

Addendum to Agenda Items Tuesday 27TH October 2020

7. OTHER REPORTS

Item 7a

N/2020/1106

**Variation to S106 Agreement to vary the mortgagee exclusion clause
Former Parklands Middle School, Devon Way**

No updates.

Item 7b

**Delegated authority for Director of Planning and Sustainability to agree variations to
Section 106 Agreements to amend mortgagee exclusion clauses**

No updates.

10. ITEMS FOR DETERMINATION

Item 10a

N/2016/0810

**Hybrid application for up to 170 new dwellings in total including outline application for the demolition and conversion of existing University buildings and the erection of new buildings to provide residential accommodation (Use Class C3) of up to 112 units and associated car parking (including reconfiguration of Newton Building car park), landscaping and open space (all matters reserved except access) and full application for the part demolition, conversion and extension of the Maidwell Building to provide 58 new dwellings together with access and parking
University of Northampton Avenue Campus, St Georges Avenue**

Additional Condition 35:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent order revoking and re-enacting the provisions of the Order, the dwellings hereby permitted shall be used only for purposes within Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification and shall not be used as a House in Multiple Occupation.

Reason: In the interests of amenity and highway safety in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the guidance in the National Planning Policy Framework.

Item 10b

N/2019/1055

**Proposed construction of a residential development, comprising 22no. self-contained apartments, with associated storage, refuse store, cycle store and external amenity
14 - 18 St Michaels Road**

Additional Condition 17:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent order revoking and re-enacting the provisions of the Order, the dwellings hereby permitted shall be used only for purposes within Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification and shall not be used as a House in Multiple Occupation.

Reason: In the interests of amenity and highway safety in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the guidance in the National Planning Policy Framework.

Item 10c**N/2019/1063**

**Application for Variation of Conditions 2, 8, and 13 of planning permission N/2017/0127 (Demolition of existing building. Erection of 40no dwellings (Use Class C3) with associated car parking and ancillary space and 130.10m2 of retail space (Use Class A1)) to alter the design of the approved building, to amend the flood risk assessment and to reduce the level of parking by 1 space
Sofa King Tivoli House, Towcester Road**

Comments have been received from **Councillor G Walker**. The comments can be summarised as follows:

- Understand need housing but building is an eyesore.
- Concern with flood risk in area.

Additional Condition 24:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent order revoking and re-enacting the provisions of the order, the dwellings hereby permitted shall be used only for purposes within Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification and shall not be used as a House in Multiple Occupation.

Reason: In the interests of amenity and highway safety in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the guidance in the National Planning Policy Framework.

Item 10d**N/2020/0777**

**Change of Use from Retail Shop (Use Class E) to Restaurant/Takeaway (sui-generis) including installation of extraction ducting system
103 St Leonards Road**

No updates.

Item 10e**N/2020/0805**

**Self-contained annexe on footprint of approved double garage
24 Penfold Drive**

No updates.

Item 10f**N/2020/0866**

Variation of Condition 5 of Planning Permission N/2018/0011 (Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation for 4 occupants (Use Class C4) including single storey extensions to the rear, a loft conversion with rear dormer window & internal alterations) to allow the property to be occupied by a maximum of 5 occupants

70 Victoria Road

No updates.

Item 10g**N/2020/1094**

Prior Notification of Change of Use from Offices (Use Class E) to 25no Residential Units (Use Class C3)

Phoenix Computers Limited Daisy Group Hunsbury Hill AvenueApplication **WITHDRAWN**.**Item 10h****N/2020/1109**

Conversion of single dwelling into 2no apartments with new window to basement and alteration to window opening

64 Charles Street

Additional representation received from one local resident, making the following points in summary:

- Charles street and its surrounding areas are littered with both illegal and legal HIMOs.
- It encourages nothing but issues to the old and families.
- The scenes witnessed have been traumatic and horrific.
- Issues caused by over redevelopment and HIMOs are ASB, drug dealers, pop up brothels, noise pollution both houses and cars, threats, vandalising, fly tipping (everyday), rats, wardens being assaulted.
- We have had non-stop issues.
- Houses are being constantly redesigned and redeveloped, can't enjoy having our time as a family in our own garden.
- We are totally against the planning of 64 Charles street. Converting the property into two different living spaces under one roof.
- It's not in the best interest of the street, neighbours or the environment.

Officer response – The issues raised deal mainly with anti-social behaviour, it cannot be assumed that those living in flats would be more likely to engage in such behaviour than those in houses. Where such issues do occur, this would be a matter for the Police, or Environmental Health. Reference is made to the number of HIMOS, whereas this is an application for two flats, the number of HIMOS in the area is not a consideration. Noise and disturbance during construction is also not a material planning consideration, only the impact of the development once completed can be considered.

Additional Condition 4:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent order revoking and re-enacting the provisions of the order, the dwellings hereby permitted shall be used only for purposes within Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument

revoking and re-enacting that Order with or without modification and shall not be used as a House in Multiple Occupation.

Reason: In the interests of amenity and highway safety in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the guidance in the National Planning Policy Framework.

Additional Condition 5:

The basement study room as shown on the approved plans shall at no time be used as a bedroom.

Reason: In the interests of amenity and the impact on parking provision in the area in accordance with the requirements of Policy H1 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

12. NORTHAMPTON PARTNERSHIP HOMES APPLICATIONS

Item 12a

N/2020/0952

Single storey side extension and new front porch together with internal alterations and vehicular crossover

42 Aynho Crescent

No updates.