

## **Addendum to Agenda Items Tuesday 19<sup>TH</sup> November 2019**

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

#### **Item 10a**

**N/2017/1369**

**Outline planning application with all matters reserved except access for up to 525 dwellings, open space, children's play areas and associated infrastructure (cross boundary planning application)**

**Land North of Newport Pagnell Road**

**Great Houghton Parish Council** - comment in addition to those previously received are summarised as follows:

- Raise concern regarding impact on the village and its residents due to anticipated substantial increase in vehicles and traffic movements on road leading from the estate (The Green), through the village, and onto A428 Bedford Road.
- Concerned if permitted will result in a number of accidents, injuries and damage and considerable traffic congestion.
- Mitigation measures should be funded entirely by developers by way of a Section 106 Agreement.

**Officer comments:** Matters in respect of highway impacts and proposed mitigation are addressed in the report.

#### **Amended Conditions:**

9) Before any above ground works commence, full engineering and construction details of the following highway improvements shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out prior to 1<sup>st</sup> occupation of any dwelling in accordance with the approved details as follows:

- Pedestrian Crossing (Plan Ref: 20168\_03\_08)
- Caswell Road/ Rhosili Road/ Pavillion Drive (Plan Ref: 20168\_08\_020\_03C)
- Wooldale Road/ Caroline Chisholm School Access (Plan Ref: 20168\_08\_020\_03C)
- Wooldale Road/ Quinton Road (Plan ref: 20168\_08\_020\_11B)
- Wooldale Road/ Berry Lane roundabout (Plan ref: 20168\_08\_12)

**Reason:** To ensure the appropriate mitigation of highway impacts and in the interests of securing a satisfactory standard of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

11) A detailed scheme and timetable for the pedestrianisation and removal of vehicle rights to The Green and provision of the estate road linking from Newport Pagnell Road to The Green as indicated on the Indicative Masterplan (CAM.0897\_01 Rev R) shall be submitted for approval in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details once the vehicle route through the development is complete and in any event prior to the occupation of the 301<sup>st</sup> dwelling.

**Reason:** In the interests of highway safety and to ensure a satisfactory standard of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core

Strategy and the National Planning Policy Framework.

13) The development hereby permitted shall be carried out in accordance with the measures detailed within the submitted Travel Plan dated June 2018 (reference 20168/10-17/4444 Rev B by Consulting Development Engineers with the exception of the provision of electric vehicle charging points which shall be provided in accordance with the details approved under Condition 23.

Reason: In the interests of promoting sustainable transport methods and to ensure a satisfactory standard of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

31) Prior to occupation of each phase within Northampton Borough a Verification Report for the installed surface water drainage system for the site to be submitted in writing by a suitably qualified drainage engineer and approved by the Local Planning Authority prior to occupation of the site based on the approved Flood risk assessment documents, reference 20168/06-17/3941 Rev A, dated September 2017, Prepared by Mewies Engineering Consultants Ltd, Flood Risk Assessment Addendum ref 20168/12-17/5596 dated December 2017 and Hampton Green, Northampton Flood Risk Assessment Addendum ref 20168/05-18/6045 prepared by MEC dated May 2018 reference number XYZ dated ABC prepared by PQR.

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 the approved reports for the development site in the interests of flood prevention in accordance with Policy BN7 of the West Northamptonshire Joint Core Strategy. Pre-commencement condition to ensure details are agreed in a timely manner and to ensure a satisfactory standard of development.

In the event that the Council's Specialist Housing Supplementary Planning Document considered by Cabinet on 13 November 2019 is formally adopted prior to determination of the application, an additional condition will be required as follows:

33) As part of any reserved matters submission in respect of the site within Northampton Borough, a scheme that demonstrates the provision of 4% of all new market dwellings and 8% of affordable dwellings to be constructed to Part M4(3) of the Building Regulations, or their successor, to enable wheelchair accessibility shall be submitted for approval in writing by the Local Planning Authority.

Reason: To ensure the provision of a range of housing to meet different accommodation needs in accordance with the requirements of Policy H1 of the West Northamptonshire Joint Core Strategy and the Council's Specialist Housing Supplementary Planning Document (2019).

#### **Item 10b**

**Conversion of existing dwelling to 6no apartments, construction of attached new apartment building containing 4no apartments, construction of 4no three bedroom dwellings, widening of existing vehicular access to Kettering Road, formation of new vehicular access to Mountfield Road, provision of car parking and associated works including demolition of existing outbuilding  
Highfield House, 383 Kettering Road**

**Paragraph 7.4 line 4** – three visitor parking spaces are proposed instead of two.

**Paragraph 7.14 is amended** as follows “The other neighbour on Kettering Road, no. 389, would be faced with a largely blank elevation to the side of the extension to the building, **but including four small windows which would be obscure glazed**, thereby preventing overlooking of this

neighbouring garden. This neighbouring house has side facing windows and the door to the house is also on the side. These windows appear to be secondary or serving non-habitable rooms and the separation of 7m would prevent any undue overshadowing of the property or this door and windows.

**Additional Condition 15:** The ground and first floor windows to the north-east elevation of the new build flats hereby approved shall be fixed except at top vent level and shall be glazed with obscured glass to Level 3 or higher of the Pilkington scale of privacy or equivalent as may be agreed in writing by the Local Planning Authority 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 properties in accordance with Policy E20 of the Northampton Local Plan.

**Additional Condition 16:** 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 extensions or outbuildings shall be erected to the dwellinghouses Plots 1 to 4 hereby permitted.

Reason: To prevent overdevelopment of the site in accordance with Policy E20 of the Northampton Local Plan.

**Item 10c**

**N/2019/1028**

**Change of Use from 3no self-contained flats (Use Class C3) to 3no separate Houses in Multiple Occupation units (Use Class C4) (G/F 3-bed 5 occupants; 1/F 4-bed 6 occupants and 2/F 3-bed 5 occupants), together with ancillary changes to existing windows at lower ground level, new windows to the existing roof slope and ancillary bin and bicycle stores  
10 The Crescent**

**Letter from the planning agents** sent to Committee Members setting out more information on the proposal and including the following points:

- The property is a three storey town house converted into flats.
- The property had been vacant for a year before purchase.
- Although 16 bed spaces may sound like “overdevelopment” this is a large property which could be used for that many bed spaces without a change of use.
- Proposal includes large and spacious bedrooms, each with en-suite. Direct garden access for the ground floor, high ceilings, modernised kitchens.
- Changes exceed housing standards.
- Appreciate concerns over HIMOs but client has a good reputation in another part of the country.
- Have tried to demonstrate that the proposal would not lead to on street parking stress.
- Client would encourage tenants to use public transport rather than bringing their own car.
- Does not lead to overconcentration of HIMOs.

**Officer comments** – The points made are generally covered in the Committee report, with the exception of the character and reputation of the prospective landlord, which is not a material planning consideration as there could be a change of landlord at any time.

**Additional Condition 7:** Prior to first occupation of the ground floor unit, the enlarged lightwells to the front elevation shall be constructed as shown on the approved plans and in accordance with full details to be first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory standard of accommodation for future residents, in accordance with Policy H30 of the Northampton Local Plan.

**Item 10d**

**N/2019/1095**

**Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 6 occupants, including single storey rear extension and loft conversion with rear dormer  
73 Derby Road**

The comments from the **Highway Authority in Paragraph 6.2** should be replaced as follows:

“The surrounding streets are already saturated, and the proposal would intensify the situation. Also, raised concerns about the bikes being carried through the shared living area.”

**Officer comments:** the recommendation is not affected by this change as the site is in a sustainable location and closed to local services. Notwithstanding the fact that no parking is provided, the application is still recommended for approval.

**Item 10e  
N/2019/1140  
Construction of 1no semi detached two storey dwelling  
5 Laceby Walk**

Application description amended to read “Construction of 1 no. terraced two storey dwelling”.

Additional letter of objection received commenting on following grounds:

- the proposal would increase water run off, potential for flooding and accumulation of rainfall in the vicinity of the site.
- the site contains undulating land with variation in ground levels. Could be problems for foundations and damage to property.
- the proposal may impact on the Lombardy tree at the front of the site under third party ownership.
- the objector contends that the site is in a conservation area being close to Kingfisher Lake.
- concerns on parking, access and construction issues are raised again.

**Officer comments:** The proposed dwelling lies in a low risk flood zone and drainage is covered by Part H of the Building Regulations. A site levels condition is recommended on the grant of planning permission. Installation of foundation of any approved dwelling would be checked and monitored through Building Regulations process. The tree in question is outside the application site and offers limited amenity value in the locality. The site is not within a conservation area.

**Environment Agency** – most of site apart from front garden is in low risk flood zone, no objections raised.

**Item 10f  
N/2019/1165  
Change of Use from Dwelling house (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants, including single storey rear extension  
15 Burns Street**

**Paragraph 6.2 line 3** should read “Also, raised concerns about the **bike** being carried through the kitchen”.

**Item 10g  
N/2019/1179  
Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants  
38 Florence Road**

No update.

**Item 10h**

**N/2019/1210**

**Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 6 occupants, including single storey rear extension (Amendment to Planning Permission N/2019/0607)**

**51 Adnitt Road**

No update.

## **11. NORTHAMPTON PARTNERSHIP HOMES**

**Item 11a**

**N/2019/0980**

**Demolition of 3no existing garages and construction of 2no houses**

**Lock Up Garages, Margaret Street**

No update.

**Item 11b**

**N/2019/1037**

**Development of 2no residential units with associated parking**

**Land at Swansea Crescent**

No update.

**Item 11c**

**N/2019/1141**

**Variation of Condition 3 of Planning Permission N/2018/1513 (Demolition of domestic garages and construction of 2no new dwellings with associated parking) to amend the internal layout of the second floor**

**48A Tyes Court**

No update.

## **12. CONSULTATION**

**Item 12a**

**N/2017/1414 and N/2018/1048**

**Outline application for a residential development of up to 525 dwellings, open space, children's play area and associated infrastructure (application accompanied by an Environmental Statement)**

**and**

**Amendment to S/2017/2577/EIA - Outline application for a residential development of up to 525 dwellings, open space, children's play area and associated infrastructure (Application accompanied by an Environmental Statement)**

**Land North of Newport Pagnell Road – Consultation by South Northants Council**

No update.

**Item 12b**

**N/2019/1309**

**S73 Planning Application to vary Conditions 4 (Waste Throughput) and 6 (Hours of Operation) of planning permission 18/00044/WASFUL**

**Site 7C Veolia ES (UK) Limited, Edgar Mobbs Way**

No update.