

Addendum to Agenda Items Tuesday 27th September 2016

6. OTHER REPORT

6a

Confirmation of Refusal Reason of Planning Application N/2015/0335 Redevelopment comprising a new distribution centre (Use Class B8) including related service roads, access and servicing arrangements, car parking, landscaping bund and associated works. Land at Milton Ham, Towcester Road

No update.

7. NORTHAMPTON BOROUGH COUNCIL APPLICATION

7a

N/2016/0383

Change of use from former social club to an emergency night shelter
British Rail Sports & Social Club , St Andrews Road

Consultation response received from Historic England.

No objections raised to the internal works as they do not involve any ground disturbance. Bringing the empty building back into a productive use and improving the general appearance from the exterior is considered to represent a positive impact on the Scheduled Ancient Monument.

In terms of the external works, Historic England consider there is the opportunity for some enhancement of the nationally important scheduled monument, but advice is given in respect of the potential need for Scheduled Monument Consent. The applicant is in discussion with the Inspector for Historic England regarding this.

Representations

One additional objection has been received from a local resident. The main issues relate to anti-social behaviour, in particular, night time noise and provision for smokers visiting the shelter. Considers that an alternative location, in the town centre should be identified.

Additional comments from the applicant

A response has been received from the applicant, following receipt of a representation, suggesting that access to the building should be taken from the rear of the property.

The fence to the rear of the building will be kept closed at all times, and those staying at the shelter will not be allowed access to the land at the rear, in order to allow management of the site, and allow staff to assess the needs of those visiting the shelter on arrival (and prevent substances being passed through the fence).

Furthermore, the land to the rear of the site is in the ownership of Network Rail and no agreements are in place for access to be taken from the Station car park.

In terms of management of smokers on the site, it is understood that there will be no

provision for smoking on the site, and once the doors to the night shelter have been locked for the night, nobody will be allowed to leave until the following morning. This will be further monitored by the Management Board.

9. ITEMS FOR DETERMINATION

9a

N/2016/0706

Prior Notification of change of use from retail (Use Class A1) to restaurant/cafe (Use Class A3)

7 Park Square

No update.

9b

N/2016/0766

Demolition of 14 garages, erection of two dwellings with associated gardens and parking spaces

Lock Up Garages , Althorp Street

Comments were made on the original plans by a resident of Althorp Street and also by Councillor Stone, raising concerns about the height of the building. No comments have been received from either the resident or Councillor Stone in respect of the amended plans.

9c

N/2016/1016

Single storey extension to the rear

1 Park Crescent West

No update.

9d

N/2016/1061

Change of use from former cafe/gin parlour to hair dressing salon (Use class A1)

72 St Giles Street

Consultation response received from Town Centre Conservation Area Advisory Committee.

Welcome the re-use of this prime shop but were concerned that there would be a result of two more empty shops.

11. ITEMS FOR CONSULTATION

11a.

N/2016/0830

Sustainable urban extension comprising, up to 1,900 dwellings (Use Class C3), public open space and children's play areas, landscape areas, new landscape planting and hydrological attenuation features and sustainable drainage systems. Primary school (Use Class D1) and mixed use local centre which may include residential, retail, health and community facilities.

Demolition of any on site buildings & structures, and routing of Sandy Lane Relief Road and associated vehicular access points (SNC Consultation)

Norwood Farm, Sandy Lane, Harpole

No update.

11b.

N/2016/1140

Reserved matters submission pursuant to outline permission S/2015/1798/EIA comprising

the erection of a Class B8 distribution unit (18,546sq.m GIA) with ancillary office space and gatehouse, external sprinkler tank and pumphouse, plot access, parking, internal road and landscaping together with strategic landscaping plot boundary and the creation of new access road from Style Way (SNC Consultation)
Pineham, Style Way, Kislingbury

No update.