

Addendum to Agenda Items Tuesday 21st January 2020

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

Item 9a

N/2019/1470

Change of Use of part ground floor from Offices (Use Class B1a) to Artist Studios (Use Class D1)

County Hall, 24 Guildhall Road

Town Centre Conservation Area Advisory Committee – welcomes this change of use within the Cultural Quarter.

10. ITEMS FOR DETERMINATION

Item 10a

N/2019/0851

**Alterations and extension to existing building and conversion to 20no flats including 3no offices as part of live-work units, provision of bin store areas and car parking
Former Pearce Leather Works, Wellingborough Road**

Paragraph 7.24 of the report outlines that there is no policy support for EV charging points. Following the production of this report the Council's Parking Standards SPD has been approved by Council and electric vehicle charging points are required at a ratio of 1 charging point per unit.

It is the case that this application proposal is unviable, as has been demonstrated through a viability report and checked by the Council's independent assessor. The additional costs required to provide 20 electric vehicle charging points is, therefore, likely to further impact on the viability and implementation of this scheme on site.

On balance, it is considered that the importance of securing the long term retention of this listed building, and the potential harm to this through requiring electric vehicle charging points, justifies a nil-requirement for electric vehicle charging points within this scheme.

Item 10b

N/2019/1028

Change of Use from 3no self-contained flats (Use Class C3) to one House in Multiple Occupation unit (Sui Generis) for 16 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

Two objections received and summarised as follows:

- Concerned about parking situation in the area
- Noise from traffic and from the property
- More rubbish in the streets and bins in front gardens
- Parking survey was not accurate
- Large HIMO use less in character with the area

- Parking requirement exceeds capacity in the area
- Overdevelopment

NCC Highway – same comments as previously stated (as shown as paragraph 6.2 of the officer's report).

Private Sector Housing – the rooms are suitable for 16 occupants. The kitchen and dining facilities are sufficient for the number of occupants sharing. There are sufficient number of sanitary facilities and WCs. A high degree of fire protection including smoke alarms and self-closing fire doors would be necessary.

Applicant's agent letter to all Members – background information to support the application:

- The property is too large to be retained in single occupancy over the whole property
- The property could be used for a similar number of bed spaces without the need to apply for a change of use out of Class C3
- The proposed a HIMO would be no larger than the total lawful capacity of the three existing flats in terms of bedrooms and bed spaces
- The transport statement submitted with the application have sought to demonstrate that the proposal would be unlikely to lead to on-street parking stress, due mainly to the close proximity to public transport
- This property will lead to only a 8.33% concentration of HIMOs within the 50m radius of the site in line with the 2019 HIMO SPD

Item 10c

N/2019/1123

**Change of use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 6 occupants with single storey rear extension and new window
102 Lea Road**

No update.

Item 10d

N/2019/1212

**Reserved Matters Application pursuant to Outline Planning Permission N/2018/0710 (Outline planning application for 14 residential dwellings with all matters reserved except access) for the approval of details of appearance, landscaping, layout and scale
Land off Mill Lane, Dallington**

Additional comments received from the **Wildlife Trust** on amended scheme advising trees adjacent to Plot 14 would need appropriate protection to ensure roots are not damaged by earthworks.

Officer response: These issues are addressed in the officer report.

Further to paragraph 7.33 of the report, the **Highway Authority** has confirmed that an Order is to be imposed on a section of carriageway of Mill Lane between Bants Lane and Gladstone Road roundabout to reduce the speed limit to 30mph as from 24th January 2020. In addition, the **Highway Authority** has confirmed that additional street lighting will be required as part of the S278 works required to provide a right hand turn lane into the site from Mill Lane. These off-site highway works are required by condition on the outline consent.

Amended Conditions 8 and 10:

8. The electrical vehicle charging points shall be provided in accordance with the details shown on drawing no. 9021/1E prior to occupation of the development hereby permitted.

Reason: In the interests of sustainable development in accordance with the requirements of the National Planning Policy Framework.

10. Notwithstanding the submitted plans, prior to the construction of the development hereby approved above ground floor slab level, full details of the method of the treatment of the external boundaries of the site together with individual plot boundaries shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the buildings hereby permitted and retained thereafter.

Reason: To ensure a satisfactory standard of development and in the interests of residential amenity in accordance with the requirements of Policies H1 and S10 of the West Northamptonshire Joint Core Strategy.

Additional condition 16:

16. Notwithstanding the submitted plans, prior to the construction of the development hereby approved above ground floor slab level, a detailed scheme of hard and soft landscaping for the site shall be submitted for approval in writing by the Local Planning Authority. The scheme shall include, where present, the location and species of any existing trees and hedgerows on the land and details of any to be retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

Item 10e

N/2019/1213

New replacement office

Westbridge Depot, 9 - 13 St James Mill Road

A Phase 1 and Phase 2 Geotechnical and Geo-Environmental Site Investigation report has been submitted and **Public Protection** have been consulted on this. Public Protection advise that the report is of a high standard and the requested conditions can be updated as follows:

Condition 4 is deleted.

Condition 5 is updated to read:

5) Prior to the commencement of the development hereby permitted, a detailed remediation scheme in accordance with the approved Phase I & II Geo-Environmental Site Investigation undertaken by 'EP Consulting Engineers, dated 19th December 2019, Report No 44637-001' to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: Pre-commencement condition 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 in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

Item 10f

N/2019/1282

Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants, including installation of rear conservation roof windows and removal of existing rear dormer (part retrospective)

46 Palmerston Road

No update.

Item 10g**N/2019/1286****Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants (retrospective)****41 Alfred Street**

No update.

Item 10h**N/2019/1394****Reserved Matters Application pursuant to Outline Planning Permission N/2018/0170 (Application for outline planning permission with all matters reserved, apart from access for up to six dwellings) for the details of the appearance, landscaping, layout and scale
Grazing Land, Mill Lane, Kingsthorpe**

Additional representation received – unable to attend the Planning Committee but disappointed that no planning officer visited neighbouring property to appreciate objections made.

Officer Comment: Officers visited the application site and satisfied that the impact on neighbouring properties have been fully considered.

Amended plans have been received relating to Plots 3 and 4 to either remove or obscure glaze side windows, to reduce overlooking of neighbouring properties.

Amended Conditions 2 and 10:

2) The development hereby permitted shall be carried out in accordance with the following approved plans: site location plan, SAR 322 PA 001 rev B, SAR 322 PA 050, SAR 322 PA 100, SAR 322 PA 200, SAR 322 PA 300 rev B, SAR 322 PA 400 rev A, SAR 322 PA 500, SAR 322 PA 600, 19052/101 and 19-118-01.

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

10) The side elevation window to Bedroom 3 for Plot 3 at second floor level 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 H1 of the West Northamptonshire Joint Core Strategy.

Item 10i**N/2019/1395****Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants plus the insertion of a new rear door****17 Holly Road**

No update.

Item 10j**N/2019/1523****Variation of Condition 1 of Planning Permission N/2018/0845 (Variation of Condition 1 of Planning Permission N/2016/1264 to extend temporary period) to allow the Spires Academy to occupy the building for another three months to 15th May 2020****The Spires Academy, Station Close**

No update.

12. NORTHAMPTON PARTNERSHIP HOMES APPLICATIONS

Item 12a

N/2019/0386

Demolition of 10 lock up garages and erection of two storey detached dwelling and provision of car parking

Lock Up Garages adjacent to 43 Hopmeadow Court

One **additional objection** received on following grounds:

- Impact on existing parking situation in the area

The proposed site plan has been amended. The alterations relate to reducing tarmac hatching around the existing trees, and to move the garden shed away from an existing tree. In line with this the approved plan number P03F should be replaced by 03G.

Condition 2 is updated to read:

2) The development hereby permitted shall be carried out in accordance with the following approved plans: P01A, P02A, P03G, P04, P05 and P06A.

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

Item 12b

N/2019/0392

Construction of 2no new build units and car parking spaces

Land adjacent to 37 Windermere Way

No update.

Item 12c

N/2019/1232

Two storey side extension, front porch, rear conservatory, replacement windows, external finish of house in brick, demolition of single garage and replacement with double garage, and additional hardstanding (Retrospective)

11 Toms Close

Amended plans received to show further detail of conservatory roof.

Amended Condition 1:

1) The development hereby permitted shall be carried out in accordance with the following approved plans: 301-8009 (site location plan), 061-(CO)-8009 Rev C (External), 321-(CO)-8009 Rev D (floor plans), 341-(CO)-8009 Rev B (garage elevations), 1 322-(CQ)-8QQ (Proposed Elevations) Rev E and 351-8009 Rev D (garage sections).

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