

Addendum to Agenda Items Tuesday 12th April 2016

10. ITEMS FOR DETERMINATION

10a

N/2015/1021

Part demolition of existing factory building and conversion of existing factory building into 45no. apartments and erect 2no. dwellings

Land at the corner of Countess Road and Lyttleton Road

No update.

10b

N/2015/1228

Demolish former car showroom and erect building with retail (Use Class A1) on ground floor and 14no. flats on first, second and third floors including new access and ancillary development, and creation of residential car parking area

194-200 Kingsthorpe Grove and Trinity Avenue

Item **WITHDRAWN** from agenda.

10c

N/2015/1314

Change of use from public house (Use Class A4) into convenience store (Use Class A1) including alteration and extensions, rear storage and installation of 2 no. satellite dishes on roof

The Barn Owl, Olden Road

The application was deferred by Committee on 22nd March 2016 to allow the applicant to carry out further consultation with the local community.

The Applicant, Hawthorn Leisure, accompanied by Instinctif Partners, Hawthorn's community consultants, met with Councillor James Hill and representatives of Rectory Farm Residents' Association ('the Representatives') on 1st April 2016.

It is understood that the meeting was constructive and provided the opportunity for everyone present to articulate their respective views. It was acknowledged by all parties attending that the pub is no longer commercially viable as a business.

Following a comprehensive discussion, Hawthorn Leisure agreed to pass on some of the Representatives' thoughts and suggestions to the Co-op and in particular a request that the Co-op give consideration to allowing potential future community use of one or more room(s) on the first floor of The Barn Owl building, subject to the approval and implementation of the current planning application.

Members are advised that potential future community use of one or more rooms does not form part of the current planning application and cannot therefore be conditioned. A separate planning application would be required in respect of any future community use of part of the first floor and such an application would have to be considered on its planning merits. However, Hawthorn Leisure has advised that they would be happy to continue to keep the Committee, Councillor Hill

and the Representatives appraised of on-going discussions with the Co-op regarding future access to the first floor of the site as development progresses. Should the current scheme be approved, the Applicant has indicated that the Co-op has expressed optimism about being able to accommodate the Representatives' interest with respect to access to the first floor.

The Director of Regeneration, Enterprise and Planning has subsequently spoken to Hawthorn Leisure and they have confirmed that Co-op would, subject to details, be willing to provide a room for the local community.

10d

N/2014/1424

Change of use from dwelling (Use Class C3) to house in multiple occupation (Use Class C4) for three residents

35 Cowper Street

Area Concentration

Further information has recently been received from a local resident identifying properties in Cowper Street that are alleged to be in HIMO use. Investigation of the properties is being undertaken in conjunction with the Private Sector Housing Department. Some of the properties are previously identified as confirmed HIMOs. One has come into use as a HIMO and another has ceased being used as a HIMO. From available data, it has been concluded that the percentage of confirmed HIMOs within 50m of the application site has not increased, i.e. it remains at 8 confirmed HIMOs, equalling 11%. There remains one suspected HIMO, which even if confirmed would not result in the area concentration exceeding 15%.

10e

N/2016/0123

Erection of electronic gate and pedestrian gate with surrounding fencing at the entrance to the club carpark via Angel Street – Retrospective application

Northampton and County Club, 8B George Row

No update.

12. ITEMS FOR CONSULTATION

12a

N/2016/0310

Construction of 54 dwellings including public open space, balancing pond and associated infrastructure

Land off Whites Lane, Lower Harlestone

No update.