



Addendum to Agenda Items Tuesday 15th March 2016

9. NORTHAMPTON BOROUGH COUNCIL APPLICATION

9a

N/2015/0987

New Community Centre incorporating changing room facilities and Nursery School. New access road with parking facilities and relocation of play area.

Land off St Crispin Drive

Local Lead Flood Authority – having reviewed the recently submitted Flood Risk Assessment, the impacts of surface water drainage will be addressed with planning conditions.

Local Highway Authority – after a review of the additional information submitted, have no objection to the updated plans.

Environmental Health – no observations.

10. ITEMS FOR DETERMINATION

10a

N/2015/0785

Car park extension, associated groundworks and pit with channel for ball collecting - part retrospective

Delapre Golf Complex, Eagle Drive

Application **WITHDRAWN**.

10b

N/2015/0999 & N/2015/1000

Change of use from Office (Class B1) to Childrens Day Nursery (Class D1) and associated works and Listed Building Application for internal alterations to building and erection of palisade fencing

Home Farm Works, Orchard Hill

Applications **WITHDRAWN**.

10c

N/2015/1009

Conversion of existing dwelling into three dwellings and erection of two additional dwellings

Home Farm House, Hillcrest Avenue

No update.

10d

N/2015/1050

**Erection of 3no. dwellings
77-79 Semilong Road**

Highway Authority (NCC) – Require clarification regarding the driveway in order to ensure that there would be no drainage onto the public highway and that the visibility splays detailed in the application should be retained.

Officers Response:

Condition 5 of the recommended schedule of conditions enables the Council, in consultation with the Highway Authority, to approve details of the driveway including its gradient. A further condition is recommended relating to visibility splays as detailed below.

Additional Condition:

12. The visibility splays as shown on drawing DW1 Rev. E shall be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.

Reason: In the interests of highway safety in accordance with the requirements of the National Planning Policy Framework.

10e

N/2015/1424

**Change of use from dwelling (C3) to house in multiple occupation (C4) for three residents
35 Cowper Street**

Cllr. Danielle Stone - Cowper street is one of the worst in my ward for HIMO's and houses turned into flats. It is awash with rubbish and litter most of the time. It has immense parking issues. Families live in this street and have a truly horrible time.

10f

N/2015/1498

**Formation of car parking area
Delapre Abbey, London Road**

Environment Agency – No objection.

Local Highway Authority – the Local Planning Authority should impose a planning condition requiring the submission in writing a Traffic Management Plan for the site, covering both the regular operation of the site and event specific management. The Traffic Management Plan should include details of:

1. Any marshalling and other temporary measures proposed during special events;
2. Any proposed directional/information signage associated with the car parking;
3. Measures to maintain the free flow of traffic on London Road during special events (to prevent the build-up of traffic on the access road); and
4. Submission of a plan detailing the ability of vehicles to pass and re-pass for the first 30m from the site access junction onto London Road into the site.

Amended Conditions:

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 5489/01, 5489/03, 5489-10 (apart from the details for bus parking).

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

(4) Full details of security measures, including entrance gates and lighting to be used within the car parking areas shall be submitted to and approved in writing by the Local Planning Authority and shall be put into place prior to the commencement of the use of the car park hereby approved and retained thereafter.

Reason: In the interests of security and the prevention of crime, in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

(5) Notwithstanding the submitted plans, full details of alternative provision for bus and coach parking including position of the proposed disabled parking spaces shall be submitted to and approved in writing by the Local Planning Authority and such parking shall be provided in accordance with such approved details thereafter. For the avoidance of doubt such alternative provision shall not include coach parking to the south of the drive to the west front of the Abbey.

Reason: To preserve the setting of the listed building and the conservation area, in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy.

(8) A traffic management plan shall be submitted to and approved in writing by the Local Planning Authority, which shall specify the following:

- a) hours of use of the overspill parking area hereby permitted;
- b) proposed marshalling measures;
- c) any proposed directional/information signage associated with the car parking;
- d) measures to maintain the free flow of traffic on London Road during special events;
- e) submission of a plan detailing the ability of vehicles to pass and re-pass for the first 30m from the site access junction onto London Road into the site.

The site shall be operated in full accordance with the approved plan upon first use of the car park hereby approved and shall continue to be operated thus thereafter.

Reason: To protect the amenities of neighbouring occupiers and for the prevention of crime, in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

10g
N/2016/0070
Erection of fence alongside drive
9 Rookery Lane

No update.

10h
N/2016/0087
Internal alterations including blocking existing non structural doorway & remove door,
open walkway at ground floor
39 St Giles Street

No update.