

Addendum to Agenda Items Tuesday 14th June 2016

5. MATTER OF URGENCY:

5a.

N/2016/0702

3 Buttermere Close for non-material amendment

This is an application made by Northampton Partnership Homes for a non-material amendment to planning permission N/2015/1110 (single storey extensions) in relation to Eleanore House at 3 Buttermere Close (see enclosed plan), which was approved by the Planning Committee on 17th of December 2015. As the Council has only 28 days to determine the application and the site is owned by the Council, this is raised as a matter of urgency and has been agreed by the Chair as an urgent item.

The non-material amendments as proposed are as follows:

- a reduction in size of the front lobby extension, and the roof changed to an insulated flat roof instead of a dual-pitch roof;
- removal of a small rear lobby;
- roof finish to former conservatory to be single ply membrane;
- alterations to window and door configurations at front and rear;
- addition of render finish over existing stained brickwork to the front block adjacent to the new entrance extension.

The application is recommended for **APPROVAL** as the proposed amendments are minor and they would not materially change the development permitted under planning permission reference N/2015/1110, and would have no additional detrimental impact on the character and appearance of the area or on residential amenity.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

9a

N/2016/0450

Listed building application for the external repairs of the lodge Delapre Lodge, Delapre Park, London Road

No update.

10. ITEMS FOR DETERMINATION

10a

N/2015/0872

Outline planning application for the erection of up to 34no. dwellings, construction of parking spaces, areas of structural landscaping and ancillary works. All matters reserved apart from access.

Development Land, Upton Valley Way East

No update.

10b

N/2015/1228

**Demolish former car showroom and erect building with retail (Use Class A1) on ground floor and 14no flats including new access and ancillary development, and creation of residential car parking area
194-200 Kingsthorpe Grove**

Two further representations received from nearby residential occupiers, these cover points raised in previous representations.

A further consultation response has been received from **Anglian Water** requesting a planning condition requiring the submission of a surface water strategy. This is already required under Condition 7, however due to the revised wording requested, it is recommended that Condition 7 is amended as follows:

(7) No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1in100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details **and no hard standing areas shall be constructed until the works have been carried out in accordance with the surface water strategy so approved.**

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy 13 (q) of the Core Strategy for West Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site. This is a pre-commencement condition as it is essential that the surface water drainage strategy is agreed in advance of construction work.

10c

N/2015/1249

**Erection of 64no dwellings comprising 1-bed flats, 2-bed and 3-bed houses and associated access roads
Ecton Brook Playing Fields, Great Billing Way**

Environmental Health confirmed that the addendum to the noise report, which takes into account the revised layout, is acceptable. The new addendum should be referenced by planning condition. Condition 12 is therefore amended as follows:

(12) The conclusions of the Acute Acoustic report dated 6/11/15 as amended by the Addendum to the report dated 2/6/16 shall be implemented to the satisfaction of the Local Planning Authority, prior to the development coming into use, and the applicant shall demonstrate that the scheme(s) agreed has achieved its design criteria. Written confirmation of the measures installed shall be provided. The measures agreed and implemented shall be retained thereafter.

Reason: In order to safeguard the amenities of future occupiers in accordance with the NPPF.

The **Local Highway Authority** have confirmed verbally that the revised layout is acceptable, subject to landscaping being used at plots 10, 11 and 12 to prevent inappropriate parking between designated spaces. This requirement can be dealt with under the proposed Condition 5.

10d

N/2016/0015

Outline application (all matters reserved except access) for removal, levelling and remodelling of the earth mound and development of the site for business (Use Class B1), general industrial (Use Class B2) and storage and distribution (Use Class B8)

Site 7C, Edgar Mobbs Way

No update.

10e

N/2016/0139

**Extensions and alterations to create 18no. one bedroom client accommodation suites with ancillary offices and Day Centre; provision of additional parking and bin store, erection of boundary walls and gate
Harborough Lodge Renal Unit, Harborough Road**

No update.

10f

N/2016/0173

**Single storey rear extension (part retrospective) and replacement of front porch
Bay Tree Cottage, The Cross**

No update.

10g

N/2016/0178

**Erection of a unit for general industrial (Use Class B2) and storage and distribution (Use Class B8) including mezzanine floor, office accommodation (Use Class B1), associated car parking, service yard, new sprinkler tank and pump house, external lighting, boundary treatments, hard surfacing and landscaping
Site 7C, Edgar Mobbs Way**

A Reptile Survey has been received confirming that no reptiles have been found on site. The **County Ecologist**, therefore, has no objection.

10h

N/2016/0214

**Change of use of 2nd floor from shop (Use Class A1) to day centre (Use Class D1) including disabled access throughout and the creation of a roof garden to the rear
24 Market Square**

No update.

10i

N/2016/0273

**Erection of Cricket Pavilion (Resubmission of planning application N/2015/0149)
Northampton Old Scouts Rugby Football Club, Rushmere Road**

No update.

10j

N/2016/0326

**Change of use from offices (Use Class B1) to a single dwelling (Use Class C3) with a rear extension and a new two storey garage in the rear garden, new front boundary wall and gate
62 Billing Road**

3 further letters of objection have been received following the submission of revised plans to remove first floor windows from the proposed two storey garage and insert rooflights. Comments received from the occupiers of 119, 121 Lower Thrift Street and 62a Billing Road as follows:

- Still object as the facts remain that it is a new build 7 metres high in a position that will

- have a detrimental effect on all close neighbours due to severe light blocking and view.
- Would like to see a revised plan for a single storey garage fit for the purpose of storing vehicles.
- Consider windows could be re-instated at a later stage.
- If the building is to be used as a garage only why does it need so many windows and how will vehicles be taken to the first floor? Will a lift be installed?
- The building, apart from a small space for a side gate, will completely fill the width of the rear gateway and will be 7 metres high. This is a much larger footprint than the original coach house built in 1871 at 62A Billing Road.
- Access to the garage will be via an unadopted road. Concerned that garage is not set back enough and there will not be enough room for vehicles to manoeuvre and park.
- The main house has a dedicated study so question why a second floor study is required.
- Concerned that it will be used in the future as a dwelling.

Officer's Response:

The design and access statement states that the first floor will be used as a study (not for first floor vehicle storage) and it will be accessed via a staircase. Other points raised are covered in the main report.

10k

N/2016/0350

**1.5 storey side extension incorporating existing garage
63 Wrenbury Road**

No update.

10l

N/2016/0393 and N/2016/0395

Change of use from offices (Use Class B1a) to 12no. one and two bed flats together with ancillary storage in the basement. Installation of metal stairs to rear, alterations to existing windows and insertion of roof light and window and associated works.

Listed Building Application for internal and external alterations to convert building to residential use including removal and part removal of internal walls and doors, installation of partition walls, insertion of new doors, installation of bathroom extraction and ducting with grille extracts to rear and side elevations, installation of metal stairs to rear, insertion of new window and roof light to rear elevation. Alterations to existing windows, including replacement and bricking up of various windows and replacement of existing metal windows within the main listed building

7 Spencer Parade

No update.

10m

N/2016/0490

**Install new shopfront and erect metal railings to provide external seating area.
12-14 Gold Street**

No update.

12. ITEMS FOR CONSULTATION

12a

N/2016/0545

Erection of temporary modular units and associated alterations for educational use for a temporary period of three years

Wootton Hall Police Headquarters Wootton Hall Park, Mereway

Amended plans have been received which alter the red line denoting the application site. The red line now includes three access routes on the north side of the site:

1. Access to the car parking area adjacent to the club, providing 60 x staff and parent parking spaces, and drop-off zone;
2. Access for construction vehicles; and
3. Pedestrian / cycle route.

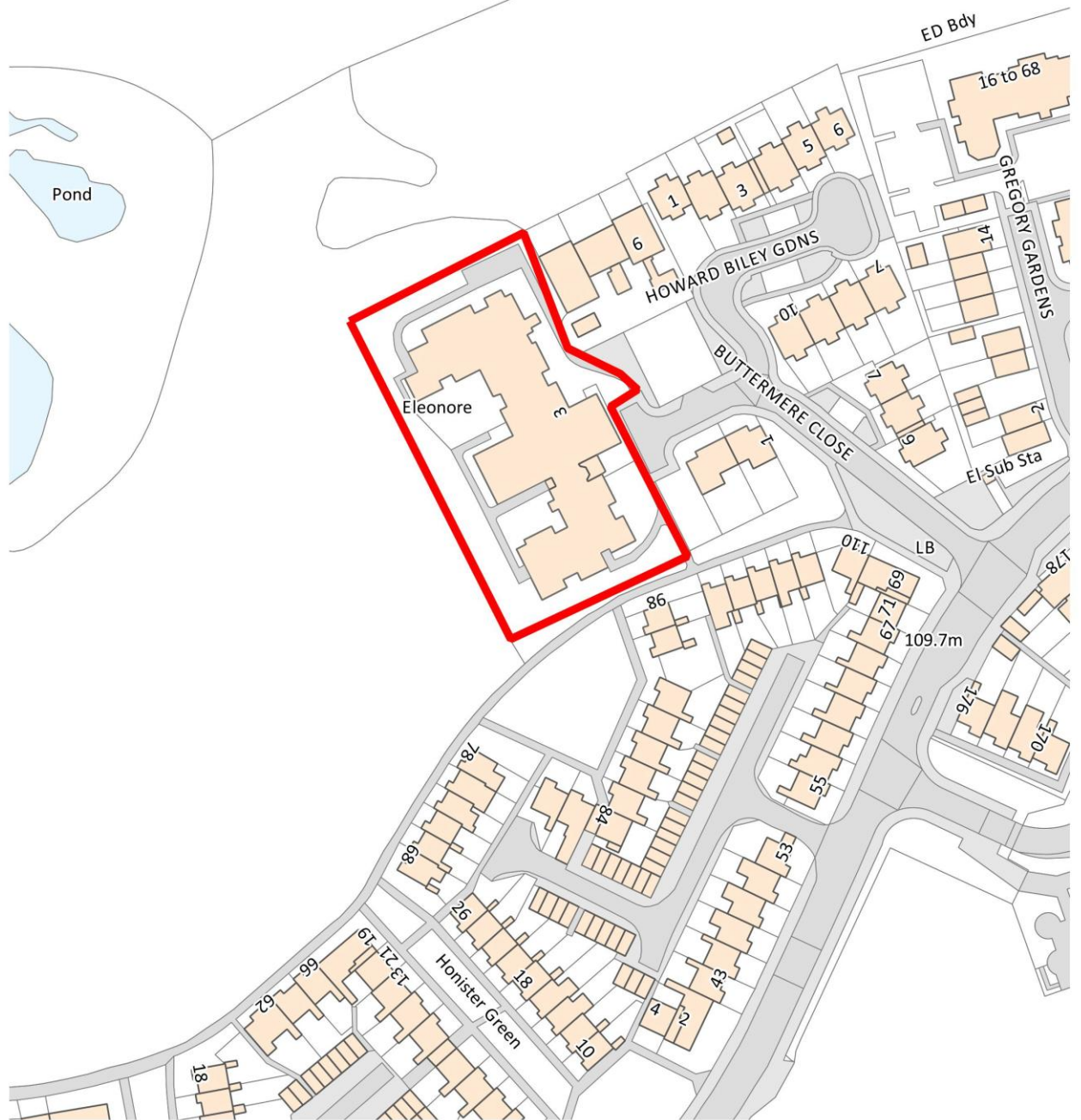
The temporary construction route across the playing fields is required in order to avoid damage to the existing trees adjacent to the proposed temporary cabins site and nearby fibre optic cable and prevents disruption to the Police Headquarters during the construction period.

Additional car parking will be provided (a total of 92 spaces including 9 disabled spaces) to serve the development.

Notwithstanding the revised information, the details contained in paragraph 1.1 of the report are still valid.

Further comments have been received from Councillor P Larratt regarding the amended plans requesting deferral of the application, as the consultation period will not finish until the 23rd of June. However, as the County Council has confirmed that they will be considering the planning application on the 28th of June, NBC will need to make any necessary comments before the 28th and the application cannot be deferred.

Playing Field



Title: **Eleanore House, 3 Buttermere Close**

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