

Addendum to Agenda Items Tuesday 7th July 2020

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

Item 8a

N/2019/0840

The construction of new roads (Northampton North West Relief Road) on land South of the A5199 Northampton Road between the Brampton Heath Golf Centre and the River Nene, including two new roundabouts and links bridging over the River Nene to Brampton Land and over the Northampton loop of the West Coast mainline to connect with the Dallington Grange development

Land off A5199, Northampton Road

Comments have been received from a **3rd party** and are summarised as follows:

- Continual increase in volume of traffic using Harborough Road
- Deficiencies in system south of Holly Lodge junction result in south bound traffic towards the town centre backing up beyond the junction, sometimes up to and beyond the Pitsford turning during peak am time.
- As standalone project, without Northampton North Orbital Road (NNOR), the NWRR for a west-east journey will increase congestion on this section of Harborough Road and deterioration in air quality.
- NNOR unlikely to proceed through lack of funding to explore further route options.
- If NWRR proceeds as standalone project, need to improve flow of traffic on A508, a strategic access road for the town.
- Project heavily weighted to relieving traffic on Harlestone Road and Mill Lane which NCC classify as lower strategic importance than Harborough Road, this reasoning is flawed.
- Inconsistencies and contradictions in traffic assessment, fail to provide reassurance that traffic flow will not be detrimental.

Officer comment: These have been forwarded to the relevant Planning Officer at Northamptonshire County Council as the determining Local Planning Authority for the application for consideration along with any comments received from the Highway Authority.

Northamptonshire Badger Group - comments are summarised as follows:

- Concerned regarding closure of up to 7 badger setts, including large main sett, which will negatively impact on clans.
- Wider issue than proposed road, Buckton Fields, Dallington Grange and smaller developments already putting pressure on badgers in the area and their foraging space.
- Badgers being forced to forage elsewhere and being displaced.
- If road and Dallington Grange are built, space available to clans living there will not be large enough to sustain them and will increase conflicts between clans increasing contact with residential houses/gardens.
- Developments have not been considered as a bigger picture.

Officer comment: The comments have been forwarded to the relevant Planning Officer at Northamptonshire County Council as the determining Local Planning Authority for the application for consideration along with any comments received from the County Ecologist.

The planning permission for Dallington Grange will be subject to conditions in respect of the submission of a detailed Landscape and Ecological Management Plan and a requirement for updated protected species surveys to ensure appropriate ecological mitigation.

10. APPLICATIONS FOR DETERMINATION

Item 10a

N/2020/0128

Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Sui Generis) for 8 occupants

51 St Matthews Parade

Comments have been received from the applicant and summarised as follows.:

The applicant has taken on board member's concerns which were raised with regards to the number of occupants proposed at the previous committee. The applicant has discussed with officers and reduced the number of occupants down from 10 to 8. The Applicant has worked with planning officers and listened to committee members in reaching this proposal.

Item 10b

N/2020/0133

Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Sui Generis) for 8 occupants

53 St Matthews Parade

Comments have been received from the applicant and summarised as follows.:

The applicant has taken on board member's concerns which were raised with regards to the number of occupants proposed at the previous committee. The applicant has discussed with officers and reduced the number of occupants down from 10 to 8. The Applicant has worked with planning officers and listened to committee members in reaching this proposal.

Item 10c

N/2020/0399

Demolition of existing bungalow at 486 Kettering Road and redevelopment of site to provide new care home (Class C2) arranged over part two and part three storeys together with associated car parking, landscaping and amenity space and new access from Kettering Road

486 – 492 Kettering Road

An **additional 5 letters of objection** received. The letters reiterate the concerns summarised in paragraph 6.12 of the report and also raise the following additional concerns:

- In sufficient parking will result in visitors, staff and deliveries blocking access to neighbouring properties.
- Business use will result in activity for 24 hours a day such as vehicle movements to the detriment of the peace and amenity of neighbours.

Officer comment:

- The parking implications of the proposal are addressed in paragraphs 7.20-7.25 of the report and it is highlighted that the County Highway Authority raise no objections.
- The implications of the proposal on residential amenity are addressed 7.11 to 7.16 of the report and it is highlighted that Environmental Health raise no objections.

Item 10d

N/2020/0509

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

50 Manfield Road

No updates.

Item 10e

N/2020/0514

**Proposed removal of Horse Chestnut tree (under Tree Preservation Order 069)
1a Billing Road**

Councillor W Strachan (NCC) – trees such as this one helps neutralise poor air quality and gives aid to our wildlife conservation. The tree is over 200 years old and is of good quality and health. The general policy by national government is to plant more trees not destroy healthy good quality trees especially those already with preservation order on them.

An **additional 30 letters of objections** received in relation to the proposed removal of the tree. The reasons of objection are covered in paragraphs 8.2 of the report. One of the objectors stated that the tree canopy does not overhang the neighbouring premises and that the description in paragraphs 3.2 and 9.8 of the report are incorrect.

Officer Comment: the tree canopy does spread up to the boundary with neighbouring premises and does not overhang that property.

12. NORTHAMPTON PARTNERSHIP HOMES APPLICATIONS

Item 12a

N/2020/0244

**Installation of brick built bin enclosures adjacent to 1-23 Stonehurst
1 Stoneyhurst**

No updates.

Item 12b

N/2020/0541

**Variation of Condition 2 of Planning Permission N/2019/0387 (Demolition of 18no domestic lock up garages and construction of 2no new build units) to amend units position
Lock Up Garages, Cardigan Close**

No updates.