

Addendum to Agenda Items Tuesday 28TH July 2020

7. OTHER REPORTS

Item 7a

N/2020/0667

**Application for a variation to the S106 agreement to amend mortgagee clause
University of Northampton Park Campus, Boughton Green Road**

No update.

10. ITEMS FOR DETERMINATION

Item 10a

N/2019/1277

**Variation of Condition 2 of Planning Permission N/2012/0909 (Proposed residential development of 139 residential dwellings, garages and associated works including new access roundabout) to alter the layout of the development, alter house types, and remove and alter garages, and variation of conditions 3, 4, 5, 6, 7, 8, 11, 12, 13, 15, 18, 19, 21, 22, 23, 24, 25, and 26 to be in accordance with details submitted. Removal of conditions 10 and 16
Development Land, Lancaster Way**

Anglian Water - the foul water details and the details submitted for Condition 7 are acceptable. It is advised that for Condition 26 (maintenance of surface water drainage system) the sewers are proposed to be adopted under Section 104 and until they are adopted, they remain the responsibility of the Developer. No comments on the details submitted for Condition 8. It is advised that Anglian Water are adopting the on-site surface water pipe network.

Councillor E Roberts – objection; the concerns raised relates to work commencing without permission; that the conditions are not sufficient to ensure protection; that NCC object to works being commenced until the badger situation is resolved but works continue; the impact on the badgers; that appropriate POS is not provided; drainage issues; overlooking concerns; visibility splays; parking in a row of three is unfavourable; no access should be provided through Leah Bank; and that the application contradicts the NPPF. Questions are also raised as to how land outside of the development site is to be used.

Five additional neighbour objections have been received, all from persons who have previously commented on the application. The comments raised that have not been covered within the Committee Report can be summarised as follows:

- Boundary plan adjacent plot 139 does not match what has been built on the site and is outside of red line of site. Plan should be updated to match what is on site. (Officer Comment – following these comments the boundary plan has been updated).
- Document states all properties rented but this impacts on affordable housing. (Officer Comment – the development is required to comply with the affordable housing provisions as set out within the S106 agreement for application N/2012/0909).
- Concern conditions on application N/2012/0909 are in breach (Officer Comment – this is not a matter for consideration within the assessment of this application).
- Impact of proposal on schools, nurseries etc. (Officer Comment – This is not a matter

under assessment within this variation application. The application remains tied to the requirements of the S106 for application N/2012/0909).

- Roundabout is dangerous. (Officer Comment – The roundabout has been designed in consultation with NCC Highways and is in accordance with the approved details).

Plan 207 Rev A has been submitted which outlines the management of the open space areas. Condition 1 is proposed to be updated to include this plan.

An amended site boundary plan 120 Rev H has also been submitted. This plan alters the position of the boundary fence adjacent plots 126 and 139. The amended position is considered acceptable and Condition 2 should be updated to be in accordance with this new plan.

A Badger Method Statement as required by Condition 17 has been submitted reference PF/10282-V.2 dated July 2020. NCC Ecology have been consulted on this and advise that it is acceptable. As such it is considered that Condition 17 should be amended to be in accordance with these details.

Conditions 1, 2 and 17 are amended as follows:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 100, 201 Rev G, 202 Rev D, Plan showing plots 89 and 90, AF10-1_P1 Rev B, P202-1_P3 Rev A, P202-1_P2 Rev B, P202-1_P1 Rev B, S241-1_P3, S241-1_P2 Rev C, S241-1_P1 Rev C, P302-1_P3 Rev A, P302-1_P4, P302-1_P2 Rev B, P302-1_P1 Rev C, S351-1_P2, S351-1_P1 Rev B, P306-2_P1, P303-2_P2 Rev B, P303-2_P1 Rev B, P303-1_P2 Rev A, P303-1_P1 Rev C, P401_P5, P401_P4 Rev A, P401_P3 Rev B, P401_P2 Rev B, P401_P1, P402-1_P3, P402-1_P2 Rev A, P402-1_P1 Rev B, A444-1_P4, A444-1_P3 Rev B, A444-1_P2, A444-1_P1 Rev B, P404-1_P7, P404-1_P6 Rev A, P404-1_P4, P404-1_P3, P404-1_P2 Rev C, P404-1_P1 Rev A, P201-1_P1 Rev A, GARAGE_P1 Rev B, GARAGE_P2 Rev D, 207 Rev A.

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

2. The method of the treatment of all boundaries of the site as identified within plans 120 Rev H and 121 Rev C shall be provided on site in full accordance with these details prior to the plots to which they relate being first occupied and with regards to those boundary treatments not forming plot boundaries, within 1 month of the completion of the development. The approved boundary treatments shall be retained in accordance with these details at all times thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy H1 & S10 of the West Northamptonshire Joint Core Strategy.

17. The development shall be undertaken in full accordance with the Badger Method Statement PF/10282-V.2 dated July 2020.

Reason: In the interests of securing a satisfactory standard of development in accordance with the requirements of the National Planning Policy Framework.

Item 10b

N/2020/0424

Extension of existing detached garage to create self contained annexe including raising ridge height, installation of external staircase and dormer (Retrospective)

7 Laurel Valley

Further comments received from 3rd party are summarised as follows:

- Remain concerned a 'reasonable requirement' has not been given for the need for the annexe.
- Disagree that poorly maintained 6-8 high laurels assists in breaking up mass of building,

feels overbearing.

Officer response: The applicant has confirmed that their son is currently living in the annexe. The impact of the building is addressed in the officer report.

Item 10c

N/2020/0458

Variation of Conditions 2, 15, 16, 19, 24, 27, 28 and 30 of Planning Permission N/2018/0277 (Distribution Centre (Use Class B8) including related service roads, access and servicing arrangements, car parking, landscaping bund and associated works) to modify the height and width of Unit 1, to alter the parking and to add a staff exercise trail, and variation of conditions 3, 4, 6, 7, 8, 9, 20, 21 and 22 to be in accordance with details submitted Milton Ham Farm, Towcester Road

Lead Local Flood Authority - clarifying that Condition 22 has been addressed but Condition 21 must remain until the site has been completed. This does not impact upon the recommendation of this item.

One additional neighbour objection – Impact of proposed development on deed of grant for neighbouring plot of land regarding surface water (*Officer Comment: This is a private matter and cannot be considered within the assessment of this application*).

The gatehouse plan for unit 1 has been updated to show the new layout. As such Condition 2 should be amended to refer to plan P0008 Rev B.

Further details have been submitted regarding Conditions 4 (CEMP) and 6 (levels).

NCC Highways have advised that the amended CEMP is acceptable and as such it is considered that Condition 4 can be amended to be in accordance with the details submitted.

The levels submitted for Condition 6 show a matching bund formation and building level as that within application 2018/0277. As these details match, it is considered that Condition 6 should be amended to be in accordance with the submitted details.

The proposed materials for the development have been altered from a variegated scale of greens to a greyscale. This would be for all three units. It is considered that the alteration of the colour scheme to a greyscale does not materially alter the appearance of the building and would be acceptable in design terms. As such Condition 7 should be updated to be in accordance with the new material details. For the avoidance of doubt, it is also considered that Condition 2 (plans) should be updated to include the new elevation plans F0014 Rev A and F0021 Rev A.

Conditions 2, 4, 6 and 7 are updated as follows:

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 17206 P0001 Rev E, P0002 Rev F, P0003 Rev B, P0004 Rev B, P0005 Rev B, F0014 Rev A, P0008 Rev B, 0009 Rev A, 0010 Rev A, 0011 Rev A, F0021 Rev A, DLA-1781-L-01 Rev D, 02-Rev D, 03-Rev E, 04-Rev E, DLA-1781-L19, 1781DLA L12, 06D, 07D planting proposal 2 of 4, 07D planting proposal 4 of 4, and 08E, 11.

Reason: For the avoidance of doubt and to ensure consistency with the Planning.

4. The development shall be undertaken in full accordance with Construction Environmental Management Plan T919 – Rev D dated 20/07/2020 and tracking drawing P0031 Rev A.

Reason: To minimise the impact of the development during the construction phase in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

6. The levels of the development shall be undertaken in full accordance with plans 101 Rev C and 107 Rev B.

Reason: In the interests of residential and visual amenity in accordance with Policy E20 of the Northampton Local Plan.

7. The materials to be used on the development hereby approved shall be in full accordance with plans F0014 Rev A, F0021 Rev A, Oyster Grey RAL 7035, Pure Grey RAL 000 50 00, Slate Grey RAL 7012, White RAL 9003, and Goosewing Grey RAL 7038.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

Item 10d

N/2020/0536

**Adjustment of fence line along Keswick Drive to make it 2m closer to pavement to increase size of back garden
2 Lanercost Walk**

No update.

Item 10e

N/2020/0558

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

NCC Highways - the property in question is within a Permit Zone and therefore all parking in the vicinity is controlled. The LHA holds the right to restrict the number of permits administered to any property as it sees fit. This may result in the number of permits being limited and there is no guarantee that every resident within the revised property will be issued with a permit.

Item 10f

N/2020/0589

**Change of Use from Dwellinghouse (Use Class C3) to House In Multiple Occupation (Use Class C4) for 4 occupants
18 Talbot Road**

No update.

12. NORTHAMPTON PARTNERSHIP HOMES APPLICATIONS

Item 12a

N/2019/0755

**Conversion and addition of two new upper floors incorporating fenestration changes and alterations to external façade to create 122no apartments for social housing and alterations to layby and new crossing points and footways to Greyfriars
Belgrave House, Greyfriars**

The applicant has amended the proposed materials for the vertical feature panels from stained glass to aluminium panels with colouring to the front face for the following reasons:

- Structural calculations have indicated that the weight of the glazing panel system would add significant load on to the structure of the building;
- The glazed feature panels would cause warranty issues with the weather proofing of the building; and;
- Investigations of the clarity of the coloured pattern with the glazed panel revealed that it was difficult to depict the image shown at a distance.

As a result, **Condition 8 and 11 to be updated** to change “vertical stained-glass panels” to “vertical feature panels”, as follows:

8. Prior to the construction of the roof extension or installation of the new façades hereby permitted, full details of all proposed external facing materials (including details of the curtain wall glazing and Juliette balconies, cladding, vertical feature panels, external lettering and clock features) shall be first submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policies H1 and BN5 of the West Northamptonshire Joint Core Strategy and Policy 1 of the Northampton Central Area Action Plan.

11. Prior to the occupation of the development hereby permitted, a Full Site Management Plan (in conformity with the general principles established within the submitted Management and Operations Overview Plan) shall be submitted to and agreed in writing by the Local Planning Authority. The Full Site Management shall include, but not be limited to, the following:

- i) The process for managing residents moving into, and out of, the development
- ii) On site management/security
- iii) A code of conduct for occupiers of the development
- iv) Access controls, compartmentalisation and security performance of doors
- v) CCTV
- vi) Roof top management
- vii) Refuge strategy
- viii) Cleaning/maintenance strategy for external curtain glazing and vertical feature panels
- ix) Clock feature maintenance strategy

The Management Plan shall be fully implemented prior to the first occupation of the development and shall be retained thereafter.

Reason: In the interests of visual and residential amenity, highway safety and to ensure the provision of a safe and secure development in accordance with Policies H1, S10, BN5 and C2 of the West Northamptonshire Joint Core Strategy, Policy 1 of the Northampton Central Area Action Plan and the requirements of the National Planning Policy Framework.

Item 12b

N/2020/0257

**Change of Use of Community Hall (Use Class D1) to Dwellinghouse (Use Class C3), with dropped kerb for wheelchair access only and alteration to windows and doors
Senior Citizens Community Room
Hinton Road**

No update.