

## **Addendum to Agenda Items Tuesday 24<sup>th</sup> September 2019**

### **7. OTHER REPORTS**

#### **Item 7a**

**N/2019/0703**

**Variation of S106 agreement following the grant of planning permission N/2017/0127 for the development of 40 no. dwellings with retail  
Sofa King Tivoli House, Towcester Road**

A letter has been received from CC Town Planning, the planning agents for the application. This letter advises that following the granting of planning permission (N/2017/0127), the scheme has not come forward for development despite extensive marketing by the current owner. Bauhaus Living Limited and Archway Construction Limited wish to bring the site forward in the short term, but it is not financially viable with the current affordable housing provision. It is advised that the application is to remove the affordable housing from the scheme, but no other changes are proposed and contributions will remain for open space, construction training and monitoring fees, alongside CIL contributions.

The agent advises that the scheme has been reviewed by the Council's appointed viability consultant and it is not financially viable to provide affordable housing on the site. As such, without the removal of the affordable housing from the scheme, the site will not come forward for development.

The agent acknowledges that the Council and Committee members will be disappointed to see the site come forward without affordable housing, but it will provide much needed residential accommodation within a sustainable location within the town, will contribute to housing delivery, and secure the regeneration of previously developed land. The agent advises that there are current Police and Environmental Health concerns with the vacant site, with drug users and anti-social behaviour.

The agent asks that the Committee give weight to the site being developed by two firms with strong connections to the town and a commitment to delivering high quality homes in Northampton, and that if the variation of the S106 is granted by committee, it is anticipated that construction works could commence in Spring 2020.

### **10. ITEMS FOR DETERMINATION**

#### **Item 10a**

**N/2019/0410**

**Siting of 2no containers, 2no generators and associated air conditioning equipment surrounded by 2.4 metre high palisade fencing for use as a Data Centre (Use Class B8)  
Land to north east of Sixfields Stadium, accessed from Walter Tull Way**

No update.

#### **Item 10b**

**N/2019/0563**

**Part demolition and conversion of the existing factory building to 54no apartments and the**

**erection of a new 3-storey building to provide 14no apartments, together with bin and cycle storage and parking  
Barker Buildings, Countess Road**

Additional comments received from Councillor Gareth Eales are attached to the addendum.

**Officer response:** The Northamptonshire Parking Standards (September 2016) advise that applications for new build flats (in respect of parking provision) will be treated on their own merits based upon the local character of the area. The standards do not set out a specific number of spaces per unit. The Highway Authority reviewed their comments originally sent on 28/05/19 following further clarification on the extent of 1 and 2-bedroom properties as proposed under the current scheme in comparison to the previously approved scheme.

Previously consented scheme (N/2017/0025) 64 flats comprising 41 x 1-bed flats, 23 x 2-bed flats – total of 87 bed spaces. Proposed parking provision 68 parking spaces.

Proposal (N/2019/0563) 68 flats comprising 52 x 1-bed flats, 16 x 2-bed flats – total of 84 bed spaces. Proposed parking provision of 72 spaces.

As such, the current scheme effectively provides comparable parking provision to that as previously approved, comprising 1 parking space per unit plus 4 visitor spaces.

The revised comments received from the Highway Authority dated 12/06/19 are set out in the Committee Report.

In respect of S106 matters, the response to the points made is covered in the Committee Report.

**Item 10c**

**N/2019/0596**

**3no new dwellings with garages and new access road (Amendments to planning permissions N/2017/1384 & N/2016/1473)  
Land rear of 9, 10 and 11 Thorburn Road**

Correction to Paragraph 4.1 in report refers to other previously approved development at Paragraph 8.19. This is a typographical error and should refer to Paragraph 7.22 instead.

One additional neighbour representation, dated 10 September 2019, repeat of letter sent previously objecting on following grounds;

- Plans difficult to interpret
- Concern on loss of privacy
- Request that size of windows be reduced and changed to velux windows
- Concern over scale and height of houses
- Concern on impact on dry stone wall
- Concern on ground stability
- Impact on trees

**Officer response:** The response to the points made is covered in the Committee Report.

## **11. NORTHAMPTON PARTNERSHIP HOMES**

**Item 11a**

**N/2019/0390**

**Demolition of 8no domestic lock up garages and construction of 3no new build units  
Garage 1 Lock Up Garages, Preston Court**

Updated comments received from the **Council's Arboricultural Officer** advising that the revised tree report is well-argued and offers reasoned justification for the removal of six trees to allow the development to proceed. No tree protection measures are required because the remaining trees

are remote from the work site.

**Item 11b**

**N/2019/0391**

**Demolition of 10no domestic lock up garages and construction of 4no new build units with associated parking spaces  
Lock Up Garages, Longueville Court**

No update.

**Item 11c**

**N/2019/0468**

**Demolition of 11no domestic lock up garages and construction of 6no new build units  
Garage 1 Lock Up Garages, Pell Court**

One additional letter has been received from a neighbouring property. This letter contains a number of photographs showing parking within the area at night time and the neighbour letter advises that there is an existing parking issues in the area which will be enhanced by more housing needing more spaces.

**Officer Response:** parking matters are covered within the Committee report.

Updated comments received from the Council's **Arboricultural Officer** advising that the revised tree report is well-argued and offers a good arboricultural method statement and sensible tree protection measures. A condition is requested requiring the development to be undertaken in accordance with the submitted tree report.

One additional condition is proposed requiring the development to be undertaken in accordance with the arboricultural control measures specified:

**Condition 12:** The development hereby approved shall be undertaken in full accordance with the findings of the 'Tree Survey and Arboricultural Impact Assessment Report' 1880.3\_Fv2 by MacIntyre Trees, dated September 2019.

Reason: To ensure appropriate protection of retained trees and in the interests of amenity in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

**Item 11d**

**N/2019/0693**

**Demolition of 15 no. garages and proposed development of 2 no. dwellings with associated parking (part retrospective) – amendment to planning permission N/2018/1469  
Lock Up Garages, Thirlmere Avenue**

No update.

**Item 11e**

**N/2019/0987**

**Variation of Condition 2 of Planning Permission N/2018/1509 (Demolition of domestic garages and construction of 2no new dwellings with associated parking) to amend drawings to show revised position of dwellings on site  
Land adjacent to 34 Old Barn Court**

No update.