

Addendum to Agenda Items Tuesday 19th May 2020

6. OTHER REPORTS

Item 6a

N/2020/0175

**Application for the permanent diversion of a footpath at Dayrell Road
Development land rear of Hunsbury Park Primary School, Dayrell Road**

West Hunsbury Parish Council – no comments to make.

9. ITEMS FOR DETERMINATION

Item 9a

N/2019/0612

**Erection of purpose-built student accommodation comprising 347no rooms with 356no bed-spaces, following partial demolition of existing buildings. Refurbishment and change of use of listed building to provide ancillary student hub, retail units, plant, storage and refuse areas, with associated landscaping and other works
Bective Works, Bective Road**

One additional neighbour objection has been received. The comments raised within this objection can be summarised as follows:

- Location not suitable for student accommodation as University has moved. (*Officer Comment: An assessment of the principle of the development has been made at 7.6-7.9 of the Committee Report.*)
- No high-rise in the area. (*Officer Comment: An assessment of the design of the scheme is made at 7.16-7.21 of the Committee Report.*)
- Parking issues – already issues for terraced properties to park and this would exacerbate, and pressure on highway infrastructure. (*Officer Comment: An assessment of the highway impact of the development has been made at 7.31-7.36 of the Committee Report.*)
- Carbon emissions (*Officer Comment: NCC Highways and NBC Public Protection have been consulted on this application and raise no objection.*)
- Better locations for student accommodation (*Officer Comment: The assessment of this planning application must be on that applied for in the location applied for and consideration cannot be given to whether other locations are available.*)

Item 9b

N/2019/1451

**Change of Use of Office (Use Class B1) to House in Multiple Occupation (Use Class C4) for 4 occupants, including demolition of existing ground floor flat roof rear structure, construction of new two storey flat roof rear extension and two new dormers at rear, internal reconfiguration and installation of rooflight to front elevation
8 Palmerston Road**

Additional objection received and are summarised as follows:

- Impact on the community cohesion due to the transient nature of HIMO
- Over concentration of HIMOs in the area
- Fly tipping issues due to high concentration of HIMOs
- Anti-social behaviour resulting from HIMOs

Officer Comment: All the issues raised in this representation has been addressed in the officer's report. It is considered that these comments would not affect the recommendation and the application is still recommended for approval.

Item 9c

N/2019/1482

**Alteration of shop front to Ice Cream Kiosk to install counter/service window and new shutters to side window
8 Newnham Road**

No update.

Item 9d

N/2020/0114

**Single storey front and rear extensions including external alterations and relocation of air conditioning units to rear
22 Dallington Road**

Amended Paragraph 8.2:

Therefore, the proposal **would not be** contrary to the advice given within the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy, saved policy E20 of the Northampton Local Plan.

Item 9e

N/2020/0119

**Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants
108 Lower Thrift Street**

No update.

Item 9f

N/2020/0128

**Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Sui Generis) for 10 occupants
51 St Matthews Parade**

No update.

Item 9g

N/2020/0133

**Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Sui Generis) for 10 occupants
53 St Matthews Parade**

No update.

Item 9h

N/2020/0148

Variation of Conditions 2 and 24 of Planning Permission 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) to broaden the use of two of the offices to include use by the management company of the building
Former Pearce Leather Works, Wellingborough Road**

No update.

Item 9i

N/2020/0197

Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 6 occupants (retrospective)

117 Upper Thrift Street

No update.