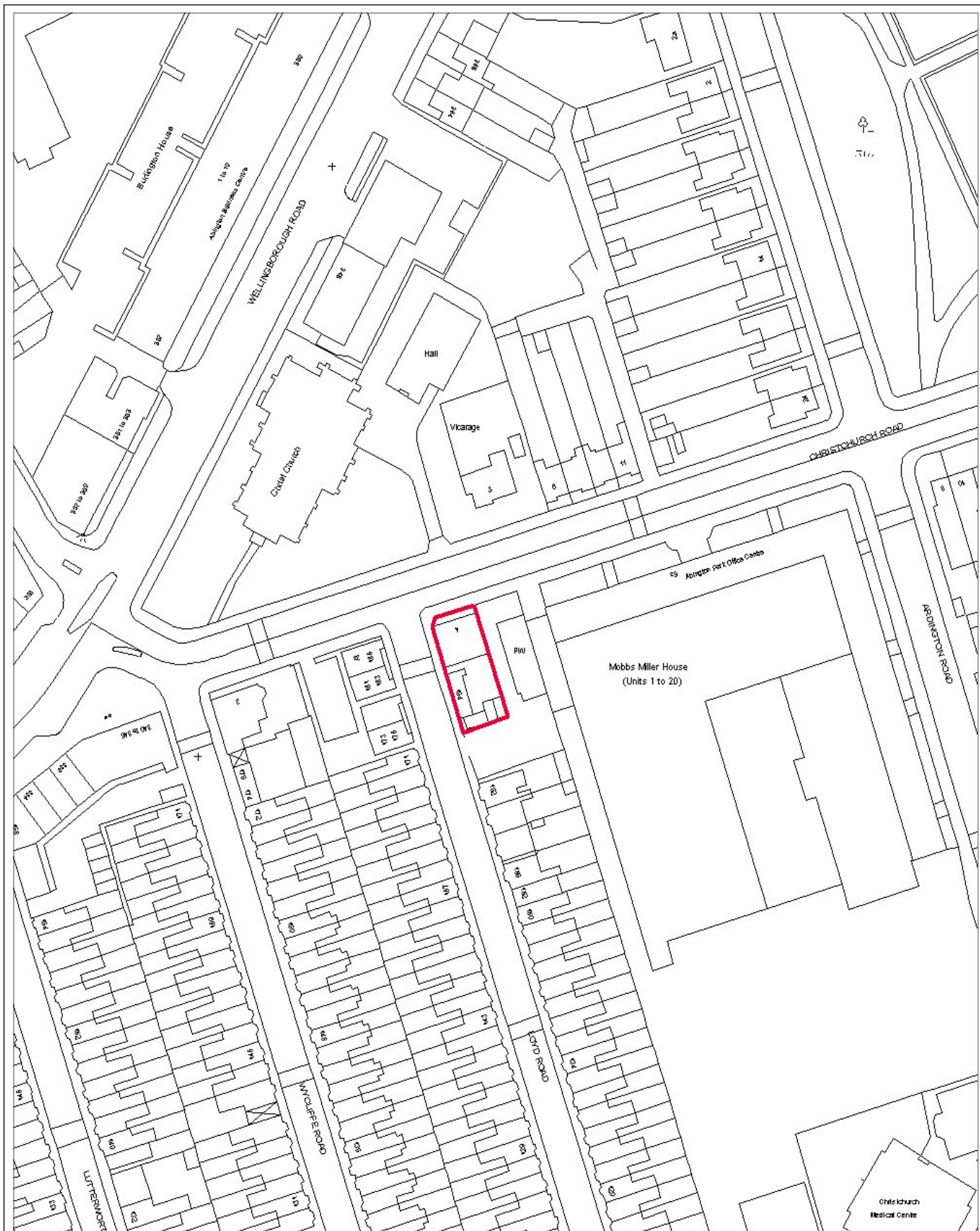
Reason: In the interests of amenity and to ensure that effective planning control is retained by the Local Planning Authority.

(9) A scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the sources of noise on the site whether from fixed plant or equipment or noise generated within the building and the provisions to be made for its control and the approved scheme shall be implemented prior to the commencement of the use hereby permitted and retained thereafter.

Reason: To protect the amenities of nearby occupants from noise and vibration.

(10) A scheme for the collection, treatment and dispersal of cooking smells and fumes shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be implemented prior to the commencement of the use hereby permitted and retained thereafter.

Reason: In the interests of the amenity of the surrounding locality and to secure a satisfactory standard of development.



Name: Becky Gittins
 Date: 29th September 2005
 Scale: NTS
 Use: Planning Support
 Project: Location Plan

Title
4 Christchurch Road/164 Loyd Road

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Planning Committee

12 October 2005

Item No.

Report of Corporate Director Customer and Service Delivery

Author/Contact Officer:
Mary Baynham

Tel: 01604 838655

Planning Application N/2005/0994

**Removal of conditions No.4
(prohibition of driving) and No.6
(CCTV and lighting provision) of
planning permission N/2004/0815**

19-21 Guildhall Road

Purpose of Report

To determine the planning application.

Recommendation

That the application be **REFUSED** for the following reasons:

- 1 To implement the planning permission without complying with condition 4 (prohibition of driving) could result in pedestrian/vehicle conflicts in Swan Street/Angel Street due to substandard footpaths and poor visibility. This would be detrimental to highway safety, contrary to policies T21, T22, L14 of the Northampton Local Plan and policy T8 of the Northamptonshire County Structure Plan.
- 2 The development relates to premises that attract customers, in particular during the evening. The works involve the relocation of the main entrance to the Derngate Theatre to a highway that is less well-lit and does not have comprehensive CCTV coverage. This could give rise to conditions detrimental to community safety and contrary to policy E40 of the Northampton Local Plan, policies GS5 and GS6 of the Northamptonshire County Structure Plan, and the guidance contained in Supplementary Planning Guidance "Planning out crime in Northamptonshire".

Summary and Links to Corporate Plan

In reaching the above recommendation regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.

1. Background

- 1.1 In August 2004 planning permission was granted for extensions to, alterations and refurbishment of the Royal and Derngate theatres (N2004/0815). Work has started on site, and the theatres are not due to reopen until Easter 2006.

2. Proposal

- 2.1 To remove conditions 4 and 6 of planning permission N2004/0815.
- 2.2 Condition 4 states: No development shall take place until a Prohibition of Driving Order over Angel Street and Swan Street between Albion Street car park access and Guildhall Road has been secured unless otherwise agreed in writing with the Council. The reason for this condition was stated as “in the interests of highway safety”.
- 2.3 Condition 6 states: Before development commences details of a CCTV camera (to link with the existing Town Centre system,) and its siting, plus associated maintenance, together with details of any associated necessary upgrading of lighting in Swan Street shall be submitted to and approved in writing by the Council. These works shall be fully implemented and operational before the development hereby approved, including the new Derngate foyer and ticket office, are first brought into use. The reason for this condition was stated as “in the interests of users of the theatre and community safety”.

3. Planning Policies

Development Plan

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.2 The current Development Plan comprises the Regional Spatial Strategy, Northamptonshire County Structure Plan and the Northampton Local Plan. Policies GS5, GS6, T8 of the Structure Plan and Policies T21, T22, L14, E40 of the Local Plan are of particular relevance to this application.

Planning Policy Guidance/Statement

- 3.3 Supplementary Planning Guidance “Planning out Crime in Northamptonshire” is of particular relevance.

4. Representations

- 4.1 **Town Centre Manager** – no observations or objections.
- 4.2 **Crime Prevention Design Adviser** – “the applicant states that they “would welcome improvements to the lighting on Swan Street” which would indicate that they consider that the levels of lighting are unsatisfactory. In these days of heightened public awareness of personal safety I would argue that an

improvement to the lighting in Swan Street would enhance the personal safety of both patrons to the theatre as well as members of staff who perhaps are more at risk leaving the premises late at night.”

- 4.3 **CCTV Manager – parking and security operations** – by leaving out the requested CCTV install would leave us with a major black spot in CCTV coverage for the area hence why we requested it. 2 black spots in this area which have in the past enable criminals to get away due to use not being able to track them. This development is having funds spent on the internal CCTV being upgraded and indeed new cameras being installed.

5. **Observations**

- 5.1 In support of their request the applicants agents state that the main reasons for their request are:
- (a) lack of appropriateness of the conditions themselves and the reasons for imposing them;
 - (b) plans that NBC have for the immediate surrounding area which have not yet been formalised or resolved;
 - (c) lack of resources available to undertake work specified owing to charitable status of Royal and Derngate Theatres, a company whose primary funder is NBC. No budget exists for these works unless NBC, as principal funder of the Theatres, provides an increase in grant in order to facilitate such a budget. If it is not possible to remove these conditions, public funding that is currently being spent on areas within the theatre that are of great public benefit will have to be diverted in order to pay for the work.
- 5.2 Circular 11/95 advises that there are 6 tests for conditions. They have to be:
- 1 necessary
 - 2 relevant to planning
 - 3 relevant to the development to be permitted
 - 4 enforceable
 - 5 precise
 - 6 reasonable in all other respects

Condition 4 (Prohibition of Driving Order)

- 5.3 The works to the Derngate theatre include an extension on the Angel Street frontage, to provide a main entrance that is relocated from Guildhall Road. The Theatres advised that one of the reasons for the relocation was that 70% of their customers already used the existing side entrance at that point as it was close to the St. Johns and Albion Street car parks.
- 5.4 It is considered that condition 4 was legitimately imposed:
It is necessary for the development in that the relocation of the main entrance to the Derngate Theatre, including the box office, results in the main entrance being relocated from Guildhall Road, where the roadway and footpath is capable of accommodating a large number of pedestrians and motorists, onto Angel Street, which is not – it is a narrow road with a substandard footpath. By the very nature of the relocation, customers are encouraged to enter the theatre where there is potential for conflict between pedestrians and motorists.

There is also a real chance that if the road is not closed, the overhang of the extension could be hit by high-sided vehicles. However, the applicants are confident that the overhang has been designed to avoid this.

- 5.5 The condition is relevant to planning in that it relates to highway issues. It is relevant to the development permitted as outlined above. It is enforceable and precise.
- 5.6 The condition is reasonable in that it only expects the necessary orders to be secured. It is not expecting associated environmental improvement works, such as changes to the surface treatment of the carriageway and footpath, as a result.
- 5.7 With regard to the main thrust of the argument for the applicants, it has been outlined above why the condition is considered to be reasonable. The applicants argue that their customers already use this route, and the upgrading/refurbishment of the theatres will only result in an additional 10 to 15 people per night attending the theatres. They also consider that people will continue to use the entrances that they already use.
- 5.8 The prohibition order will not be affected by uncertainties relating to plans for the Cultural Mile as it does not seek to extinguish the highway land, or to carry out expensive works, but simply its use by vehicles. The situation would be reversible in the longer term. It is unlikely that plans would be at a point of being implemented before the theatres re-open in April 2006.
- 5.9 Although I note the financial circumstances of the applicants, this cannot be a material consideration for the Local Planning Authority.

Condition 6 (CCTV and Lighting)

- 5.10 The works include the relocation of the main entrance to the Derngate theatre and the box office onto the Angel Street frontage. Consequently by focussing the main emphasis of the theatre to this frontage the theatre is encouraging its customers to enter the theatre via Angel Street/Swan Street.
- 5.11 In support of their application, the agents state that over 270,000 people pa already use Angel Street/Swan Street to enter the theatres and there have been no incidents there to their knowledge that might lead one to think that CCTV coverage would be necessary or essential. Already used as a route to the town centre, and yet NBC has not chosen to install CCTV to date. They consider that their redevelopment project should not prompt this need.
- 5.12 It is considered that condition 6 was legitimately imposed. It is necessary for the development in that the relocation of the main entrance to the Derngate Theatre, including the box office, results in the main entrance being relocated from Guildhall Road onto Angel Street where there is a “blackspot” for CCTV coverage.
- 5.13 The condition is relevant to planning in that it relates to issues of crime and community safety that are covered in Structure Plan policy GS5 and Local Plan policy E40 and to Supplementary Planning Guidance “Planning out crime in Northamptonshire”.

- 5.14 It is relevant to the development permitted as outlined above. It is enforceable and precise.
- 5.15 The condition is reasonable in that a great deal of the theatres' business is undertaken in the evenings. The applicants have previously said that 70% of their customers arrive at the premises via Swan Street. Therefore there is a need to ensure safety of customers, and staff, who leave the building, particularly at night. Hence the reason for the condition to provide one camera and to upgrade the lighting in Swan Street.

6. Financial Implications

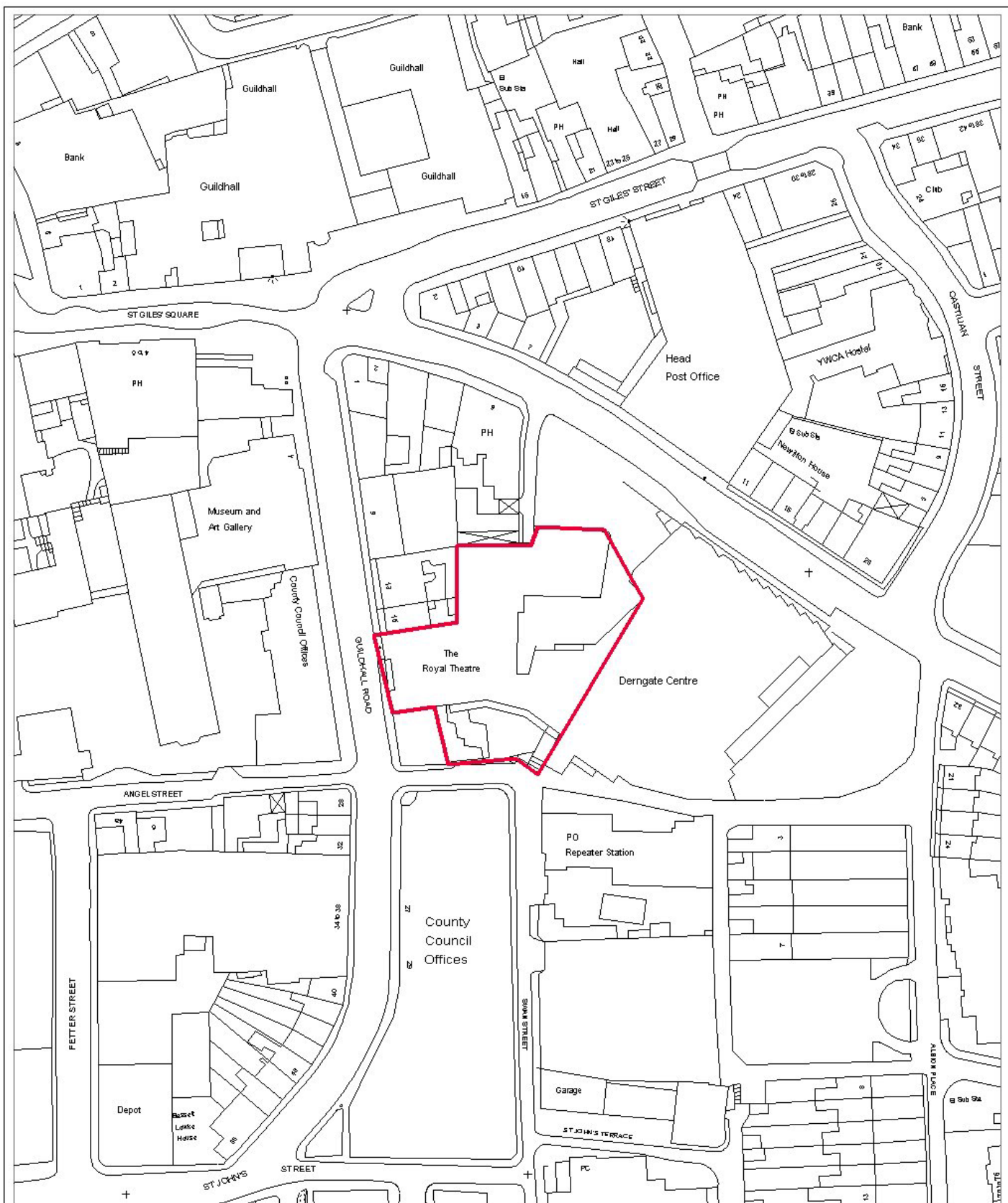
- 6.1 None.

7. Social Impact

- 7.1 As set out in the report.

8. Background Papers

- 8.1 N/2004/0815
Documents set out in section 3



NORTHAMPTON
BOROUGH COUNCIL

Name: Becky Gittins
Date: 29th September 2005
Scale: NTS
Dept: Planning Support
Project: Location Plan

Title

19/21 Guildhall Road

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SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION BY THE

PLANNING COMMITTEE

12 OCTOBER 2005

SUMMARY SHEET

Items	Application No.	Address	Recommendation
A	N/2005/719	21 Tenter Road	APPROVAL
B	N/2005/820	6 Rea Close	APPROVAL
C	N/2005/1024	43 Gold Street	APPROVAL
D	N/2005/1080	149-157 Abington Avenue (former BP Filling Station)	APPROVAL
E	N/2005/1092	Highway Land, corner of Kettering Road/Elmhurst Avenue	REFUSAL
F	N/2005/1093	Highway Land, Kettering Road/Coppice Drive, Spinney Hill	APPROVAL
G	N/2005/1094	Rushmere Tennis Club, Rushmere Way, Rushmere Road	APPROVAL
H	N/2005/1109	69 Abington Street	REFUSAL
I	N/2005/1112	Highway Layby, Wellingborough Road, Great Billing	APPROVAL
J	N/2005/1117	Land off Countess Road	REFUSAL
K	N/2005/1123	42-46 Kingsthorpe Grove	APPROVAL
L	N/2005/1132	32 Langdale Road	REFUSAL
M	N/2005/1157	152 Abington Avenue	APPROVAL

**NORTHAMPTON BOROUGH COUNCIL
CORPORATE DIRECTOR – CUSTOMER AND SERVICE DELIVERY**

PLANNING COMMITTEE - 12 OCTOBER 2005

Application No: **N/2005/719**
Location : **21 Tenter Road**
Proposal : **Change of use to health club (Class D2) including coffee bar**
Officer : **Geoff Wyatt**

Recommendation:

APPROVAL subject to conditions for the following reason:

The use of the premises as a health club is acceptable and in accordance with Policies B14, E21 and T17 of the Northampton Local Plan.

Site Description and History:

The application site is located on the southern side of Tenter Road. The unit is currently vacant and has been unoccupied since February 2003.

Planning Policy:

Northampton Local Plan Policies B14, E21 and T17.

Representations:

None.

Appraisal:

The proposal involves the change of use of a vacant 744 square metre building to a health club with ancillary coffee bar.

Whilst it is current policy to seek to retain as much business floorspace as is practicable there are situations where an alternative use can be considered acceptable. Any alternative use should provide a significant benefit to local community and lead to substantial employment opportunities. The proposal will initially employ nine members of staff which the applicant is hoping to increase to fourteen. As there are major employment areas nearby the use can be considered a sustainable one as it may reduce the demand to travel for these type of facilities further afield.

The applicant is willing to accept a personal consent on the basis that the development proposed would not normally be appropriate in policy terms.

If planning permission is approved the applicant will lease some of the car parking spaces from the adjoining unit in order to ensure that the health club has sufficient car parking provision.

Conditions:

(1) The development hereby permitted shall be begun before the expiration of the five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) The premises shall be used as a health club and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Reason: In the interests of amenity and to ensure that effective planning control is retained by the Local Planning Authority.

(3) This permission shall enure for the personal benefit of Mr L Slater for the use of the premises as a health club and shall not enure for the benefit of the land. If the applicant ceases to occupy the premises, the use of the premises shall revert back to the authorised use.

Reason: The development proposed would not normally be appropriate in this location but is allowed solely on the personal grounds of the applicant.

(4) The proposed coffee bar shall remain ancillary to the proposed health club and at no time shall it form a separate planning unit.

Reason: For the avoidance of doubt as a separate coffee bar use would be unacceptable in this location.

(5) A minimum of 21 car parking shall be provided for the proposed use at all times.

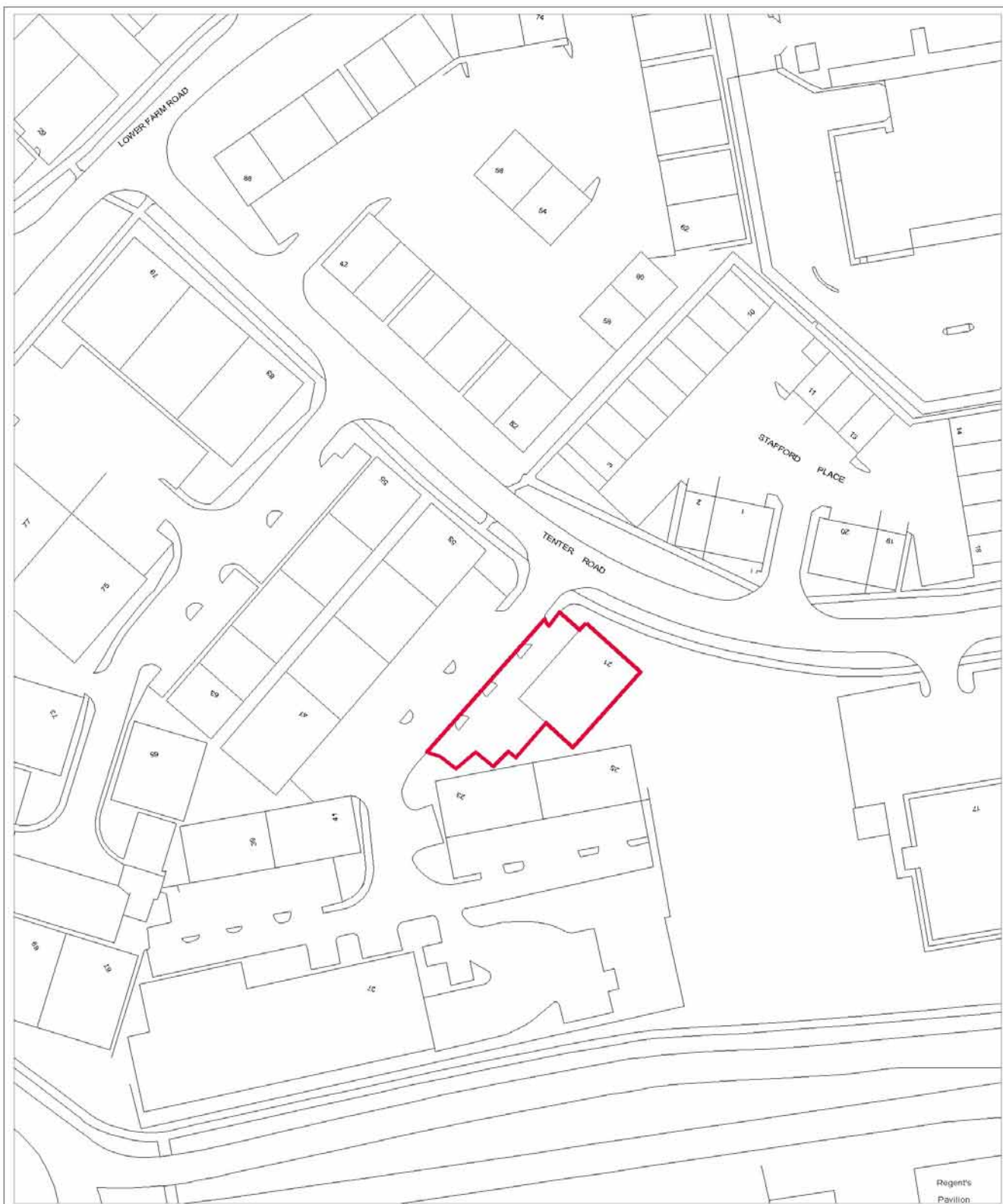
Reason: In order to maintain the necessary car parking provision and in the interests of highway safety.

(6) A minimum of one parking space shall be laid out and reserved for use by people with disabilities. Details of which shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to the development hereby approved being first brought into use and retained thereafter.

Reason: To ensure satisfactory parking facilities for people with disabilities.

(7) A scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the sources of noise on the site whether from fixed plant or equipment or noise generated within the building and the provisions to be made for its control and the approved scheme shall be implemented prior to the commencement of the use hereby permitted and retained thereafter.

Reason: To protect the amenities of nearby occupants from noise and vibration.



Name: **Becky Gittins**
 Date: **29th September 2005**
 Scale: **NTS**
 Dept: **Planning Support**
 Project: **Location Plan**

Title

21 Tenter Road

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**NORTHAMPTON BOROUGH COUNCIL
CORPORATE DIRECTOR – CUSTOMER AND SERVICE DELIVERY**

PLANNING COMMITTEE - 12 OCTOBER 2005

Application No: **N/2005/0820**
Location : **6 Rea Close**
Proposal : **Erection of two storey side extension**
Officer : **Mr Jonathan Warner**

Recommendation:

APPROVAL subject to conditions and for the following reason:

The impact on the character of the original building, street scene and residential amenity are considered acceptable and in accordance with Policy H18 of the Northampton Local Plan.

Site Description and History:

The property is a late 20th century detached property situated within a primarily residential area, surrounded by residential properties on all sides. The property, located within a small cul-de-sac has not been previously extended.

The application seeks permission for a two storey side extension. Due to concerns raised by officers over the impact on No.7, the proposal was subsequently amended reducing the width of the extension by 0.3 metres and reducing the length of the first floor by 0.5 metres. Neighbouring properties have been reconsulted on the revised scheme.

Planning Policy:

Development Plan: H18 – Northampton Local Plan

Other Policy:

PPS1 – Delivering Sustainable Development
SPG – Residential Extensions Design Guide

Representations:

External

7 Rea Close:

Objection received in relation to the original plans. Main issues raised include: overbearing effect caused by extension breaking 45 degree line; will be within 150mm of the boundary which is too close resulting in maintenance problems; will cause loss of light, loss of outlook and overshadowing.

Objection received in relation to the revised plans. Main issues raised include: plans incorrect in relation to boundary and orientation; plans still break 45 degree rule and would be overly large and overbear on property causing loss of outlook and overshadowing; contrary to adopted policies.

Cllr J Lill:

Requested the Planning Committee decide the application. Main issues raised include: will stop light into No.7's sitting room; will affect No.7's outlook due to view of the side wall; is against Council's adopted Residential Extensions Design Guide SPG on grounds of loss of outlook, overshadowing and overlooking of neighbours; breaks the 45 degree rule.

Appraisal:

Although the extension is of a large scale, it is in keeping with the existing and surrounding properties. Overdevelopment will not be an issue, as the property will maintain a distance of at least 7 metres from the front extension to the front of the highway and a rear garden of at least 10 metres in length.

A number of surrounding properties have been extended in a similar scale and style above the garage.

Design:

The design of the extension is in keeping with the existing and surrounding properties, using similar design principles. The ridge height will be approximately 75cm lower than the main roof.

Impact on the Street Scene:

The side extension does project forward of the existing house. However the impact on the street scene is minimal. The cul-de-sac does not have a uniform building line to the front or rear of properties. The character of the area is one of a mixture of property designs following similar design principles. Whilst the current property doesn't have a projected front gable, a number of surrounding properties do have projected front gables of a similar design and scale.

Impact on Neighbours:

The extension to the front will not have undue impact upon the surrounding properties in relation to overbearing, overlooking or outlook issues.

The rear of No. 6 is positioned towards No. 7 at an angle of approximately 3 degrees. The two storey element of the proposal complies with the 45 degree rule outlined in the residential design guide. The single storey element to the rear fails by 1.2 metres. The minimum height of this element is 2.5 metres rising to a maximum height of 3.3 metres. It should be noted without the first floor element a ground floor extension could be erected to a height of 4 metres under permitted development rights.

The extension will be located approximately 65 cm from the boundary and 1.8 metres from the sidewall of No.7.

Officers consider that the proposal would not unduly affect the amenities of the neighbouring property in terms of massing and loss of light.

Conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The external walls and roof of the extension shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

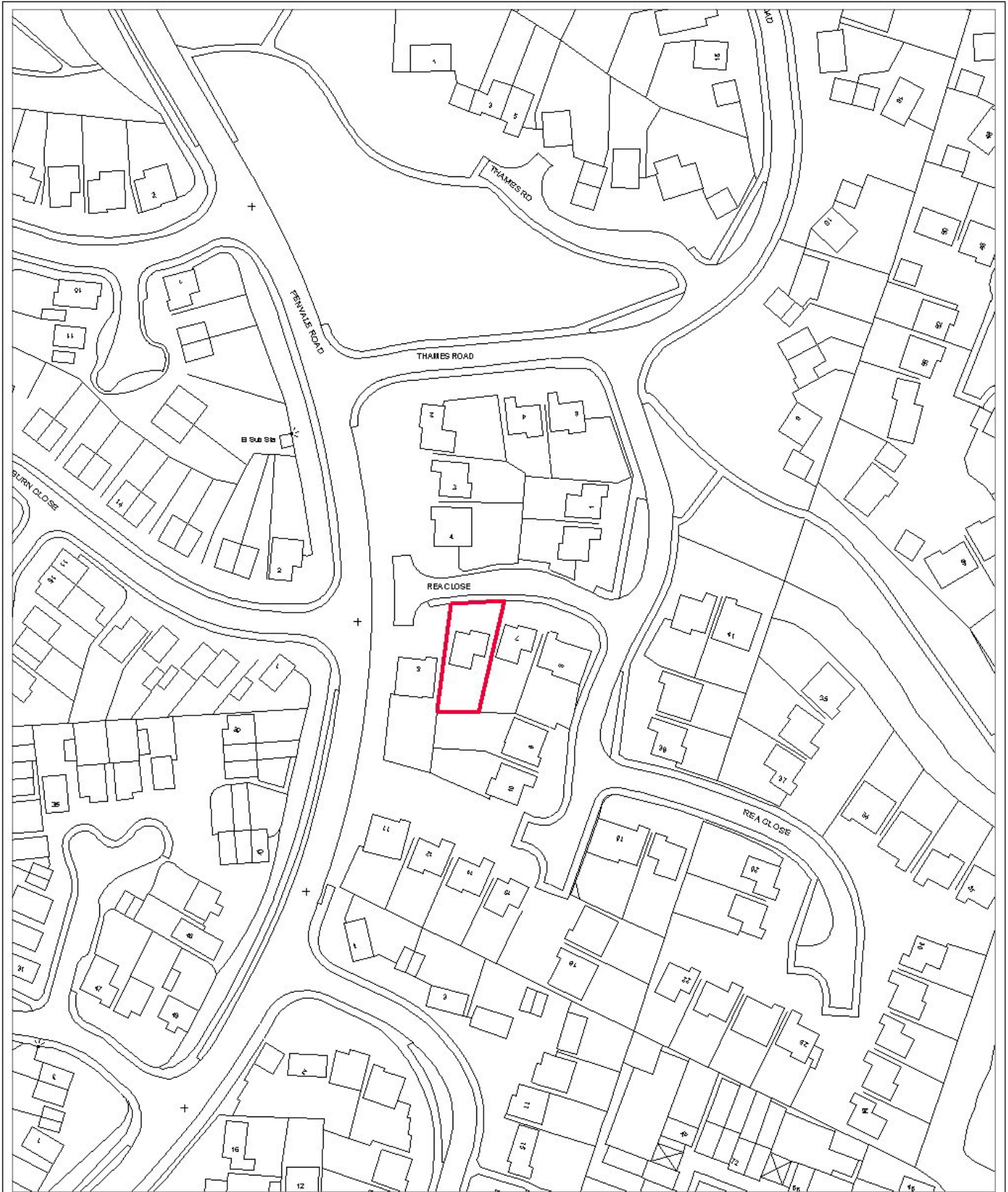
Reason: In the interests of visual amenity to ensure that the extension harmonises with the existing building.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed in the side elevations of the proposed extension without the prior written consent of the Local Planning Authority.

Reason: To safeguard the privacy of adjoining properties.

4. The ground floor toilet window shall be glazed with obscured glass before the development hereby permitted is first occupied and thereafter retained in that form at all times.

Reason: To safeguard the privacy of the adjoining property.



NORTHAMPTON
BOROUGH COUNCIL

Name: Becky Gittins
Date: 29th September 2005
Scale: NTS
User: Planning Support
Project: Location Plan

Title

6 Rea Close

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**NORTHAMPTON BOROUGH COUNCIL
CORPORATE DIRECTOR - CUSTOMER AND SERVICE DELIVERY**

PLANNING COMMITTEE - 12 OCTOBER 2005

Application No: **N/2005/1024**
Location : **43 Gold Street**
Proposal : **Change of use of Class A1 (retail) to Class A3 as extension to existing restaurant at 43A Gold Street (Sacrebleu)**
Officer : **Rowena Simpson**

Recommendation:

APPROVAL subject to conditions for the following reason:

The proposed change of use of the premises will not prejudice the retail provision within the secondary shopping frontage and is in accordance with Policies R5 and R7 of the Northampton Local Plan.

Site Description and History:

The site is located on the south side of Gold Street within a Secondary Shopping Frontage. The premises are currently empty but were last used as a sewing machine shop. The property is a listed building and situated in a Conservation Area.

562/85 – C/U to wine bar and restaurant.
89/0978 – two storey extension to wine bar.

Planning Policy:

Northampton Local Plan Policies R5, R7, E23, E24 and E26.
PPS6: (Planning For Town Centres).
PPG15: (Planning and The Historic Environment).

Representations:

Development Services – no observations.

Environmental Health – no objections in principle. As there is no change to the existing kitchen facilities it is not anticipated that there will be any problems with cooking odour. If additional plant equipment to be installed – recommend condition.

Architectural Liaison Officer, Northants Police – no objections.

Town Centre Conservation Area Advisory Committee – no objections: whilst as a rule the Committee is reluctant to see the loss of retail premises on Gold Street, this particular site is a small site and has stood empty for some time. The Sacrebleu restaurant is well established and its presence on the street frontage would make a positive contribution to the overall vibrancy of Gold Street.

Access Officer – advice offered.

4 Hall Mead, Bugbrooke – objects to loss of retail. Considers Northampton Town Centre (Gold Street in particular) is overwhelmed by pubs/clubs/restaurants.

Appraisal:

The Sacrebleu restaurant is an established restaurant that is located above and to the rear of no. 43 Gold Street (currently an empty retail premises).

The applicant proposes to change the use of the shop at the front to introduce a café/restaurant as an extension to his existing business.

The Sacrebleu restaurant suffers from being situated in a secluded location, accessed from a long narrow passage-way which is often missed by passers-by. The restaurant currently opens 9pm-late (licensed to 1am) Monday-Saturday and Friday and Saturday lunchtimes.

It is proposed to open the new premises from 9am-10:30pm, 7 days a week with the exception of Sunday lunchtime.

It is proposed to serve sandwiches and quick snacks until 5pm with restaurant meals in the evening. Both restaurants will be served from the one existing kitchen. The applicant considers this new venture will heighten the prominence of the existing restaurant and make the business more viable.

The general principle of this proposal is supported in planning policy terms as it would bring an empty property back into beneficial use. PPS6 (Planning for Town Centres) promotes mixed use development and diversity of uses in town centres as this makes an important contribution to town centre vitality and viability.

The change of use of the premises will not reduce the retail frontage to an unacceptable percentage (resulting retail frontage 61%) and will not result in more than 3 adjoining premises being used other than as a shop. The proposal therefore complies with Local Plan Policy and is considered acceptable.

Conditions:

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Unless otherwise agreed in writing by the Local Planning Authority, full details of the provision for the storage of refuse and materials for recycling shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the premises being used for the permitted purpose and retained thereafter.

Reason: In the interests of general amenity.

(3) Before the development hereby permitted commences a scheme shall be agreed with the Local Planning Authority which specifies the sources of noise on the site, whether from fixed plant or equipment or noise generated within the building, and the provisions to be made for its control. The agreed scheme shall be implemented prior to the development coming into use and shall be maintained thereafter.

Reason: To protect the amenities of nearby occupants from noise and vibration.



**NORTHAMPTON BOROUGH COUNCIL
CORPORATE DIRECTOR - CUSTOMER AND SERVICE DELIVERY**

PLANNING COMMITTEE - 12 OCTOBER 2005

Application No: **N/2005/1080**
Location : **149-157 Abington Avenue (Former BP filling station)**
Proposal : **Demolition of former petrol filling station and construction of eight townhouses with car parking spaces**
Officer : **Miss Mary Baynham**

Recommendation:

APPROVAL subject to conditions for the following reason:

The site lies within a primarily residential area. The redevelopment of this brownfield site is in accordance with national guidance as set out in PPG3 (Housing) and in accordance with Policies H6, H15, H19 and E20 of the Northampton Local Plan.

Site Description and History:

The site lies on the west side of the junction of Abington Avenue and Collingwood Road. Until recently it was occupied by a petrol filling station. The buildings have been cleared and the site is in the process of being decontaminated. The site is 0.1 hectare in size.

It is proposed to erect 7 three storey (3-bed) terraced houses on the Abington Avenue frontage, with a 1.5 storey (2-bed) "coachhouse" on the Collingwood Road frontage. This gives a density of 80 units per hectare. Dwellings to be constructed of red brick, with a grey concrete tiled roof. The houses on the Abington Avenue frontage are to be sited in line with the adjoining terraced houses, with railings to enclose the front gardens.

Parking for 8 cars is provided in the rear gated courtyard, accessed via the archway under the "coachhouse".

Planning Policy:

Development Plan:

Northamptonshire County Structure Plan Policies – GS2, GS5, T10
Northampton Local Plan Policies – H6, H15, H19, E20
SPG – Designing out crime in Northamptonshire
SPG - Parking

National Policy:

Planning Policy Guidance Note (PPG) 3 (Housing)
Planning Policy Statement (PPS) 23 (Planning and Pollution Control)

Consultations:

Environmental Health – likely to be affected by road traffic noise from vehicles using Abington Avenue – request condition. Similarly request a condition relating to automated gates, to stop potential complaints relating to vibration and noise. Some information received about site contamination, however further testing required after

petrol tanks removed from the site. Also there is an indication of naturally occurring arsenic on the site. Therefore they request a site contamination report and risk assessment to clarify outstanding issues.

Representations:

2 Collingwood Road – parking must be provided for the houses and visitors as parking is a problem in the surrounding streets of terraced houses.

Appraisal:

It is considered that the development is appropriate in terms of scale and character in relation to neighbouring properties. There is a mix of traditional 2 and 2.5 storey houses in the immediate vicinity, with 3 storey buildings towards the Avenue's junction with Abington Grove. The ridgeline of the proposed terrace on the Abington Avenue frontage is 2m higher than that of the adjoining property (No.147). The smaller scale of the coachhouse on the Collingwood Road frontage is better related to the smaller houses in Collingwood Road and Ashburnham Road.

Secure on-site parking is to be provided. In line with Structure Plan Policy T10 and guidance contained in PPG3 and the countywide Parking SPG, the 1 car parking space per unit is acceptable.

All the dwellings have private amenity space that can be used for cycle and storage of bins and recycling boxes.

The removal of contaminants from the site is still on-going, with more testing works being undertaken following the removal of the underground petrol tanks.

The provision of 3-bed houses in this area is welcomed. There has been concern in the recent past about the change of use of the larger properties in the street to properties in multi-occupation or hostels. Although the development density is relatively low in this instance, it is considered that these new-build properties should provide attractive accommodation for families and thereby contribute to redressing the balance for family households within the area.

Conditions:

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) The details and or/samples of all proposed external facing materials shall be submitted to and be approved by the Local Planning Authority prior to the commencement of construction work on site. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

(3) Unless otherwise agreed in writing by the Local Planning Authority, prior to the first occupation of any of the dwellings hereby permitted, the vehicular access from Collingwood Road shall be fitted with automatic electronic gates the details of which

shall first be submitted to and approved in writing by the Local Planning Authority. The details shall include the method of hanging the gates and the associated closing mechanisms. The approved scheme shall be implemented and retained thereafter.

Reason: In the interests of highway safety, the free flow of traffic and residential amenity.

(4) Within one month of the first occupation of the last dwelling hereby permitted, the existing vehicular crossovers on both the Abington Avenue and Collingwood Road site frontages shall be removed and the footway across both frontages shall be reinstated.

Reason: In the interests of pedestrian safety and visual amenity.

(5) Within one month of the last house on the site being first occupied, the means of enclosure around the site boundaries shall have been implemented, as shown on the approved plans, and retained thereafter, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity and to secure a satisfactory standard of development.

(6) Before any of the houses hereby approved are first occupied, the chimneys shall have been constructed as shown on the approved plans and retained.

Reason: In the interests of visual amenity and to secure a satisfactory standard of development.

(7) Before any work is carried out, further precise details of the windows, doors, lintels and cills, including cross-sections and profiles at a scale of 1:20, shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to secure a satisfactory standard of development.

(8) No development shall take place until a desktop study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

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.

(9) Prior to development commencing the applicant shall assess the Noise Exposure Categories of the site due to its exposure to transportation noise. This

must take into account, where appropriate, Roads or Railways that may not be immediately adjacent to the site and the likely growth of traffic over the next 15 years. Prior to development commencing a scheme to protect the site where its noise exposure exceeds NEC A shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a site plan showing the position, type and height of the proposed noise protection measures together with the resultant NEC(s) for the site. Where noise protection measures for the site are impractical or do not reduce the NEC for all amenity areas, all facades or all floors of the proposed dwellings to NEC A the plan shall clearly indicate the site layout and the predicted NEC for all facades. Where facades or floors do not fall into NEC A a noise insulation scheme, which will require the provision of mechanical ventilation, shall be submitted to and approved in writing by the Local Planning Authority and fully implemented prior to the properties being first occupied.

Reason: To protect the enjoyment of future occupiers of their dwellings.

(10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions or outbuildings shall be erected to the residential development hereby permitted without the prior written consent of the Local Planning Authority.

Reason: To prevent overdevelopment of the site.

(11) No development shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

(12) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building 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 or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and to secure a satisfactory standard of development.



NORTHAMPTON
BOROUGH COUNCIL

Name: Becky Gittins
Date: 29th September 2005
Scale: NTS
User: Planning Support
Project: Location Plan

Title

149-157 Abington Avenue

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**NORTHAMPTON BOROUGH COUNCIL
CORPORATE DIRECTOR – CUSTOMER AND SERVICE DELIVERY**

PLANNING COMMITTEE - 12 OCTOBER 2005

Application No: **N/2005/1092 (Prior Notification Application)**
Location : **Highway land, site corner of Kettering Road and Elmhurst Avenue**
Proposal : **Erection of 12 metre high monopole with tri-sector antennae and equipment cabinet**
Officer : **Geoff Wyatt**

Recommendation:

That the prior notification application be **REFUSED** for the following reason:

By reason of their height and siting, the proposed monopole and cabinet would present a visually intrusive and cluttered appearance contrary to Policy E32 of the Northampton Local Plan.

Site Description and History:

It is proposed to erect a 12 metre high monopole with tri-sector antennae and radio equipment housing on highway land at the junction of Kettering Road and Elmhurst Avenue. A Prior Notification application for a 12.5 metre monopole antennae with two equipment cabinets and ancillary development at an adjacent location was refused by the Planning Committee on 3rd October 2001 for a similar reason (ref 2001/1046).

Planning Policy:

Northampton Local Plan Policy E32.

Representations:

The Council has received letters from nos. **174, 176, 178 and 182 Kettering Road and 2, 5 Elmhurst Avenue, 16 Elmhurst Court, 258 and 264 Beech Avenue** objecting on the following grounds:-

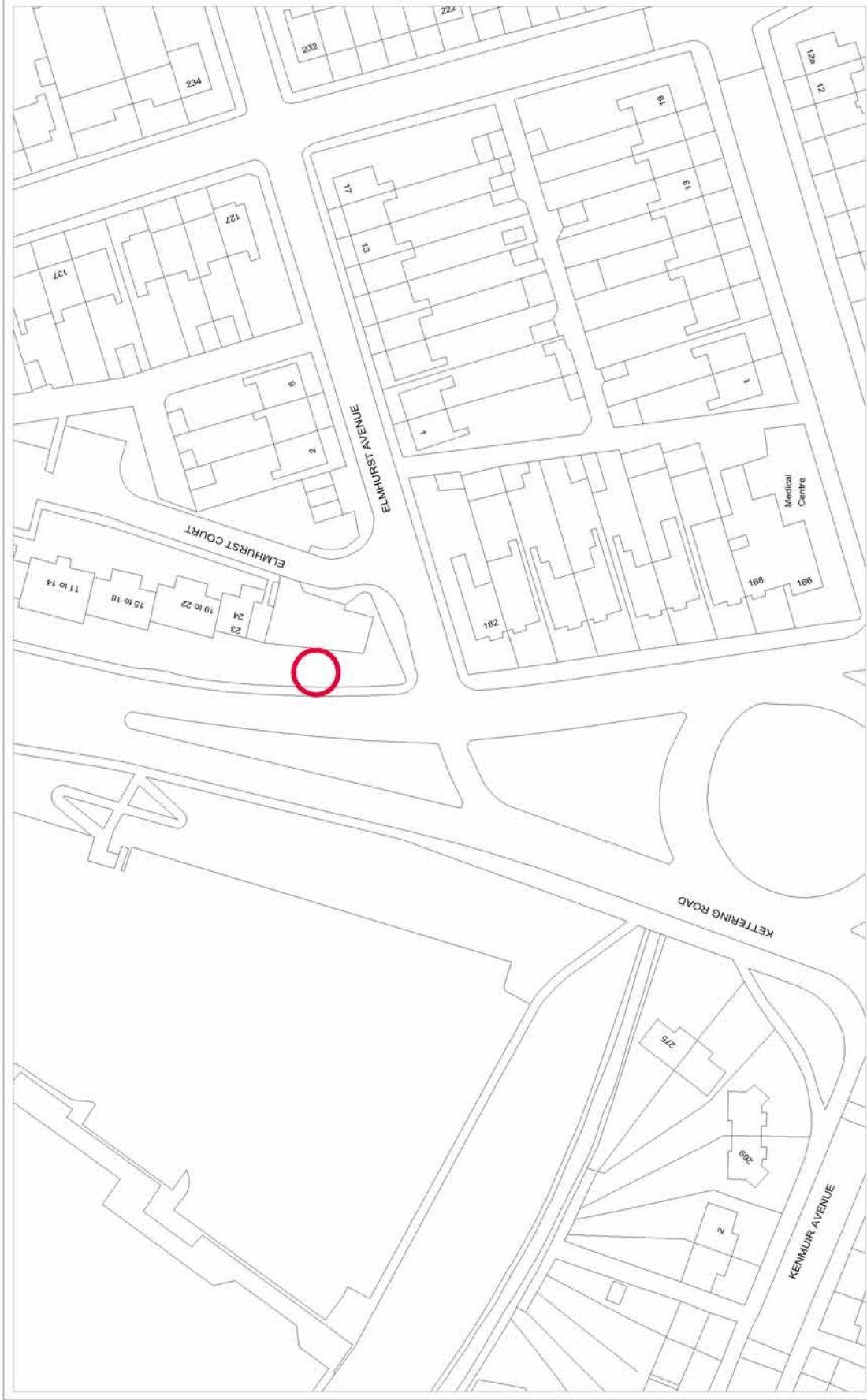
- i) severe impact on visual amenity
- ii) health issues

Environmental Health – no objections.

Appraisal:

The site for the proposal is a relatively open grass verge with no intervening features between the footpath and the installation. At a height of 12 metres the pole will be taller than existing street lamps and a CCTV camera, which are within close proximity. As this is a residential area, it is considered that the mast itself will create a visually intrusive feature. There is a considerable amount of street furniture in the vicinity of the site including bollards, traffic lights as well as the lampposts and camera pole already referred to. The cabinets and poles seen in this context will create a cluttered appearance at this prominent location.

There is an existing 15 metres high telecommunications mast located to the south west of Morrisons petrol filling station which it is felt could be used to accommodate the apparatus. However, the applicants have advised that Morrisons will no longer allow new installations on its premises.



Title

Land at Kettering Road

Name: 28th September 2005
Date: NTS
Scale: Planning
Dept: Project



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**NORTHAMPTON BOROUGH COUNCIL
CORPORATE DIRECTOR – CUSTOMER AND SERVICE DELIVERY**

PLANNING COMMITTEE – 12 OCTOBER 2005

Application No: **N/2005/1093 (Prior Notification Application)**
Location: **Highway land at Kettering Road/Coppice Drive**
Proposal: **Erection of 12m high monopole telecommunications mast with tri-sector antennae (1.3m) and equipment cabinet**
Officer: **Cara Meehan**

Recommendation:

That the prior notification application be **APPROVED** as the siting and appearance of the telecommunications equipment is acceptable.

Site Description and History:

The proposed mast would be located on a grass verge to the west of Kettering Road. The verge is situated between the footpath and a parking area serving the parade of shops at Coppice Drive. The site is opposite the listed gate and lodge at the old entrance to Manfield Hospital east of Kettering Road. There is an existing telecommunications mast approx 25 metres northeast of the proposed site (Prior Notification N/2004/1236).

A 12 metre high slim-line monopole is proposed with the antennae in a casing on top – total height 13.3m.

Planning Policy:

Development Plan

Northamptonshire County Structure Plan Policy – Tel1
Northampton Local Plan Policy: E32

Other Guidance

PPG8 - Telecommunications

Consultations:

Environmental Health: The relevant ICNIRP declaration is included, therefore no comments

Representations:

92 letters of objection have been received from the occupiers of **2, 4, 10, 14, 15, 17, 18, 22, 24, 25, 26, 28, 33, 41, 47, 51, 59, 62, 65, 67, 69, 70, 72, 76, 83, 85, 94, 105, 123, 126, 132, 133, 136, 142, 144, 152, 166 Coppice Drive, 1, 3, 4, 5, 10, 18, 21, 22, 24, 32, 35, 38, 41, 45, 52, 55, 64, 66, 88 Spinney Hill Road, 7 Manfield Way, 493, 497, 505 Kettering Road, 1, 6, 8, 10, 11, 19, 23, 33, 35, 45 Spinney Hill Crescent, 4, 8, 18, 21 Spinney Way, 4, 5, 6, 8, 9, 10, 15, 18 Glenville, 11, 12 Becket Way, 2, 5, 7, 11 Parklands Crescent, 1, 14 Parklands Ave.** A further 10 letters of objection have been received without an address. All of the letters are identical and state a strong objection to the proposal for the following reason, “we believe councils should be allowed to take

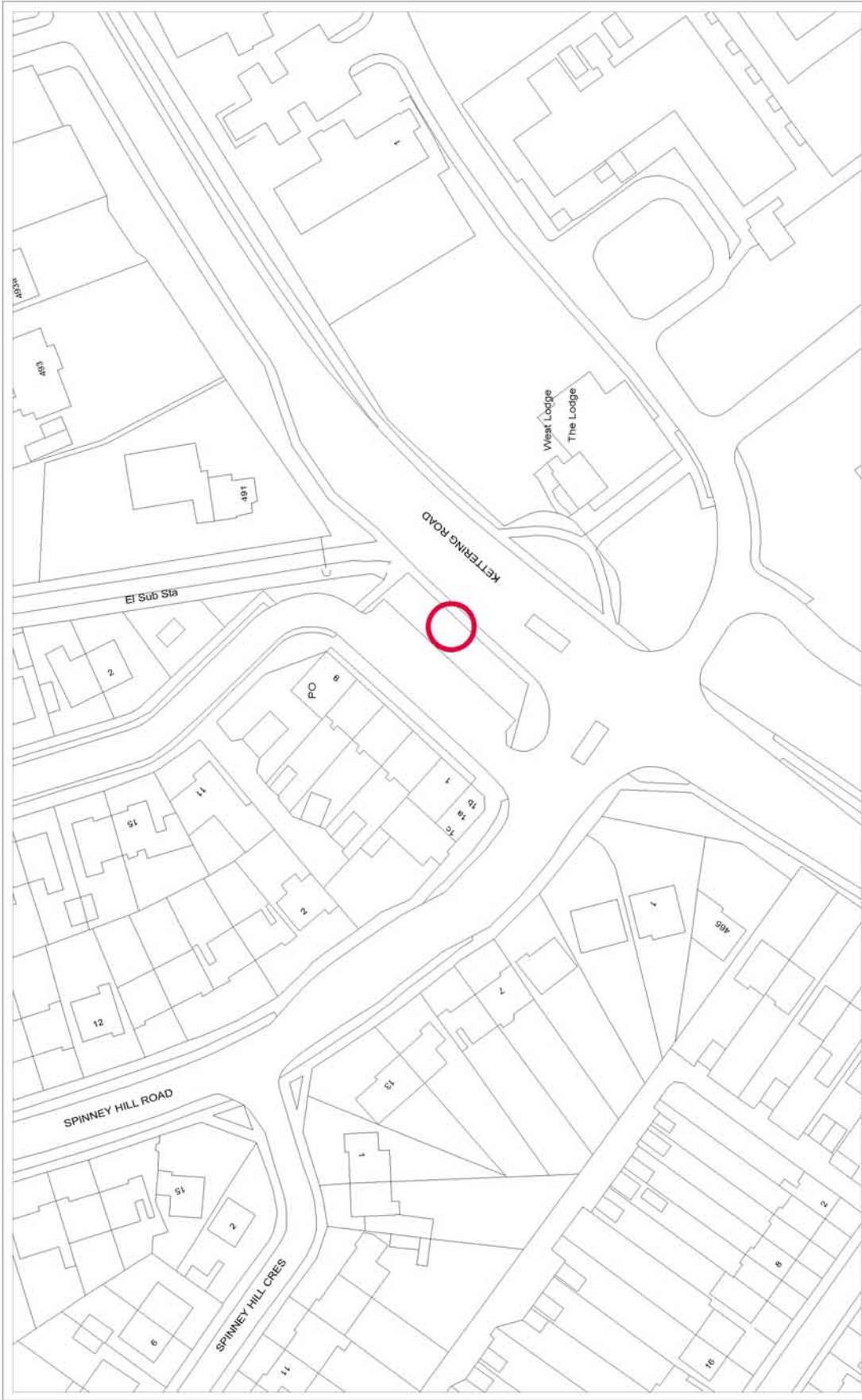
health concerns into account such as near homes, hospitals (Cynthia Spencer) and schools (Parklands Primary & Thomas Becket). Current national planning guidance prohibits this.”

Appraisal:

The proposal is a prior notification for approval of siting and appearance of the equipment.

A slim-line monopole is proposed. This would be viewed within the context of existing lighting columns (approx 8 metres high) and traffic light mountings. There is also an existing similar mast within the vicinity. As such it is considered that the proposed mast's siting and appearance would assimilate with the existing street furniture. Therefore in visual amenity terms the proposal is considered acceptable.

An ICNIRP certificate has been submitted with the notification, confirming that the proposal fully complies with the Public Exposure guidelines regarding health issues.



Title

Land at Kettering Road, Spinney Hill

Name: 29th September 2005
Date: NTS
Scale: NTS
Dept: Planning
Project:



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**NORTHAMPTON BOROUGH COUNCIL
CORPORATE DIRECTOR - CUSTOMER AND SERVICE DELIVERY**

PLANNING COMMITTEE – 12 OCTOBER 2005

Application No: **N/2005/1094**
Location : **Rushmere Tennis Club, Rushmere Way, Rushmere Road**
Proposal : **Replacement of existing floodlights with 18 no. lanterns to court nos. 1, 2 & 3**
Officer : **Gareth Jones**

Recommendation:

APPROVAL subject to conditions and for the following reason:

The proposal would not result in harm to residential amenity or to other interests of acknowledged importance and is likely to improve existing circumstances in accordance with Development Plan Policy.

Site Description and History:

The site is a tennis club located at the western end of Rushmere Way. It is surrounded to the south, east and north by residential properties and to the west by Northampton School for Boys. The site is an Existing Recreation / Leisure site identified in the Local Plan.

Courts 4 and 5 at the site were the subject of a planning application (N/2001/140) for the erection of floodlights. This application was refused by the Council but allowed on appeal. Courts 1, 2 and 3, which are located to the south of courts 4 and 5 on lower lying ground, were granted planning permission (990450) for floodlighting. The current proposals are to replace the existing floodlights to courts 1 to 3.

Planning Policy:

Development Plan

Northampton Local Plan Policy – E21, H20 & L1

Representations:

Northampton School for Boys – raises no objection and states “we can see no loss of amenity to our land and can foresee a positive benefit to the local community”.

NBC Environmental Health Manager – the light scheme will assist in the minimising the risk of nuisance from light pollution.

25 Cranmere Avenue – no objection and in fact the proposals seem to suggest a marked improvement on the existing situation. Request that Committee ensure that what is shown in applicant's submissions is what is implemented.

Appraisal:

The application is to replace 24no. existing floodlightings mounted on 12no. columns. The planning permission for these lights limits their use to between 0800 and 2200 hours. It is proposed to replace these with 18no. new lanterns mounted on 12no. 6.7m high columns. The courts in question are located towards the centre of the site and consequently furthest from surrounding properties. The southern, eastern and northern site boundaries are screened from neighbouring residential properties by a thick, high and mature belt of trees,

many of which are protected by Tree Preservation Order (no. 81) and are consequently unlikely to be removed. The nearest of the neighbouring dwellings is over 25m away from courts 1 to 3.

With reference to the representations received and the above context, it is considered that subject to conditions the proposed development would not result in harm to residential amenity and is likely to improve existing circumstances. The application is, therefore, recommended for approval.

Conditions:

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Unless otherwise agreed in writing by the Local Planning Authority (LPA) the lighting scheme shall be implemented in accordance with the details submitted by the applicant and received by the LPA on 22 August 2005 and shall not result in light spillage in excess of the levels shown therein.

Reason: To protect the residential amenity of neighbouring occupiers.

(3) The floodlights hereby permitted shall not be used between the hours of 10.00pm and 8.00am.

Reason: To protect the residential amenity of neighbouring occupiers.



NORTHAMPTON
BOROUGH COUNCIL

Name: Becky Gittins
Date: 29th September 2005
Scale: NTS
Use: Planning Support
Project: Location Plan

Title

Rushmere Tennis Club, Rushmere Way

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**NORTHAMPTON BOROUGH COUNCIL
CORPORATE DIRECTOR – CUSTOMER AND SERVICE DELIVERY**

PLANNING COMMITTEE - 12 OCTOBER 2005

Application No: **N/2005/1109**
Location : **69 Abington Street (Former Mirror Image)**
Proposal : **Change of use from retail (Class A1) to professional and financial services (Class A2)**
Officer : **Geoff Wyatt**

Recommendation:

REFUSAL for the following reason:

The proposed change of use represents an avoidable loss of a retail unit and would increase the concentration of non-retail uses within a secondary shopping frontage which would be detrimental to the retail character and vitality of Abington Street and the town centre contrary to Policy TCR1 of the Northamptonshire County Structure Plan, Policies R5 and R7 of the Northampton Local Plan and the aims and objectives of Planning Policy Statement 6 (Planning for Town Centres).

Site Description and History:

The Planning Committee considered an identical planning application on 6th January 2005 at which it was decided to refuse the application. A copy of that report is attached.

Planning Policy:

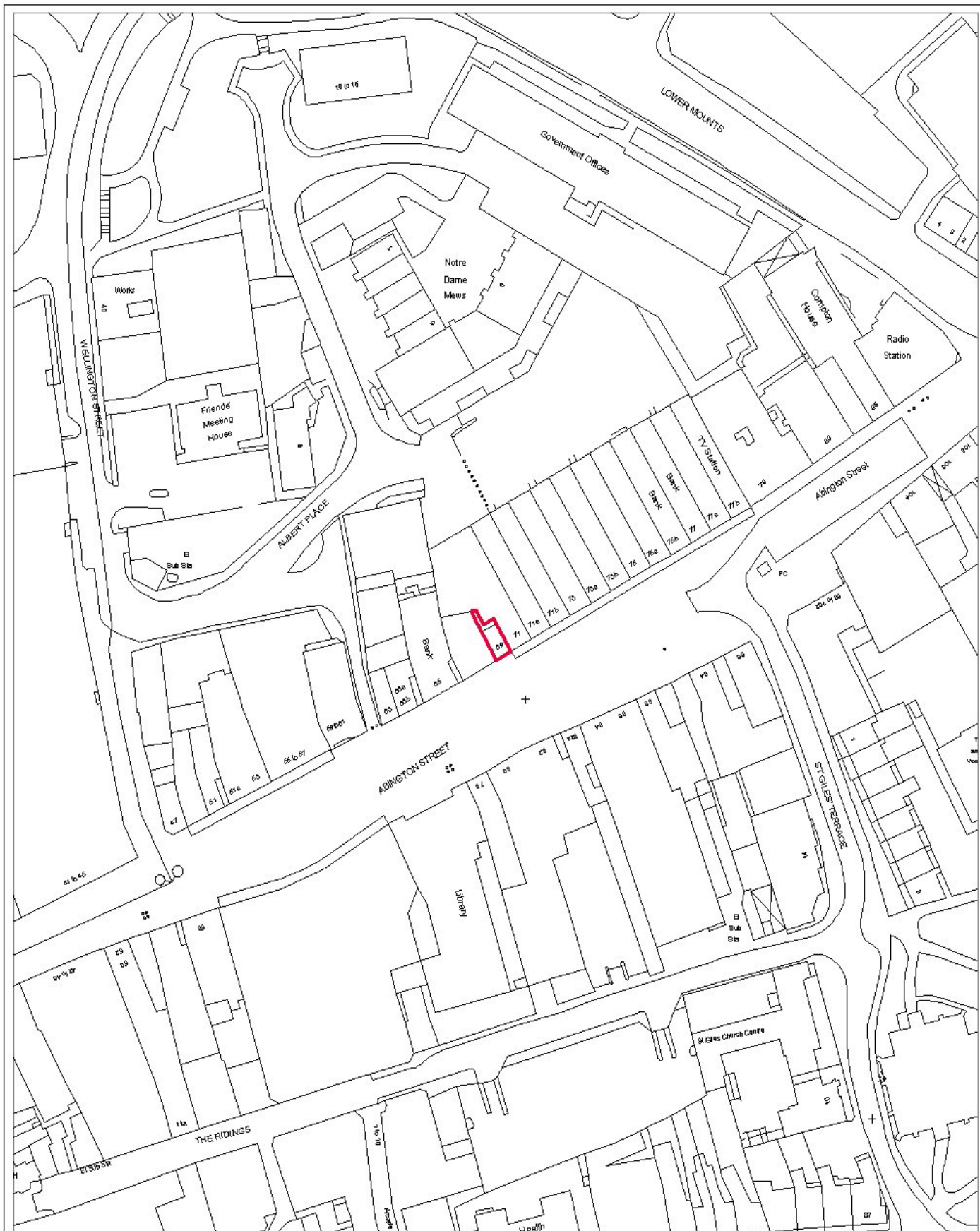
Northampton Local Plan Policies R5 and R7.
Northamptonshire County Structure Plan Policy TCR1.
PPG6 (Planning for Town Centre).

Representations:

None.

Appraisal:

It is considered that there have been no change in circumstances to recommend approval of this scheme. The loss of a further retail unit in this part of Abington Street is still unacceptable as it would erode into the retail base of the Town Centre.



Name: Becky Gittins
 Date: 29th September 2005
 Scale: NTS
 Use: Planning Support
 Project: Location Plan

Title

69 Abington Street

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**NORTHAMPTON BOROUGH COUNCIL
HEAD OF PLANNING, TRANSPORTATION AND REGENERATION**

PLANNING COMMITTEE - 5 JANUARY 2005

Application No: N/2004/1646
Location : 69 Abington Street (former Mirror Image)
Proposal : Change of use from retail (Class A1) to professional and financial services (Class A2)
Officer : Geoff Wyatt

Recommendation:

REFUSAL for the following reason:

The proposed change of use represents an avoidable loss of a retail unit and would increase the concentration of non-retail uses within a secondary shopping frontage which would be detrimental to the retail character and vitality of Abington Street and the town centre contrary to Policy TCR1 of the Northamptonshire County Structure Plan, Policies R5 and R7 of the Northampton Local Plan and the aims and objectives of PPG6 (Town Centres and Retail Developments).

Site Description and History:

The building is situated in the northern side of Abington Street and is now vacant but was previously used as a hairdressers.

Planning Policy:

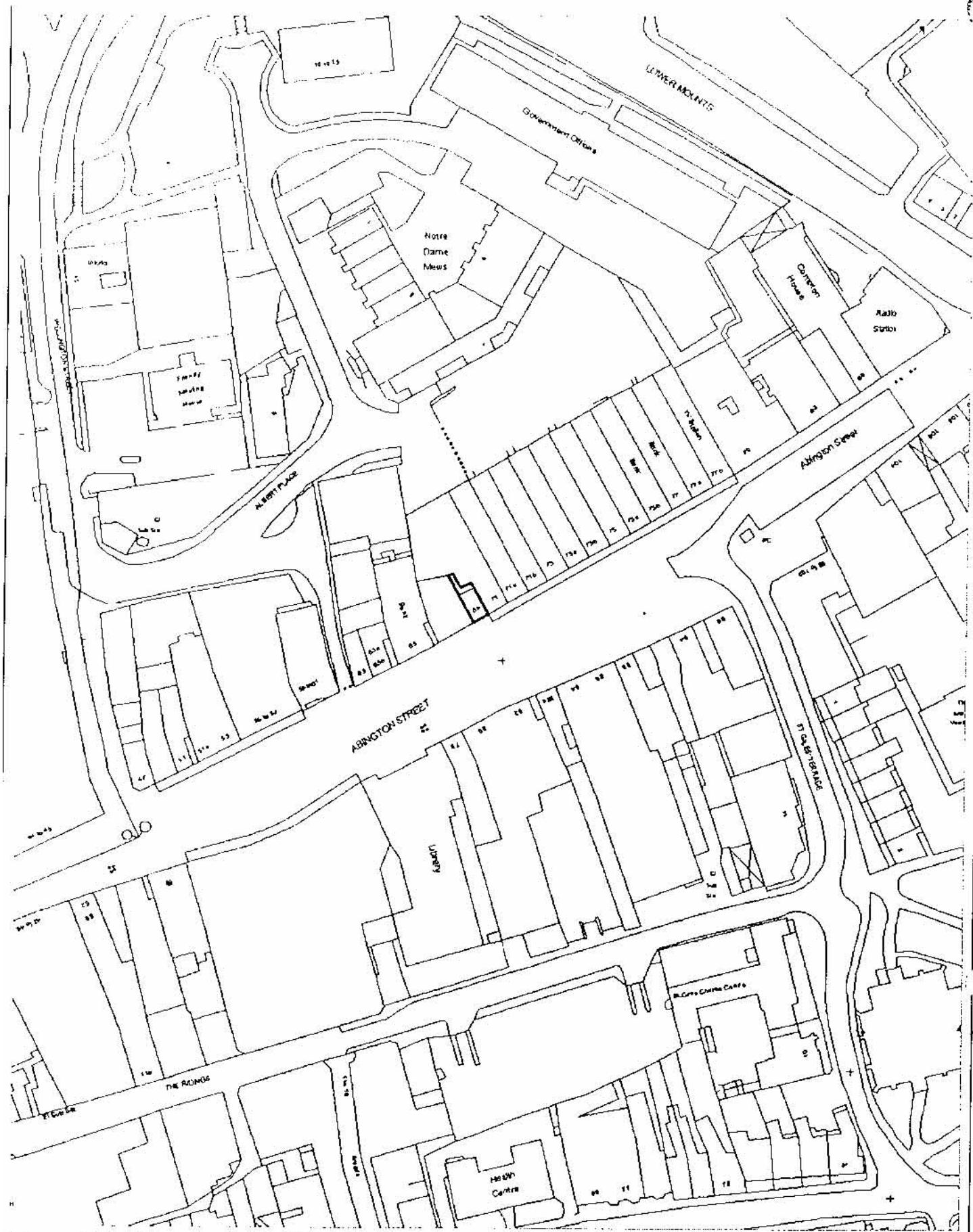
Northampton Local Plan Policies R5 and R7.
Northamptonshire County Structure Plan Policy TCR1.
PPG6 (Town Centres and Retail Developments).

Representations:

None.

Appraisal:

The secondary retail frontage of this part of Abington Street amounts to 46% at present with an extant planning permission (ref: N/2004/1315) for an additional A2 use at No. 75a, which would reduce the frontage to 41% if implemented. The application site has a frontage of 4% which would further reduce the length to only 37%. Policy R7 of the Northampton Local Plan states that a change of use from retail should be refused if the length of a secondary frontage is reduced significantly below 60% in order to help retain the viability and vitality of the town centre. As the total length of retail frontage is already down to 46% and could fall to only 37%, it is considered that this application is unacceptable as it would erode into the retail base of the town centre.



69 Abington Street

SCALE: 1:1250	DRAWN BY: K. B. C. C.	DATE: 1st December 2009
Drawing Group: Planning		Drawing: Location Plan

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**NORTHAMPTON BOROUGH COUNCIL
CORPORATE DIRECTOR – CUSTOMER AND SERVICE DELIVERY**

PLANNING COMMITTEE - 12 OCTOBER 2005

Application No: **N/2005/1112 (Prior Notification Application)**
Location : **Highway layby, corner of Penfold Lane and
Wellingborough Road, Great Billing**
Proposal : **Erection of 12 metre high monopole with tri-sector antennae
and equipment cabinet**
Officer : **Geoff Wyatt**

Recommendation:

That the prior notification application be **APPROVED** as the siting and appearance of the telecommunications equipment is acceptable.

Site Description and History:

It is proposed to erect a 12 metre high monopole on the lay-by site at the corner of Penfold Lane and Wellingborough Road, Great Billing. A prior approved application for a 15 metre pole and ancillary equipment on an adjacent site on the lay-by was refused by the Development Control Sub Committee on 24th January 2001 for the following reason:

“The siting of the proposed mast in this location would result in an intrusive feature in the street scene at this important gateway to Northampton which would have a detrimental effect upon the visual amenity of the locality contrary to Policy E32 of the Northampton Local Plan”.

However, the application was approved on appeal but not implemented.

Planning Policy:

Northampton Local Plan Policy E32.

Representations:

36 Valentine Way have objected on the following grounds:

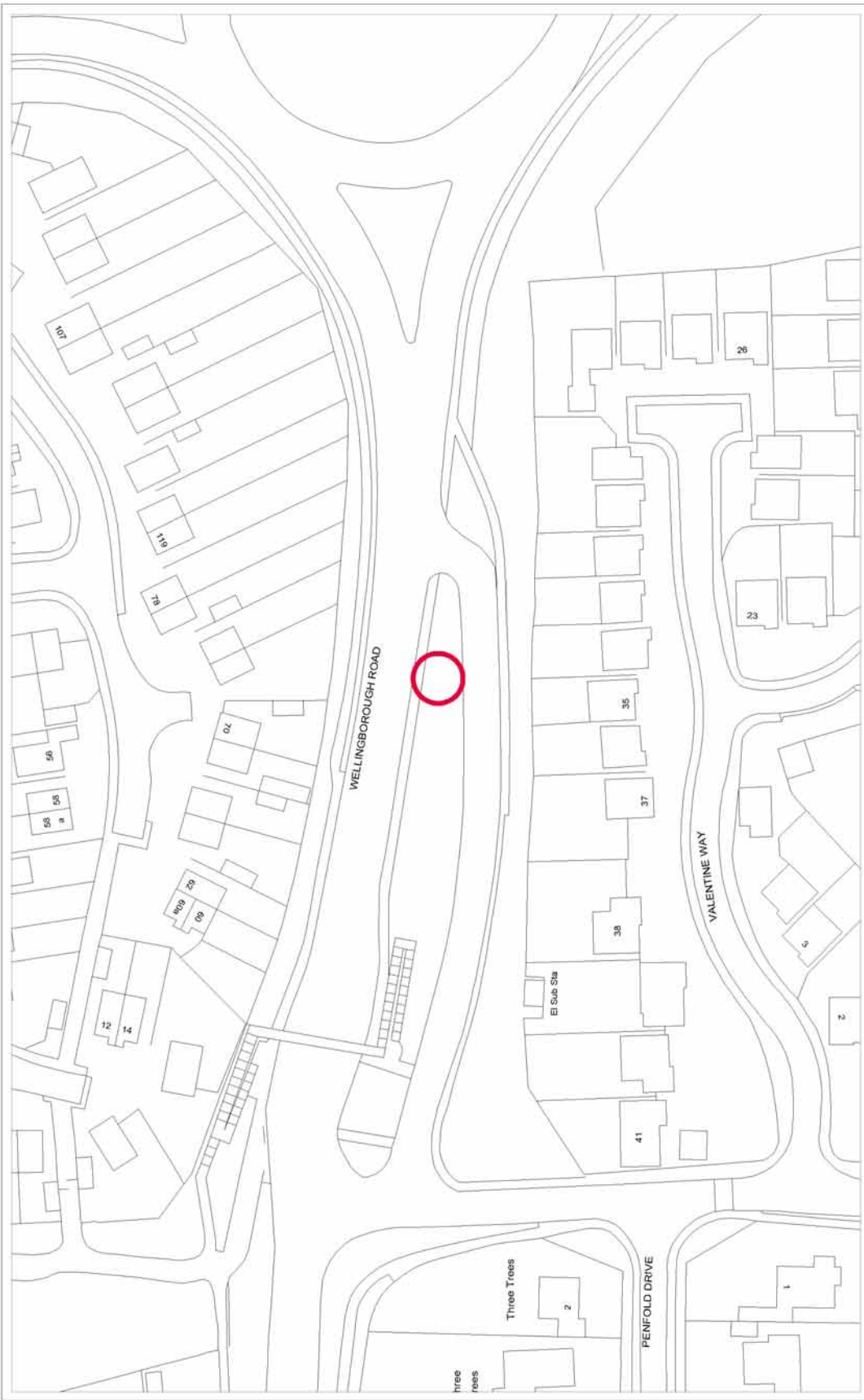
- i) health issues.
- ii) The mast will be an ‘eye sore’.

Billing Parish Council – no objections.

Environmental Health – no comments.

Appraisal:

Although a similar application was refused by the Council in 2001, it is considered that the siting and appearance of the proposed telecommunications equipment is acceptable. As there is already a considerable amount of street furniture on the lay-by, the monopole and cabinet will not become an intrusive feature in the streetscene. Furthermore, there are a number of significant trees between the lay-by and the dwellings in Valentine Way which will screen the monopole. The equipment complies fully with the ICNIRP guidelines regarding health issues.



 NORTHAMPTON BOROUGH COUNCIL	Name: 29th September 2005 Date: NTS Scale: Planning Dept: Project	Title Land at Wellingborough Road
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**NORTHAMPTON BOROUGH COUNCIL
CORPORATE DIRECTOR – CUSTOMER AND SERVICE DELIVERY**

PLANNING COMMITTEE – 12 OCTOBER 2005

Application No: **N/2005/1117**
Location : **Land off Countess Road**
Proposal : **Removal of conditions 19 & 20 of planning permission**
Officer : **N/2003/1500 regarding pedestrian access and motorcycle barriers to Swansea Crescent**
Maria Wilson

Recommendation:

REFUSAL for the following reason:

The removal of the footpath link and associated anti-motorcycle barriers would reduce the options for pedestrian access to and through the site against national policy advice to encourage walking as an important transportation mode. The removal of the footpath would isolate the site from the existing residential area against the principles of good urban design. The proposal is therefore contrary to policies H7, H12 and T21 of the Northampton Local Plan.

Site Description and History:

The application site is located south of Swansea Crescent, adjacent to existing residential properties. The application site forms part of the wider redevelopment of the former Butts Haulage Depot. Application **N/2003/1500** was granted approval in March 2005 for the erection of 144 dwellings.

As part of the approval, Condition 20 required two footpath links, one to Swansea Crescent and another to Spencer Bridge Road. For clarification purposes, this application only seeks to remove the requirement for the footpath link to Swansea Crescent. The footpath to Spencer Bridge Road will remain unaltered.

Condition 19 required the erection of anti-motorcycle barriers to the entrance of the footpath to Swansea Crescent. This condition would no longer be necessary if the requirement for the footpath link could be removed.

Planning Policy:

Development Plan

Northamptonshire County Structure Plan – GS3, GS4, GS5
Northampton Local Plan – H7, H12, T21 and E40

Other Guidance

Planning Policy Statement 1 – Delivering Sustainable Development
Planning Policy Guidance Note 3 – Housing
PPG13 – Transport

Representations:

10 Dallington Road – concerns about security problems to property

Consultations:

Northamptonshire Police (Crime Prevention Design Advisor) – if the applicant wants to achieve Secured by Design accreditation for the development it is essential that the footpath is removed. The path, as planned, will be between two 1.8 metre stretches of close-boarded fence which is tunnel like and which is unsurveilled from any adjacent dwellings. Even with good illumination I would consider this path to be unattractive and not conducive to the personal safety of users.

Appraisal:

Planning Merits

Permeability of new development and links to existing patterns of development are key elements of good urban design. Design Bulletin 32 (Department of the Environment & Department of Transport, 1992) states that footpath links should be created when such links would provide significantly shorter routes than those along the residential road. The Urban Design Compendium (English Partnerships and The Housing Corporation, 2000) goes on to state that successful development depends on good access and connections between a site and its surroundings.

The footpath link required by the original approval would increase the connections with the existing residential areas and improve the access to and from Spencer Bridge Road. It would also create an additional route to the nearby district centre on Weedon Road and links to the town centre. It is the intention that the footpath link will be adopted as part of the public highway.

It is also the firm advice of national policies that new development should cater for all modes of transport with positive discrimination towards public transport, walking and cycling in order to achieve the aims and objectives of sustainable development.

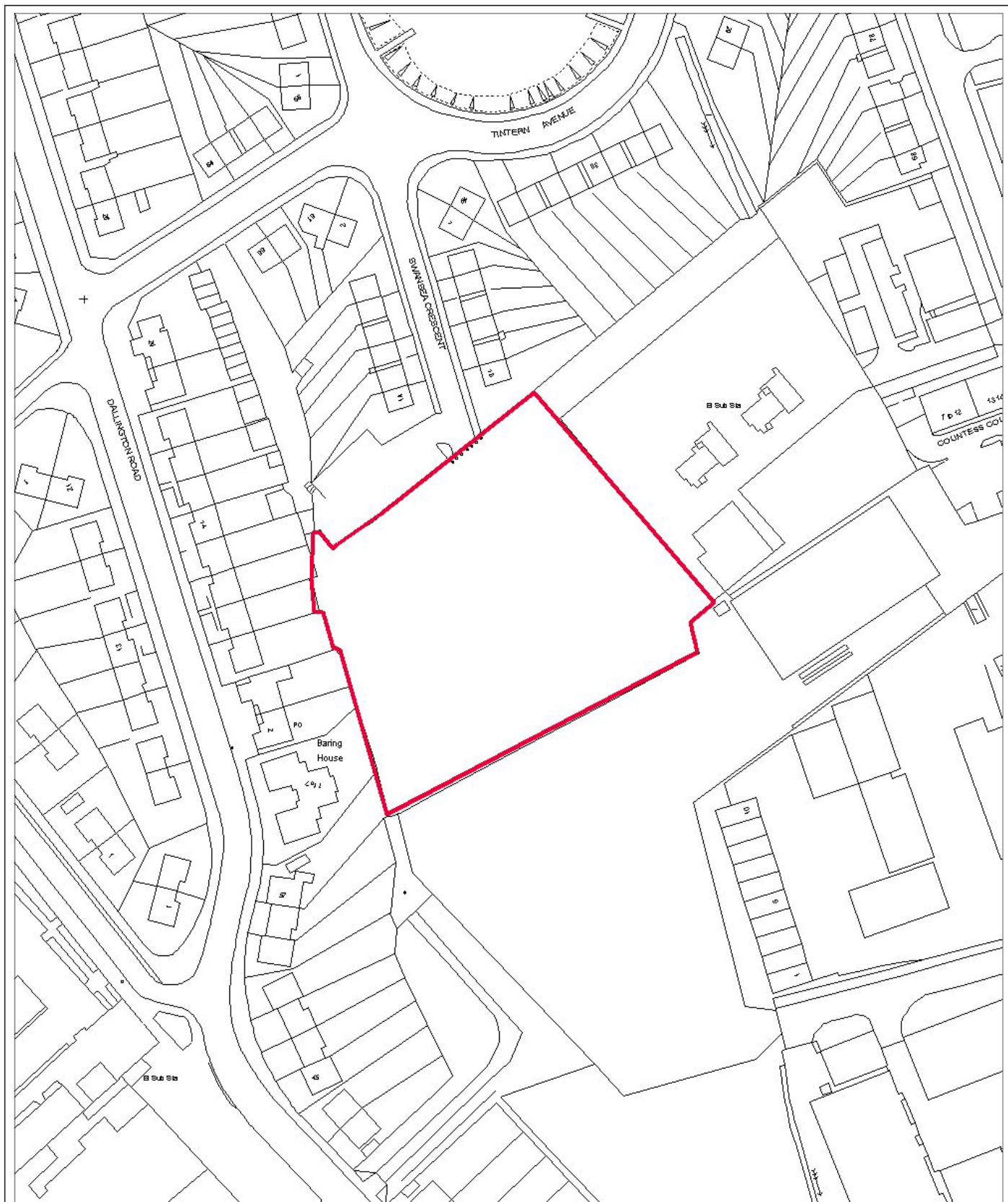
Crime and Security

There is a significant amount of crime and disorder in the area around the approved site. The Crime Prevention Officer has serious concerns about the potential for crime affecting the new development, its potential exacerbated by the introduction of the footpath link. The Urban Design Compendium and Design Bulletin 32 also stress the importance of the security and safety of footpath links and that they should be highly surveilled by neighbouring dwellings and be well-lit, attractive and safe for users. In this case there are concerns that if the footpath were to be fenced on both sides which would be unwelcoming for pedestrians and unsurveilled from the adjacent residential properties. The approved layout in this part of the site does not provide naturally good surveillance of the footpath from nearby habitable room windows.

Conclusion

Determination of the application is a matter of weighing up the planning requirements for sustainable transport and a 'permeable site' against the potential of crime and security

being increased due to the imposition of the footpath link. The argument in this case is finely balanced. A condition controlling boundary treatment was also imposed on the original consent. At present these details have not been submitted to the Local Planning Authority for approval. If Members are concerned about the potential for crime, officers suggest that they seek to ensure that secure visually open boundary treatment such as railings is provided and that it is aligned such as to provide a greater sense of openness to the footpath corridor. On this basis officers consider that the sustainable benefits of the retaining footpath outweigh any potential harm to safety/crime prevention.



NORTHAMPTON
BOROUGH COUNCIL

Name: Becky Gittins
Date: 29th September 2005
Scale: NTS
Use: Planning Support
Type: Location Plan

Title

Land off Countess Road

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**NORTHAMPTON BOROUGH COUNCIL
CORPORATE DIRECTOR – CUSTOMER AND SERVICE DELIVERY**

PLANNING COMMITTEE – 12 OCTOBER 2005

Application No: **N/2005/1123**
Location : **42-46 Kingsthorpe Grove**
Proposal : **Proposed bridge flat (G4) at Osborne Road frontage over
proposed car park access**
Officer : **Maria Wilson**

Recommendation:

APPROVAL subject to conditions and for the following reason:

The proposed development, by reason of its siting and design, will create an attractive frontage to Osborne Road, in keeping with the surrounding development and without resulting in significant impacts to surrounding residential amenity therefore in accordance with policies H6, H12, H15, H18, H21, H22, H23 and H25 of the Northampton Local Plan.

Site Description and History:

Planning permission was approved in March 2005 (N/2005/15) for the conversion and extensions at 44/46 Kingsthorpe Grove into 4 flats and the provision of car parking spaces.

Since that approval, the applicant acquired the adjacent property at No. 42 and was granted approval (N/2005/0607) at Planning Committee on 22nd June 2005 for the conversion of this additional property into 2 flats and other minor changes to the rest of the scheme at No's 44 and 46.

This application now seeks the development of a further residential unit (Bridge Flat) at the rear of the site above the access to the car parking area.

Planning Policy:

Development Plan

Northamptonshire County Structure Plan – GS3, GS5, H6, H7

Northampton Local Plan – H6, H12, H15, H18, H21, H22, H23, H25

Other Guidance

PPG3 - Housing

Consultations:

Environmental Health Manager – understand that the bridge flat is to be located over motorised security gates and would therefore request that the gates are structurally isolated from the proposed flat and that the noise scheme for the gates is forwarded prior to development. Also recommends a traffic condition as the proposal could be affected by road traffic noise.

Crime Prevention Design Advisor – in light of the crimes in the area, approves the notion of the sliding gate to secure the car park but has concerns about the time delays often built into this type of gate. They can take a while to go back to a secure position giving people time to enter after on foot. Would also recommend railings to be included around the perimeter of the site to increase visibility into the car park from passing pedestrians and vehicles, although this would need to ensure it does not provide an easy point of entry for climbers. The new side gate should also be key operated from both sides.

Representations:

None

Appraisal:

Principle

The principle of residential is acceptable as it is located within a primarily residential area as identified in the Local Plan. The principle of a 'bridge flat' at the rear of the site is also considered to be acceptable as it is felt that it will give a good frontage to Osborne Road and compliment the remainder of the development. However, there are some minor design issues that need to be addressed in terms of revised plans to make the proposal acceptable on the surrounding environment as follows:

- More detail added to the side elevation to increase the interest here when approaching from Kingsthorpe Grove into Osborne Road.
- Additional window inserted into flat G1 (ground floor) to reduce reliance on the existing rear window as the only outlook.

Design

The design of the bridge flat is considered to be acceptable in this area. There is a mixture of styles and designs of buildings in this area although the architect has designed the proposal to integrate well with the existing development at 42-46 Kingsthorpe Grove. Although a bridge flat is a fairly contemporary design in itself it will fit in with the area and create a good frontage to Osborne Road that would otherwise be left as access to a rear car park.

The existing design presents a blank side elevation, which would be viewed when approaching from Kingsthorpe Grove, and therefore revised plans are expected to address this minor issue.

Residential Amenity

There will not be any overlooking from the proposed bridge flat as the dwelling will be single aspect maximising the open aspect at the front of the proposal as the site is opposite the junction with Clarence Avenue.

The main issue is in respect of the massing of the proposal and the impacts it may create upon the existing dwellings and the approved development within the remainder of the application site.

In terms of the existing residential units, the properties adjacent to No. 42 are a reasonable distance away from the proposal. Moreover, the proposal is located at an oblique angle from the existing residential properties and therefore the impact of the proposal will be significantly reduced. The adjacent properties will still maintain a good open aspect from their rear outlook and therefore it is considered that the impact of the proposal will not be significant.

The remainder of the approved development will not be significantly affected by the proposal either. Flat G1 and flat F1 will be nearest to the bridge flat and would potentially be most affected. However, flat G1 on the ground floor will maintain an outlook relatively similar to the current approval without the bridge flat as there is effectively no ground floor to the bridge flat and therefore the only additional view will be the supports to the first floor. However, to reduce reliance on the rear ground floor window, a condition will be imposed to require an additional window to be inserted on the side elevation to Osborne Road. It is also expected that the revised plans will show this additional window. Flat F1 has already got the benefit of an additional window on the side elevation to Osborne Road, which will reduce the reliance on the rear window as the only outlook available.

Security

Whilst security is an important consideration, it is felt that the boundary should remain as a brick wall rather than incorporate railings as this would leave the site feeling relatively open and reduce the visual appearance of the development when viewed from the outside. Further details of the gates, including the electronic operating mechanism, will be conditioned.

Whilst the proposal will obviously reduce the outlook to the existing approved unit to a small degree, the other benefits arising from the development are considered to be more significant such as the creation of a frontage to Osborne Road which will help to complete the overall development and as such outweighs the minor impacts to residential amenity.

Conditions:

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Details and/or samples of all proposed external facing materials including all proposed windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

(3) The parking spaces as shown on the submitted plan shall be laid and marked out prior to the occupation of the flats hereby permitted and retained thereafter.

Reason: In the interests of highway safety.

(4) Details of the provision for the storage of refuse and materials for recycling shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the flats hereby permitted and retained thereafter.

Reason: To secure a satisfactory standard of development.

(5) Before the development hereby permitted commences, an acoustic survey and control scheme for the proposed flats shall be agreed in writing by the Local Planning Authority. This scheme shall specify the sources of noise from surrounding roads and proposed mitigation methods for the development. The approved scheme shall be implemented prior to the occupation of the flats hereby permitted and retained thereafter.

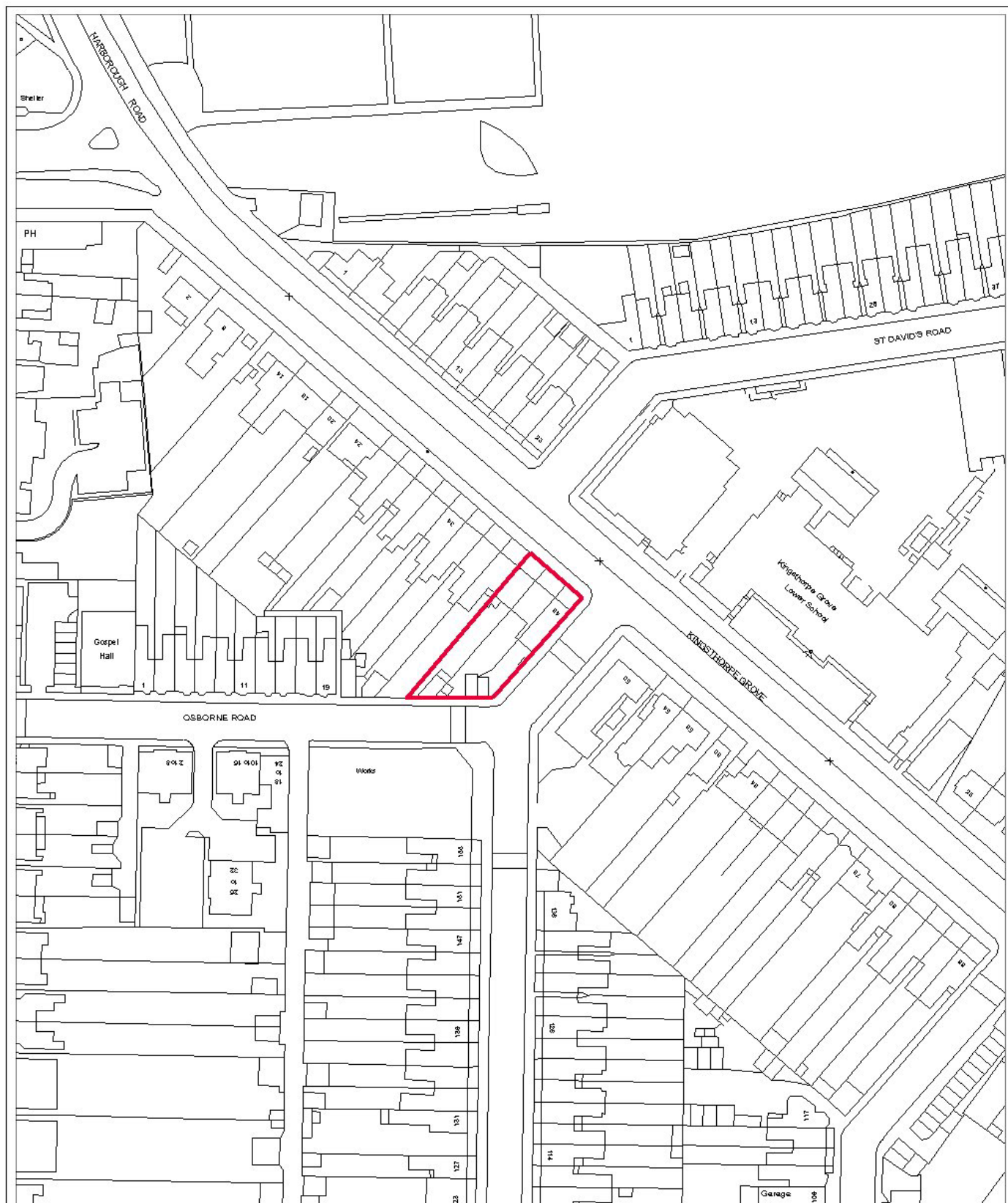
Reason: In the interests of residential amenity.

(6) Notwithstanding the details submitted, further details of the vehicular and pedestrian entrance gates, including the design, materials and electric locking mechanism shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and thereafter retained.

Reason: In order to safeguard the security of the development and in the interests of residential amenity.

(7) No development shall take place until an additional window is inserted in the side elevation of Flat G1 fronting Osborne Road. The window shall then be retained thereafter unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of residential amenity.



NORTHAMPTON
BOROUGH COUNCIL

Name: Becky Gittins
Date: 29th September 2005
Scale: NTS
Map: Planning Support
Project: Location Plan

Title

42-46 Kingsthorpe Grove

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**NORTHAMPTON BOROUGH COUNCIL
CORPORATE DIRECTOR - CUSTOMER AND SERVICE DELIVERY**

PLANNING COMMITTEE - 12 OCTOBER 2005

Application No: **N/2005/1132**
Location : **32 Langdale Road**
Proposal : **Extension to create 4 flats**
Officer : **Rowena Simpson**

Recommendation:

REFUSAL for the following reasons:

(1) By reason of its scale, height and massing, the proposal would constitute an overdevelopment of the site and represent an incongruous and overdominant feature detrimental to the appearance of the existing building and streetscene contrary to Policies E20 and H15 of the Northampton Local Plan.

(2) By reason of its relationship and close proximity with adjacent residential properties it is considered that the proposal would create an overbearing and overlooking effect detrimental to the residential amenities of the occupiers of these properties contrary to Policies H6 and H19 of the Northampton Local Plan.

Site Description and History:

The property is an end of terraced house situated within a primarily residential area as identified within the Northampton Local Plan. The application site has a front gated pedestrian access and a hardstanding for vehicle parking (although no highway crossover). To the west of the site is a public footpath, which provides pedestrian access from St Davids Road to Langdale Road.

The streetscene is characterised by blocks of similar terraced dwellings with only a few having the benefit of off-street parking.

A previous planning application for a similar scheme N/2005/0078 was withdrawn.

Planning Policy:

Northampton Local Plan Policies H6, H19, E20 and T17.
PPG3 (Housing).

Representations:

At the time of writing the report no representations have been received.

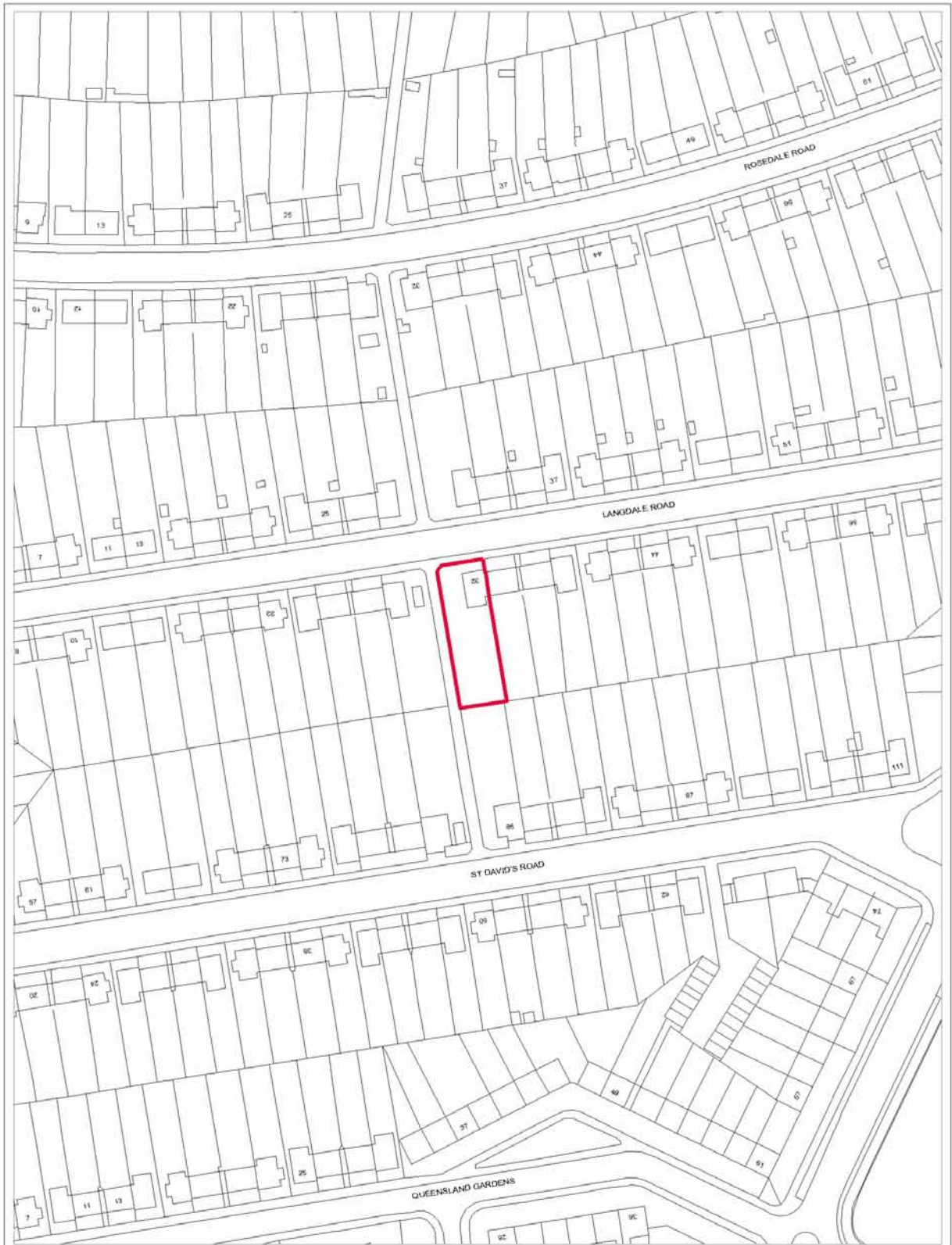
Appraisal:

The application seeks to extend an existing end of terrace, 3 bedroomed property by over double its size to provide 4no. flats (2 x 2 bed and 2 x 1 bed).

A previous application was withdrawn due to unsatisfactory room sizes, lack of refuse storage unsatisfactory disabled access and no off street parking.

The current scheme provides off street parking, disabled access and refuse storage, however the proposed extension is still very large. It is considered that due to its size and location, the proposed extension will adversely impact on neighbouring residential amenity and in particular will overshadow no. 34 the adjoining property and result in overlooking of the neighbouring property no. 30 Langdale Road.

Furthermore, it is considered the proposal will result in an overintensive form of development out of character with single family dwellinghouses in the area.



Name: **Becky Gittins**
 Date: **29th September 2005**
 Scale: **NTS**
 Dept: **Planning Support**
 Project: **Location Plan**

Title

32 Langdale Road

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**NORTHAMPTON BOROUGH COUNCIL
CORPORATE DIRECTOR – CUSTOMER AND SERVICE DELIVERY**

PLANNING COMMITTEE – 12 OCTOBER 2005

Application No: **N/2005/1157**
Location : **152 Abington Avenue**
Proposal : **Change of use of ground floor from retail (use class A1) to
physiotherapy clinic (use class D1)**
Officer : **Maria Wilson**

Recommendation:

APPROVAL subject to conditions and for the following reason:

The use of the property for a physiotherapy clinic is considered to be acceptable as it will bring a vacant building back into use and maintain the vitality and viability of the local centre in accordance with policies E21, R9 and R10 of the Northampton Local Plan.

Site Description and History:

The property is a two storey mid terrace unit located within a Local Centre as identified in the Local Plan. To the east of the site are other residential properties and to the west is a vacant shop unit located on the corner.

The current estate agent has confirmed that the property itself has been vacant since 2002 and has been marketed as an A1 use up until April 2005 without any interest. Since April it has been marketed as a residential property and now the current prospective purchaser wishes to take it over for use as a physiotherapy clinic (Class D1).

There are various other shop uses within the local centre including 'Londis' off licence; 'Best One' newsagents; a pine shop; florist; electrical shop; bridal wear shop and hairdressers.

Planning Policy:

Development Plan

Northampton Local Plan – E21, R9, R10

Other Guidance

PPS6 – Planning for Town Centres

Consultations:

Environmental Health Manager – recommends a noise condition be added bearing in mind the proximity to residential properties.

Representations:

None

Appraisal:

The principle of the change of use from A1 is generally unacceptable as the site is located within a Local Centre as identified in the Local Plan and as the predominant use should remain as retail. However, it appears as though the property has been vacant for some 3 years without interest in terms of a retail facility. Moreover, the use of the property for D1 purposes would still attract people and activity to the area, therefore maintaining the vitality and viability of the local centre. With this in mind, it is considered that the conversion is acceptable, as it will bring back into use an otherwise vacant building. The applicant has also advised that the business use will also have a small ancillary retail side to it allowing clients and passing members of the public to purchase products.

It is considered that the business use will have no greater impact on the adjacent residential properties than the original A1 use. The applicant has confirmed in writing that no machinery will be used at the clinic that may otherwise cause noise and disturbance to adjacent properties. The business will be a hands-on physiotherapy clinic with some acupuncture. Car parking is provided at the rear of the site with a hard standing area for 4 cars, which will reduce the impact on the adjacent residential streets.

Conditions:

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Details of a front window display shall be submitted to and approved in writing by the Local Planning Authority prior to the development hereby approved are brought into use and retained thereafter.

Reason: To avoid the appearance of dead frontage in the interests of the amenity and vitality of the locality.

(3) No metal security shutters shall be installed in front of the proposed shop front without the prior written consent of the Local Planning Authority.

Reason: In the interests of the visual amenity of the locality.

(4) A scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the sources of noise on the site whether from fixed plant or equipment or noise generated within the building and the provisions to be made for its control and the approved scheme shall be implemented prior to the commencement of the use hereby permitted and retained thereafter.

Reason: To protect the amenities of nearby occupants from noise and vibration.

(5) The premises shall be open only between the hours of 8am and 9pm from Mondays to Fridays and 8am and 1pm on Saturdays and at no time on Sundays or Bank or Public Holidays.

Reason: In the interests of the amenities of the occupiers of nearby properties.



NORTHAMPTON
BOROUGH COUNCIL

Name: Becky Gittins
Date: 29th September 2005
Scale: NTS
Map: Planning Support
Project: Location Plan

Title

152 Abington Avenue

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Northampton Borough Council Planning Committee 12 OCTOBER 2005

List of Delegated Applications Approved during the period 18 August 2005 to 14 September 2005

Application No	Proposal	Location
N/2005/541	Rear conservatory	45 Brook Lane Dallington Northampton.
N/2005/553	TWO STOREY SIDE EXTENSION	729 OBELISK RISE KINGSTHORPE NORTHAMPTON.
N/2005/706	EXTERNAL REFURBISHMENT	BEACON BINGO WEEDON ROAD NORTHAMPTON.
N/2005/750	ERECTION OF DETACHED GARAGE.	21 HARBOROUGH ROAD KINGSTHORPE NORTHAMPTON.
N/2005/759	REAR CONSERVATORY	14 WHITEFIELD ROAD DUSTON NORTHAMPTON.
N/2005/795 BERRYWOOD	CHANGE OF USE OF EXISTING HOSPITAL WARDS TO SALES AND MARKETING SUITE WITH ANCILLARY OFFICES	CONNOLLY LODGE ST. CRISPINS HOSPITAL SITE ROAD NORTHAMPTON.
N/2005/802	SINGLE STOREY SIDE EXTENSION, DOUBLE GARAGE AND PORCH - RETROSPECTIVE	85 BANTS LANE NORTHAMPTON.
N/2005/803	FIRST FLOOR SIDE EXTENSION AND FRONT PORCH	617 OBELISK RISE NORTHAMPTON.
N/2005/808	SINGLE STOREY SIDE EXTENSION	11 SAMWELL WAY NORTHAMPTON.
N/2005/818	REPLACE EXISTING FRONT SECURITY GRILLE WITH PIERCED/SEE- THROUGH TYPE AND REDUCE LENGTH OF EXISTING GROUND FLOOR REAR EXTENSION	89 ST LEONARDS ROAD FAR COTTON NORTHAMPTON.
N/2005/821	SIDE AND REAR GROUND AND FIRST FLOOR EXTENSION	91 ARDINGTON ROAD ABINGTON NORTHAMPTON.
N/2005/822	CHANGE OF USE OF FIRST FLOOR OFFICES TO TWO FLATS, REINSTATE FRONT ENTRANCE TO FLATS, REMOVE REAR PITCHED ROOF AND ERECTION OF REAR EXTENSION	311 - 313 WELLINGBOROUGH ROAD NORTHAMPTON.
N/2005/830	EXTENSION TO GARAGE AND COVERED WALKWAY	OBELISK STORES 174-176 REYNARD WAY NORTHAMPTON.
N/2005/856	REAR CONSERVATORY.	9 Oakwood Road Northampton.
N/2005/872	GARAGE CONVERSION AND INCORPORATION INTO EXISTING KITCHEN	8 WENTWORTH WAY NORTHAMPTON.
N/2005/873	PROPOSED SECTIONAL PCC BUILDING	SCOUT ACTIVITY CENTRE BILLING LANE NORTHAMPTON.
N/2005/875	NEW SHOP FRONT AND SECURITY SHUTTERS	38 - 40 GOLD STREET NORTHAMPTON.
N/2005/887	FIRST FLOOR FRONT EXTENSION, NEW FRONT PORCH AND TWO FRONT DORMER WINDOWS	4 WINDSOR COURT GT. BILLING NORTHAMPTON.
N/2005/888	REVISED UNDERGROUND PARKING SCHEME	ST CRISPIN HOSPITAL BERRYWOOD ROAD NORTHAMPTON.
N/2005/894	ERECTION OF EXTENSION OF EXISTING GARAGE TOGETHER WITH SINGLE STOREY EXTENSION TO REAR/SIDE OF DWELLING	95 Wrenbury Road Northampton.

Application No	Proposal	Location
N/2005/902	CHANGE OF USE FROM RESIDENTIAL TO COMMERCIAL SOLICITORS OFFICE AND RESIDENTIAL USE	133 STIMPSON AVENUE NORTHAMPTON.
N/2005/904	ERECTION OF 2-STOREY REAR EXTENSION AND NEW GROUND FLOOR FRONT CANOPY/PORCH ROOF	15 ROWAN AVENUE BOOTHVILLE NORTHAMPTON.
N/2005/905	DEMOLITION OF EXISTING DETACHED BUNGALOW AND ERECTION OF TWO-STOREY DETACHED HOUSE	530A WELLINGBOROUGH ROAD NORTHAMPTON.
N/2005/906	TWO STOREY SIDE EXTENSION	30 TIVERTON AVENUE KINGSTHORPE NORTHAMPTON.
N/2005/908	DEMOLITION OF EXISTING GARAGE AND ERECTION OF SINGLE STOREY SIDE/REAR EXTENSION	23 HARBOROUGH ROAD NORTH NORTHAMPTON.
N/2005/910	ERECTION OF NEW DETACHED DWELLING	ADJOINING 103 EASTERN AVENUE SOUTH KINGSTHORPE NORTHAMPTON.
N/2005/912	REMOVE GARDEN BOUNDARY WALL AND REPLACE WITH FEATHERED EDGED FENCE OF 1.9M HIGH - RETROSPECTIVE	2 & 117 WATERMEADOW DRIVE NORTHAMPTON.
N/2005/914	REAR CONSERVATORY	31 HAREFOOT CLOSE DUSTON NORTHAMPTON.
N/2005/915	TEMPORARY CHANGE OF USE OF GROUND FLOOR FROM OFFICE USE (CLASS B1) TO LANGUAGE TRAINING CENTRE (CLASS D1)	56 LORNE ROAD NORTHAMPTON.
N/2005/916	TWO STOREY SIDE EXTENSION AND REAR CONSERVATORY	32 GROVEBURY DELL NORTHAMPTON.
N/2005/919	CONVERSION TO TWO SELF-CONTAINED DWELLINGS (CLASS C3) INCLUDING SINGLE STOREY REAR EXTENSION	1 LINCOLN STREET KINGSTHORPE NORTHAMPTON.
N/2005/921	CONVERSION OF PUBLIC TELEPHONE KIOSK TO FORM ATM AND PAYPHONE	TELEPHONE BOX, O/S POST OFFICE WHITEHILLS CRESCENT/WHITEHILLS WAY NORTHAMPTON.
N/2005/922	CONVERSION OF PUBLIC TELEPHONE KIOSK TO FORM ATM AND PAYPHONE	TELEPHONE BOX THE PARADE, MARKET SQUARE NORTHAMPTON.
N/2005/926	CONVERSION OF LOFT SPACE TO BEDROOM WITH REAR DORMER EXTENSION	45 ALBANY ROAD NORTHAMPTON.
N/2005/927	VARIOUS ILLUMINATED FASCIA SIGNAGE	BREWERS FAYRE RESTAURANT MARQUEE DRIVE RIVERSIDE BUSINESS PARK NORTHAMPTON.
N/2005/928	SINGLE STOREY SIDE/REAR CONSERVATORY AND SAUNA EXTENSION	36A HIGH STREET GREAT HOUGHTON NORTHAMPTON.
N/2005/934	ERECTION OF TWO STOREY SIDE EXTENSION WITH FRONT BALCONY AND DOUBLE GARAGE	10 MANFIELD WAY NORTHAMPTON.
N/2005/936	FRONT AND REAR DORMERS TOGETHER WITH SIDE ROOF EXTENSION.	76 Yelvertoft Road Northampton.
N/2005/937	SINGLE STOREY SIDE/FRONT EXTENSION	8 Pine Ridge Southfields Northampton.
N/2005/938	AMENDMENT TO APPROVED SCHEME TO HAVE EXTENSION IN LIEU OF APPROVED BALCONY ON FLAT F1	42-46 KINGSTHORPE GROVE NORTHAMPTON.
N/2005/939	ERECTION OF REAR DORMER EXTENSION	41 Murray Avenue Northampton.
N/2005/941	SINGLE STOREY REAR CONSERVATORY/FAMILY ROOM	101 ENNERDALE ROAD SPINNEY HILL NORTHAMPTON.
N/2005/942	CONVERSION OF ROOFSpace WITH FRONT DORMERS	13 BOUGHTON LANE MOULTON LEYS NORTHAMPTON.

Application No	Proposal	Location
N/2005/945	ERECTION OF SINGLE STOREY REAR EXTENSION	3 LOWLANDS CLOSE NORTHAMPTON.
N/2005/946	FIRST FLOOR SIDE EXTENSION AND TWO STOREY REAR EXTENSION	3 MERLIN GROVE NORTHAMPTON.
N/2005/949	NEW SIDE WINDOWS AT FIRST FLOOR LEVEL	44 Sheep Street Northampton.
N/2005/950	NEW SIDE WINDOWS AT FIRST FLOOR LEVEL	44 Sheep Street Northampton.
N/2005/952	TWO STOREY REAR EXTENSION AND CONVERSION OF ROOF SPACE	24 HIGH STREET KINGSTHORPE NORTHAMPTON.
N/2005/954	COMMUNITY NOTICE BOARD	LAND ADJACENT TO 65 BROADMEAD AVENUE NORTHAMPTON.
N/2005/955	DEMOLITION OF REAR LEAN-TO OUTBUILDINGS, EXTERNAL MAKING GOOD TO WALLS AND DECORATIONS	10 CHEYNE WALK NORTHAMPTON.
N/2005/957	SINGLE STOREY REAR EXTENSION AND SIDE GARAGE	25 WATERING LANE COLLINGTREE NORTHAMPTON.
N/2005/960	NEW PORCH	70 WESTON WAY NORTHAMPTON.
N/2005/961	INTERNAL ALTERATIONS AND NEW DORMERS/ROOF LIGHTS - PART RETROSPECTIVE	5 THE DRIVE NORTHAMPTON.
N/2005/962	ERECTION OF EXTENSIONS TO WALGRAVE BLOCK	University College Avenue Campus St Georges Avenue Northampton.
N/2005/964	TWO STOREY SIDE EXTENSION AND SINGLE STOREY FRONT EXTENSION	14 Firsvie Drive Duston Northampton.
N/2005/966	GARAGE CONVERSION TO LIVING SPACE AND outhouse to rear	28 LODGE CLOSE DUSTON NORTHAMPTON.
N/2005/970	SINGLE STOREY SIDE EXTENSION	57 LOWLANDS CLOSE NORTHAMPTON.
N/2005/971	NEW DORMERS/ROOF LIGHTS - PART RETROSPECTIVE	5 THE DRIVE NORTHAMPTON.
N/2005/972	GROUND FLOOR SIDE EXTENSION	16 THE SCARPLANDS DUSTON NORTHAMPTON.
N/2005/973	DEMOLITION OF 2NO. GARAGES AND REPLACE WITH 1NO. DOUBLE GARAGE	5 BEECH AVENUE NORTHAMPTON.
N/2005/976	FRONT PORCH.	56 Kingsland Avenue Northampton.
N/2005/979	ERECTION OF NEW SHOPFRONT	Pharmacy Weston Favell Health Centre Billing Brook Road Northampton.
N/2005/981	ERECTION OF TWO STOREY SIDE EXTENSION AND FIRST FLOOR EXTENSION OVER GARAGE	16 GARS DALE KINGSTHORPE NORTHAMPTON.
N/2005/982	VARIATION OF CONDITION NO.2 OF PLANNING PERMISSION N/2004/1789 TO ALLOW CLASS USES B1C, B2 & B8 IN UNITS 1 TO 6.	Former Nimbus Site Lower Farm Road Moulton Park Northampton.
N/2005/983	NON-ILLUMINATED SHOP SIGN	38 - 40 GOLD STREET NORTHAMPTON.
N/2005/984	ERECTION OF 950MM HIGH CLOSED BOARDED WOODEN FENCE STARTING ADJACENT TO GARAGE FOR 13.7 METERS	62 BROCKWOOD CLOSE DUSTON NORTHAMPTON.
N/2005/988	REPLACE EXISTING CONSERVATORY WITH NEW CONSERVATORY	43 ST DAVIDS ROAD KINGSTHORPE NORTHAMPTON.
N/2005/990	REAR CONSERVATORY.	251 Billing Road Northampton.

Application No	Proposal	Location
N/2005/991	CHANGE OF USE OF LAND 14.5 METERS BY 6.5 METERS FROM PASTURE TO GARDEN AT THE REAR OF THE EXISTING GARDEN	LAND ADJ. TO NEW HOUSE CHERRY TREE LANE GREAT HOUGHTON NORTHAMPTON.
N/2005/1001	ERECTION OF FRONT PORCH	15 MARTINS LANE HARDINGSTONE NORTHAMPTON.
N/2005/1004	SINGLE STOREY REAR EXTENSION - CERTIFICATE OF LAWFULNESS FOR PROPOSED DEVELOPMENT	577 OBELISK RISE KINGSTHORPE NORTHAMPTON.
N/2005/1005	SINGLE STOREY REAR EXTENSION	45 NORTHCOTE STREET SEMILONG NORTHAMPTON.
N/2005/1010	INSTALLATION OF 3 No. FLOOR MOUNTED AIR CONDITIONING UNITS AND 1 No. WALL MOUNTED UNIT	VICTORIA HOUSE VICTORIA STREET NORTHAMPTON.
N/2005/1017	INSTALLATION OF NEW SHOPFRONT AND SECURITY SHUTTER	89 KETTERING ROAD NORTHAMPTON.
N/2005/1022	REAR CONSERVATORY	20 STOURHEAD DRIVE NORTHAMPTON.
N/2005/1025	CREATION OF INTERNAL WALL OPENINGS	LIME TREES HOTEL BARRACK ROAD NORTHAMPTON.
N/2005/1027	PROPOSED FRONT EXTENSION	6 SUNDEW COURT WEST HUNSBURY NORTHAMPTON.
N/2005/1030	CHANGE OF USE FROM RESIDENTIAL HOUSE TO RECRUITMENT AGENCY OFFICE (CLASS B1)	11 ARGYLE STREET ST JAMES NORTHAMPTON.
N/2005/1036	LOFT CONVERSION AND CONSTRUCTION OF REAR DORMER	41 CAMBRIA CRESCENT ABINGTON NORTHAMPTON.
N/2005/1038	REAR CONSERVATORY.	3 Springfield Court Lings Northampton.
N/2005/1041	SINGLE STOREY REAR EXTENSION.	14 Thorburn Road Northampton.
N/2005/1049	ERECTION OF FIRST FLOOR REAR EXTENSION.	18 Favell Way Weston Favell Northampton.
N/2005/1050	CONVERSION OF REAR BUILDING INTO SELF CONTAINED FLAT AND PROVIDE BICYCLE AND REFUSE FACILITIES FOR ADJOINING FLATS.	Rear of 55 Shakespeare Road Northampton.
N/2005/1061	ILLUMINATED SHOP SIGNS	147 PARK AVENUE NORTH NORTHAMPTON.
N/2005/1065	CHANGE OF USE FROM OFFICES (CLASS B1) TO AROMATHERAPY AND HYDROTHERAPY CLINIC (CLASS D1)	12 - 14 Cotton End Northampton.
N/2005/1118	VARIOUS SIGNAGE	TRAVEL LODGE UPTON WAY NORTHAMPTON.

Derrick Simpson
Support Services Manager

30 September 2005

Northampton Borough Council Planning Committee 12 OCTOBER 2005

List of Delegated Applications Refused during the period 18 August 2005 to 14 September 2005

Application No	Proposal	Location
N/2005/498	Relocation of boundary fence - retrospective	30 Sandhurst Close Northampton.
N/2005/783	ERECTION OF FIRST FLOOR SIDE EXTENSION	14 CHULMLEIGH WALK NORTHAMPTON.
N/2005/861	REAR CONSERVATORY	EAST WING 24 NEWPORT PAGNELL ROAD WOOTTON NORTHAMPTON.
N/2005/883	ERECTION OF TWO FREESTANDING STORAGE BUILDINGS	UNITS 9-10 CAROUSEL WAY RIVERSIDE BUSINESS PARK NORTHAMPTON.
N/2005/890	EXTENSION OF HIPPED ROOF TO GABLE AND CONVERSION OF LOFT SPACE TO HABITABLE AREA	82 Southfield Road Northampton.
N/2005/918	FIRST FLOOR EXTENSION OVER EXISTING GARAGE	10 BLANCHARD CLOSE WOOTTON NORTHAMPTON.
N/2005/923	CONVERSION OF PUBLIC TELEPHONE KIOSK TO FORM ATM AND PAYPHONE	TELEPHONE BOX, KINGSTHORPE SHOPPING CENTRE HARBOROUGH ROAD NORTHAMPTON.
N/2005/924	CONVERSION OF PUBLIC TELEPHONE KIOSK TO FORM ATM AND PAYPHONE	TELEPHONE BOX O/S 52 WELLINGBOROUGH ROAD NORTHAMPTON.
N/2005/925	NON-ILLUMINATED FREESTANDING NAME BOARD	CHEYNE WALK CLINIC 3 CHEYNE WALK NORTHAMPTON.
N/2005/933	FIRST FLOOR REAR EXTENSION	256 BIRCHFIELD ROAD EAST NORTHAMPTON.
N/2005/943	ILLUMINATED PROJECTING BOX SIGN	57 St Giles Street Northampton.
N/2005/948	FRONT/SIDE BOUNDARY FENCE - RETROSPECTIVE	12 CENTRAL AVENUE NORTHAMPTON.
N/2005/1039	ERECTION OF SECURITY FENCE	COLLINGTREE PRIMARY SCHOOL LODGE AVENUE COLLINGTREE NORTHAMPTON.

Derrick Simpson
Support Services Manager

30 September 2005

PLANNING COMMITTEE

12 OCTOBER 2005

LIST OF DEFERRED APPLICATIONS DETAILED BELOW:

APPROVED IN PRINCIPLE

N/2001/788	Demolish existing buildings and erection of 13no. duplex flats/apartments at 27-35 Craven Street
N/2001/1283	Infill two storey extension between the happy gathering Chinese restaurant and eternity nightclub to create three restaurants at 137-151 Bridge Street
N/2002/296	Two storey extn to existing offices at Travis Perkins Trading Co Ltd, Ryehill Close
N/2002/1041	C/U to hot food takeaway with ancillary seating area at 89 Kettering Road
N/2002/1058	Warehouse Class B8 (Plot 300) at Swan Valley
N/2002/1059	Office Class B1 (Plot 310) at Swan Valley
N/2002/1060	3 units for business, general industry or warehouse uses Classes B1C/B2/B8 (Plot 400) at Swan Valley
N/2002/1061	1 unit for business, general industry or warehouse uses Classes B1C/B2/B8 (Plot 420) at Swan Valley
N/2002/1062	Warehouse Class B8 (510) at Swan Valley
N/2002/1063	1 unit for business, general industry or warehouse uses Classes B1C/B2/B8 (Plot 530) at Swan Valley
N/2002/1294	Proposed drive-thru restaurant at land adjacent to B&Q Retail Warehouse, Towcester Road
N/2002/1641	Conversion and change of use from general industrial (Class B2) to 8 flats, Sunlight Works, Grafton Street
N/2003/195	Change of use of rear ground floor to cafe/restaurant use Class A3, 137 Kettering Road
N/2003/524	Conversion to residential development at Connaught House, 32 Connaught Street
N/2003/573	Demolition of garage and erection of 12 flats at 1A Derby Road
N/2003/727	Demolition of existing factory and construction of new residential block of 31no. flats and 8no. affordable housing units at 35-37 Talbot Road
N/2003/1188	Residential redevelopment – Outline Application Land and buildings at Stimpson Avenue/Lea Road/Adnitt Road
N/2003/1588	Renewal of outline planning permission for residential development ref: N/2003/323 at 544-548 Wellingborough Road
N/2004/200	Comprehensive redevelopment to provide employment (B1 Use and B2 Use), housing, sports facilities and public open space – outline application at former British Timken site, Duston
N/2004/265	Mixed use development, incorporating residential, community facilities, local leisure and retail centre, plus access arrangements at Bedford Road and Southbridge Road – Outline Application at land at Nunn Mills and Avon Cosmetics
N/2004/495	Mixed use development comprising residential, recreation and employment uses, civic amenity site, bus depots, car parking, link road & associated development (outline application) at land west of Harvey Reeves Road
N/2004/510	Residential, community facilities and associated development, access improvements and retention of operational railway line (outline application) at land off Ransome Road
N/2004/918	C/U to restaurant (Class A3) with erection of rear extension and new front entrance at Vernon Hall, 156 Wellingborough Road (Mencap)
N/2004/1117	Refurbishment of existing retail park including subdivision of unit 3 (courts) and extension of unit 5 (Alders) to create a new unit with reconfiguration of car parking and landscaping at St James Retail Park, Towcester Road
N/2004/1124	Erection of new four/five storey block of apartments and conversion of existing buildings to residential units at Northern portion of former St Edmunds Hospital site, Wellingborough Road
N/2004/1294	Internal and external alterations at Pony Club Stables, Delapre Abbey, London Road
N/2004/1676	Mixed employment uses B1(business), B2 (General Industrial), B8 (Storage and Distribution), Business Support Centre and parkland with associated access, parking and infrastructure and landscaping (Outline Application) at Land at Pineham North
N/2005/219	Residential integrated primary care trust centre at land east of Upton Way, south of Walter Tull Way, west of Storton Pits, Upton
N/2005/332	Conversion of former factory into 8No. residential units at 3 Gray Street
N/2005/730	Construction of 135 no. 1 and 2 bedroom apartments with 2 level of private car parking at Land off Woolmonger Street

PENDING AND DEFERRED

98/0957	Link road and alterations to cul-de-sac at Cob Drive, Swan Valley
N/2000/14	C/U to residential-phase one at 36-38 Milton Street, Kingsley
N/2000/15	C/U to residential-phase two at 36-38 Milton Street, Kingsley
N/2000/286	Business/industrial/storage at Pineham, South West District
N/2000/630	Business (class B1) and industrial (class B1/B2) development and wind tunnel together with associated access, parking, infrastructure and landscaping at land at Pineham
N/2000/1192	Redevelopment of existing buildings to form hotel, leisure and conference facilities, restaurant, bar together with ancillary retail areas at former St Crispins Hospital off Berrywood Road, Upton
N/2000/1193	Part demolition of main hospital at former St Crispin Hospital off Berrywood Road, Upton
N/2001/246	C/U from working mill to residential at Upton Mill, Upton
N/2001/247	C/U from working mill to residential at Upton Mill, Upton
N/2001/1112	Renewal of Outline Planning Approval 98/0680 - variation of conditions 2 and 3 of planning permission 95/0502 to allow an extension of time limit for approval of Reserved Matters development of B1, B2 and B8 use Classes land at Lilliput Road/Bedford Road
N/2002/171	Variation of condition 2 of Planning Permission 98/0393 to allow submission of Reserved Matters by 11/6/05 at Land off Wellingborough Road
N/2002/332	Variation of condition 2 and 3 of 98/0679 at land at Billing Park Great Billing
N/2002/638	Variation of cond no.4 of planning permission N/2000/516 to 163-165 Kettering Road
N/2003/1209	Illuminated advertisements located on 19no. bus shelters at various site in Northampton
N/2003/1288	Demolition of factory and erection of 80no. apartments at Pearce Leather Works, Wellingborough Road
N/2003/1289	Demolition of factory and erection of new offices and residential apartments at Pearce Leather Works, Wellingborough Road
N/2003/1290	Forming of new access drive. Erection of garages, refurbishment of cottages and extn of the caretakers cottage at Caretakers & Engineers cottages, Pearce Leather Works, Wellingborough Road, Great Billing
N/2003/1291	Forming of new access drive, erection of garages, refurbishment of cottages and extn at Caretaker & Engineers cottages, Pearce Leather Works, Wellingborough Road, Great Billing
N/2004/530	Residential, retail and commercial leisure development, community facilities, open space, car parking, link road and associated development and access improvements - outline application at land at Sixfields, east of Upton Way south of Weedon Road and west of Storton's Pit
N/2004/1718	Internal and external alterations and conversion to mixed use development of 9no. office units and 20 flats (Class C3) at former Angel Hotel, 21-23 Bridge Street
N/2004/1719	Internal and external alterations and conversion to mixed use development of offices (Class A2) and 20no. flats (Class C3) at former Angel Hotel, 21-34 Bridge Street
N/2005/968	Proposed conversion to form 4No. residential apartments at 98 Euston Road
N/2005/992	Demolition of existing toilets and redesign of the public amenities outside The Sanctuary at New Testament Church of God, College Street
N/2005/1042	C/u of motorist centre to retail (Class A1) at A A Service Centre, 7 Tyne Road, Weedon Road Industrial Estate
N/2005/1076	Alteration of existing warehouse to provide 3 units with 2 new units added to side elevations, new offices to units H & M at Salthouse Road (formerly Airflow Streamlines) Brackmills Industrial Estate
N/2005/1095	New entrance and doors to Fairground Way elevation at V W Dealership, Ferris Row, Riverside Park

NEW APPLICATIONS:

N/2005/1096	Amend consent to outline planning permission N/2002/497 to omit crèche, add 2 new flats plus fitness suite in lieu, plus 2 new flats to broad street block at land at St Andrews Street/Broad Street
N/2005/1113	Proposed new nuclear medicine, interventional cardiology and renal units at Northampton General Hospital, Cliftonville
N/2005/1114	Refurbishment and double height glass extension at rear at 82 Derngate
N/2005/1141	Flood attenuation works (including embankments, walls and culverts), landscaping and ancillary works at land west of Upton Way between Upton Mill and A45 and north of River Nene
N/2005/1147	Demolition of former leisure unit. Refurbishment of existing retail park, including sub division of unit 3 and change of use of one unit for mixed retail and leisure uses, extension of unit 5 to create new unit, reconfiguration of car parking and landscaping at St James Retail Park, Towcester Road
N/2005/1155	Two storey extension (above existing single storey) and single storey extension with balcony over at Violet Josselyn House, 2 The Drive, Kingsley
N/2005/1160	Demolition of commercial premises and erection of 3no. two bedroom four person houses – Outline Application at 48 Spencer Street

N/2005/1164	Proposed residential development - Outline Application at land rear of 68-76 Orchard Hill
N/2005/1182	New headquarters building incorporating, office, trade counter, showroom, assembly and storage at land for development Weddell Way
N/2005/1197	Conversion of Arnold House to 10no. residential units inclusive of 1no. mobility house at Arnold House, 56 Lorne Road
N/2005/1204	Proposed residential development together with improvements to existing access, new highway and new pedestrian link – Outline Application at Wootton Trading Estate, Newport Pagnell Road
N/2005/1205	C/U to hot food takeaway (Class A5) at 43 Landcross Drive