

Addendum to Agenda Items Tuesday 16th April 2019

7. OTHER REPORTS

Item 7a

N/2019/0295

**Variation of S106 Agreement to amend type of affordable housing provision
Development Land, Lancaster Way**

Amended Recommendation:

Amendment to paragraphs 1.1 and 6.1. It is intended that the shared ownership would be occupied in the conventional manner. It is proposed that, instead, the affordable rented properties would be occupied using the Rentplus model as described in paragraph 6.5 of the committee report. This would not amend the total amount of affordable housing within the development, which would remain at 35% and for the reasons set out within the committee report, it is considered that the changes in tenure type are acceptable.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

Item 9a

N/2019/0200

**Community Hall extension, internal refurbishment and external courtyard alterations
Rectory Farm Community Centre, Olden Road**

No update.

Item 9b

N/2019/0277

**Installation of advertising hoarding
St Peters Waterside Development Site, St Peters Way**

No update.

10. ITEMS FOR DETERMINATION

Item 10a

N/2018/0848

**Erection of 115no dwellinghouses together with associated access, parking, open space
and landscaping
Former Blackthorn Middle School site, Blackthorn Road**

Following representations from the Highway Authority, the scheme has been revised. As a consequence, the housing mixture of the development now comprises:

- 12 x one bedroom dwellings
- 25 x two bedroom dwellings
- 68 x three bedroom dwellings
- 10 x four bedroom dwellings.

The revised layout has been the subject of consultation with the Highway Authority. However, at this juncture the Council has not received a response. As a result, it is requested that **delegated authority be given to the Head of Planning to consider any responses from the Highway Authority, and to secure amendments to the scheme, or impose additional conditions as may be appropriate.**

Following the receipt of additional information and consultation responses from the Lead Local Flood Authority, the following **revised and additional conditions** are recommended:

(19) Notwithstanding the details submitted, surface treatments to all roads, paths and driveways shall be carried out with the details shown on drawings FW180 012-01; FW180 012-02; FW180 012-03; and FW180 012-04 and shall be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.

Reason: In the interests of highway and pedestrian safety, in accordance with the requirements of the National Planning Policy Framework.

(21) No above ground work shall take place until full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment and Drainage Strategy FW1480/FRA/001 – v8 prepared by Farrow Walsh dated 27th March 2019 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include,

i) details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures (if required).

ii) details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations

iii) cross sections and manufacturers hydraulic curves for all control chambers and flow control devices.

iv) Full permeable paving specification

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

(22) No above ground work shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter.

Details are required of the organisation or body responsible for vesting and maintenance of individual aspects of the drainage system. The maintenance and/or adoption proposal for every element of the surface water drainage system proposed on the site should be considered for the lifetime of the development and a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used including details of expected design life of all assets with a schedule of when replacement assets may be required, should be submitted.

A maintenance schedule should be accompanied by a site plan to include access points, maintenance access easements and outfalls. Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arising's generated from the site.

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

(23) No Occupation shall take place until the Verification Report for the installed surface water

drainage system for the site to be submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority prior to occupation of the site based on the approved Flood Risk Assessment and Drainage Strategy FW1480/FRA/001 – v8 prepared by Farrow Walsh dated 27th March 2019 These shall include:

- a) Any departure from the agreed design is keeping with the approved principles
- b) Any As-Built Drawings and accompanying photos
- c) Results of any Performance Testing undertaken as a part of the application process (if required / necessary)
- d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with Policy BN7 of the West Northamptonshire Joint Core Strategy.

Item 10b

N/2018/1404

Installation of hydraulic car park barrier with associated access control post to serve existing car park

Car Park Adjacent to Duston Community Centre, Pendle Road

Northamptonshire Police – no objection.

Northamptonshire Highways – no objection.

Item 10c

N/2018/1544

Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 6 occupants, including new rear and front roof lights and new basement window to front elevation (Part retrospective)

25 Alcombe Road

1 additional representation has been received. All the points raised in this representation have already been addressed in officer's report.

Item 10d

N/2018/1743

Conversion and alterations of existing dwelling/outbuildings to form 3no apartments

98 Euston Road

Three additional neighbour representations received objecting on overlooking from rear outbuilding, parking concerns, refuse and noise pollution. Additional condition added below removing permitted development rights for dormer windows on the rear dwelling.

Additional Condition:

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no dormer windows shall be installed in the front or rear roof of the rear dwelling (Unit 3) hereby permitted.

Reason: To safeguard the privacy of nearby residents in accordance with Policy E20 of the Northampton Local Plan.

Item 10e

N/2019/0104

Conversion of single dwellinghouse to form 3 no. flats

96 Lea Road

Environmental Health - refer to the need for low emission boilers and acoustic separation, as

well as noting that there is a route for all residents to the bin store.

In response to this, officers would comment that there is no policy basis to require low emission boilers whilst acoustic separation would be required under the Building Regulations.

Item 10f

N/2019/0117

Renew windows with casement windows, new guttering, fascia, replacement wooden cladding with cement fibre board cladding and installation of wheelie bin enclosures at 28-35 Spenfield Court

No update.

Item 10g

N/2019/0118

Renew windows with casement windows, new guttering, fascia, replacement wooden cladding with cement fibre board cladding and installation of wheelie bin enclosures at 28-35 Waypost Court

No update.

Item 10h

N/2019/0119

Renew windows with casement windows, new guttering, fascia, replacement wooden cladding with cement fibre board cladding and installation of wheelie bin enclosures at 10-21 Stonebridge Court

No update.

Item 10i

N/2019/0176

**Demolition of 4no domestic garages and erection of 2no 2-bed flats with car parking spaces
Lock Up Garages Adjacent to 2, Orchard Close**

No update.

Item 10j

N/2019/0181

Renew windows with casement windows, new guttering, fascia, replacement of wooden cladding with cement fibre board cladding and installation of wheelie bin enclosures at 33-40 Stonebridge Court

No update.

Item 10k

N/2019/0203

**Demolition of 13no domestic garages and erection of 2no new build units and provision of car parking spaces
Garage 1 Lock Up Garages, Cherry Close**

An amended plan has been received in respect of this site, showing additional trees to be retained. The relevant conditions to be amended as a result.

Amended Conditions:

2. The development hereby permitted shall be carried out in accordance with the following approved plans: (P) 01; (P) 02; (P) 03 rev C; (P) 04; (P) 05; P 06); SCH-001; SCH-002 and SCH-

003.

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

7. The car parking and manoeuvring areas as shown on drawing (P) 03 rev C shall be fully implemented prior to the first occupation of the development hereby permitted and retained thereafter.

Reason: In the interests of highway safety, in accordance with the requirements of the National Planning Policy Framework.

Item 10I

N/2019/0250

Retention of container for use as offices and storage space adjacent to Community Hub for a further two years

Community Centre, Brunswick Place

No update.