

Addendum to Agenda Items Tuesday 30th July 2019

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

Item 8a

N/2019/0782

Erection of 4 semi detached single occupancy bungalows (8 bungalow units in total) to provide Supported Living Housing, a Staff Management Building and new vehicular and pedestrian access road off Billing Brook Road

Land off Billing Brook Road

No update.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

Item 9a

N/2019/0637

Listed Building Consent Application to replace existing CCTV cameras in public spaces with dome cameras, add an additional 9no cameras to gallery spaces including new wiring throughout the building

Abington Museum Manor House Abington Park, Wellingborough Road

No update.

10. ITEMS FOR DETERMINATION

Item 10a

N/2017/0091

Residential development of up to 1,400 no. units, a mixed use local centre including appropriate retail, healthcare and community facilities, a new primary school, areas of public open space, play provision and structured landscaping, internal roads and all associated infrastructure, and demolition of existing shed at Upton Lodge Farm (outline planning application with matters of layout, appearance, landscaping and scale being reserved for subsequent approval)

Upton Lodge Farm, Weedon Road, Upton

Comments have been received from a third party are summarised as follows:

- The Upton Lodge section of the Sandy Lane Relief Road (SLRR) to be delivered to a specific design specification and specific co-ordinates and vertical alignment to mirror those obligations which are included in the Norwood Farm S106.
- Prior to the start of the construction of any homes, the road must be open to traffic along the entire length of the road, from the Weedon Road junction through to the northern boundary of its site so that it is contiguous with the section of the SLRR which will be delivered by the Norwood Farm development.
- Request to see the draft S106 Agreement to allow for comment, prior to engrossment.

- Raise significant concerns regarding the inconsistent approach taken in respect of off-site highway mitigation measures (including footway and cycle) mitigation in comparison to Norwood Farm development. In particular in relation to:
 - Absence of S106 contribution towards mitigation at Danes Camp Way/Tesco junction. NCC has developed a holistic improvement scheme at this junction, intended to cater for all allocated development in the area. Should be proportionate financial contribution from Upton Lodge.
 - Omission of S106 contribution for A4500 footway/cycleway. Norwood Farm is required to deliver this footway/cycleway by its 551st dwelling. However, there is an absence of a proportionate financial contribution from Upton Lodge towards the delivery of this infrastructure.
 - Off-site highway mitigation at Upton Valley Way/Nectar Way/Corrolla Way and Hunsbury Hill/Danes Camp Way roundabout junctions. The committee report sets out that Upton Valley Way is required to make two financial contributions to NCC towards mitigation at these junctions by the occupation of the 301st dwelling. However, these schemes will be delivered by the Norwood Farm development by a S278 prior to the 551st occupation. A mechanism should be in place in the Norwood Farm S106 which requires these contributions to be paid to the owners of Norwood Farm to fund the delivery of the required mitigation at this junction.

Officer response:

Condition 12 secures the appropriate alignment and timing for delivery of the remaining section of the SLRR to tie in with the Norwood Farm development:

In respect of off-site highway mitigation measures, those set out in the committee report are as requested in the Highway Authority's formal consultation response to the development proposals, following an assessment of the submitted Transport Assessment and subsequent amendments, and significant discussions between the Highway Authority and the applicants transport consultant regarding the level of mitigation required. Discussions are ongoing with the applicant regarding the provision of the A4500 footway/cycleway and would form part of the off-site highway improvements required under the S106, subject to compliance with Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010.

Additional condition:

Condition 38

No development shall take place until a phased programme of archaeological work in accordance with the details provided in the Brief For a Programme Of Archaeological Evaluation And Excavation, Recording, Analysis And Publication of Land At Upton Lodge, Upton, Northamptonshire, NCC 7th February 2019 and the Upton Lodge Mitigation Areas plan, 6th February 2019 which accompany the application, has been submitted to and approved in writing by the Local Planning Authority.

The further archaeological work as approved shall be undertaken prior to the commencement of any infrastructure or landscaping phase or development parcel as identified within the 'detailed phasing plan' approved under Condition 7 above within which further work is required.

A Written Scheme of Investigation for each archaeological area shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of development within that phase. The development shall be carried out within that Phase in accordance with the approved details. The Written Scheme of Investigation will include the following components, completion of each of which will trigger the phased discharging of the condition:

a) the approved archaeological fieldwork programme, which shall be completed in accordance

with the approved Written Scheme of Investigation, for each identified archaeological site, prior to the commencement of any other works on that site;

b) post-excavation assessment (to be produced within eight months of the completion of fieldwork;) and

c) completion of post-excavation analysis, preparation of site archive ready for deposition at a repository approved by the Local Planning Authority, completion of an archive report, and submission of a publication report (to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Local Planning Authority).

Reason: To secure appropriate archaeological mitigation works within the application site in accordance with the requirements of Policies BN5 and N7 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework. This is a pre-commencement condition to ensure timely submission of details.

Item 10b

N/2018/1207

**Erection of 138no dwellings with access, car parking, landscaping and associated works
Land at Former British Timken Site, Main Road, Duston**

No update.

Item 10c

N/2019/0469

**Siting of containers, generators and associated air conditioning equipment surrounded by
weld mesh fencing, new access and net enclosure
Land at Stone Circle Road**

Comment received from **Thorplands 81 Football Club**: the plans will not impact on adjacent football pitch. Suggest that plans be amended to allow more space between access and pitch.

Item 10d

N/2019/0607

**Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use
Class C4) for 5 occupants, including single storey rear extension
51 Adnitt Road**

No update.

Item 10e

N/2019/0633

**Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use
Class C4) for 5 occupants
75 Ivy Road**

The concentration figures have been revised following further information received from Private Sector Housing and Planning Enforcement. Paragraph 7.2 of the report is to be amended to change the level of concentration from 11.1% to 14.4%.

Item 10f

N/2019/0641

**Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use
Class C4) for 5 occupants
102 Lea Road**

No update.

Item 10g
N/2019/0743

**Listed Building Consent Application for installation of 2no security cameras and 1no sounder to Stable Block & Coach House, installation of overflow hopper and rainwater pipe on the Cafe building, replacement of existing wall lantern light fittings at various locations and replacement of existing external bulkhead fittings with new LED emergency lights
Delapre Abbey, London Road**

Further consultation comments received in response to revised plans which corrected an error:

Conservation - No objection to the revised plan, which corrects the previous drawing and confirms that the lanterns are to be installed on the stable block and coach house, with the wall lights on the less prominent cottage and return wall on the south range.

Historic England - No further comments to make on the amended proposals.

Item 10h
N/2019/0753

**Variation of Conditions 2 and 3 of Planning Permission N/2017/1125 (Proposed extensions and alterations to existing club house to provide kitchen and dining facilities and toilets) to alter pitched roof over proposed dining room/kitchen extension from pitched to flat roof and include 3no roof lanterns, amend South East elevation to remove window and alter door position, include new entrance lobby to dining area on North East elevation and detach proposed extension from adjacent Scout building by 1200mm
Fernie Field Sports Ground, Fernie Field**

No update.

11. NORTHAMPTON PARTNERSHIP HOMES

Item 11a
N/2019/0137

**Demolition of 10no domestic garages and erection of 2no new build units
Lock Up Garages, Fieldway**

No update.

Item 11b
N/2019/0142

**Demolition of 6no domestic garages and erection of 1no new build unit
Lock up garages opposite 49 Prentice Court**

One letter has been received from **Councillor Duffy**. This email asks whether the garages are in use, and raises concern that there is inadequate parking and the proposal will exacerbate the crowded parking situation. (*Officer Response – the proposal increases parking provision as discussed within 7.10-7.13 of the Committee Report*).

It is also requested that more parking by the shops is investigated to ease the situation. (*Officer Response – the provision of parking on a different site is not under consideration within this planning application*).

Item 11c
N/2019/0173

**Conversion and alterations of the existing loft space to create one 1- bed flat, including a new rear dormer
Epworth House, 3 Park Avenue North**

No update.

Item 11d

N/2019/0323

Demolition of 16no domestic lockup garages and erection of 4 flat & provision of parking area

Lock Up Garages, Blakesley Close

Further consultation responses received as follows:

Police Crime Prevention Design Adviser – Rear gate seems superfluous. Further details given of security which should be incorporated.

Officer response – In response to the above whilst the gate may be superfluous it is considered there is no reason this gate may not be included. Security measures were requested in the original comments from the Police, a condition for such measures was not proposed as this would be a requirement under Building Regulations.

Local Highway Authority – No objection, the applicant has addressed previous concerns regarding proximity to the highway. Conditions are required for pedestrian and vehicular visibility splays to be provided.

*In response to the above the following two **Additional Conditions** are proposed:*

8. Prior to first use of the development hereby permitted, pedestrian visibility splays of at least 2.0m x 2.0m shall be provided on each side of the vehicular access. These measurements are taken from and along the highway boundary. The splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.6m in height above access / footway level.

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

9. Prior to first use of the development hereby permitted, vehicular visibility splays of 2.0m from the carriageway edge along the centre of the vehicular access by a distance of 43m measured from the centre of the vehicular access along the carriageway edge shall be provided. The splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.9m in height above carriageway level.

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

Arboricultural Officer – A site-specific arboricultural method statement will be required that will set out how avoidable harm to the retained trees will be avoided.

*Officer Response: In light of the above a further **Additional Condition** is proposed:*

10. Prior to the commencement of any works in the root protection area of the retained trees, a detailed site specific Arboricultural Method Statement shall be submitted for approval in writing by the Local Planning Authority. The statement shall include a detailed scale plan clearly showing the location of the trees the location of protective fencing to be erected and areas of ground protection for sections of the RPAs not contained within the protective fencing.

Reason: To ensure the trees are protected during the course of construction and in the interests of amenity in accordance with the requirements of Policy BN3 of the West Northamptonshire Joint Core Strategy.

Item 11e**N/2019/0358****Demolition of 17no domestic lock up garages and construction of 2no new build units
Garage 1 Lock Up Garages, Hinton Close**

No update.

Item 11f**N/2019/0456****Demolition of 4no residential buildings, garages and associated areas known as Berkeley House and 3no residential buildings and associated areas known as St Mary's Court. New development of 126no affordable dwellings consisting of 62no one bed apartments, 40no two bed apartments, 5no two bed houses, 17no three bed houses and 2no four bed houses with associated works****Berkeley House and St Mary's Court, Horsemarket****S106 and Viability**

The conclusions of the independent assessment of the submitted Viability Report have now been received. The assessment has been carried out using a range of scenarios including the provision of 0% affordable housing on-site. In all scenarios, including the application as proposed which would provide 100% affordable housing, the assessment concludes that the scheme would be unviable and unable to support any S106 developer contributions.

Whilst this is regrettable, the lack of any S106 contributions needs to be weighed against the provision of much needed affordable housing, including family housing, within the area, and the regeneration and improvement of this Town Centre site. Officer opinion is that this weighs heavily in favour of the proposal in this instance.

Amended Recommendation:**Paragraphs 1.1.1 to 1.1.3 of the report to be deleted.****Paragraph 1.1 to be amended as follows:****APPROVAL** subject to the conditions as set out below and for the following reason:

The proposed development would represent a major regeneration opportunity in the town centre and contribute to the Council's five year housing land supply. As part of a balanced assessment, the design and layout of the proposal is considered acceptable, and would have an acceptable impact upon the character and appearance of the surrounding area, heritage assets, highway safety and neighbouring amenity. The development is therefore compliant with the requirements of the National Planning Policy Framework, Policies SA, S1, S10, S11, H1, BN5, BN7 and BN9 of the West Northamptonshire Joint Core Strategy; and Policies 1, 10, 16 and 24 of the Northampton Central Area Action Plan.

Drainage

Further comments have been received from the Lead Local Flood Authority who have no objection subject to conditions requiring the submission and approval of a detailed surface water drainage scheme, details of maintenance of the approved scheme, and verification of the installed scheme as approved.

Additional conditions are therefore as follows:

23) Before any above ground works commence a detailed design of the surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development should be 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:

- a) 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 basins. Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations. In all calculations, proposed values of impermeable area should include a 10% allowance for Urban Creep, as taken from CIRIA C753 (version 6) paragraph 24.7.2
- b) Cross sections of all control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves for all hydrobrakes and any other flow control devices.
- c) BRE 365 infiltration test results

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 the requirements of the National Planning Policy Framework and Policy BN7 of the West Northamptonshire Joint Core Strategy.

24) Before any above ground works commence a detailed scheme for the maintenance and upkeep of every element of the surface water drainage system proposed on the site shall be submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter. This scheme shall include details of any drainage elements that will require replacement within the lifetime of the proposed development.

Reason: In order to ensure that the drainage systems associated with the development will be maintained appropriately and in perpetuity, to reduce the risk of flooding due to failure of the drainage system in accordance with the requirements of the National Planning Policy Framework and Policy BN7 of the West Northamptonshire Joint Core Strategy.

25) No occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment, document ref. no. WIE14098-FRA-1-2-1, Issue 2, Prepared by Waterman Infrastructure & Environment Limited dated June 2019, has been submitted for approval in writing by the Local Planning Authority. The details shall include:

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

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site in accordance with the requirements of the National Planning Policy Framework and Policy BN7 of the West Northamptonshire Joint Core Strategy.

12. CONSULTATION

Item 12a

N/2019/0850

Hybrid application comprising: A full application for the erection of retail units, restaurant units, office floorspace, physiotherapy/leisure floorspace, ancillary storage floorspace, (with associated site clearance, earthworks, site levelling and formation of banks) together with proposals for access, footpaths, parking and servicing space, hard and soft landscaping, drainage works, attenuation ponds and other associated works and an outline application for the erection of employment units with some matters reserved (layout, scale, appearance). Plus construction of a new link road between Ditchford Road and Rushden Lakes (with associated site clearance and earthworks) alongside junction works, footpaths, cycleways, lighting, hard and soft landscaping and associated works

(Resubmission of 18/01197/FUL)
Land West of Rushden Lakes, Ditchford Lane, Rushden

No update.