

## **Addendum to Agenda Items Tuesday 25<sup>th</sup> July 2017**

### **10. ITEMS FOR DETERMINATION**

**10a**

**N/2016/1439**

**Outline planning application with all matters reserved for construction of 14 no. 3-bedroom dwellings**

**The Silver Cornet Public House, 21 Welland Way**

No update.

**10b**

**N/2017/0271**

**Change of Use from Dwellinghouse (Use Class C3) to a House in Multiple Occupation (Use Class C4) for 5 occupants – retrospective**

**11 Cowper Street**

**Additional Condition:**

6. The basement shall not be used as a bedroom at any time.

Reason: For the avoidance of doubt and in the interest of amenity and in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy.

**10c**

**N/2017/0386**

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

**48 Southampton Road**

No update.

**10d**

**N/2017/0448**

**Change of Use from Dwellinghouse (Use Class C3) to House of Multiple Occupation (Use Class C4) for 5 occupants**

**39 Queens Road**

**WITHDRAWN** from agenda.

**10e**

**N/2017/0465**

**Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants**

**55 Delapre Crescent Road**

No update.

**10f**

**N/2017/0513**

**Change of Use from Dwellinghouse (Use Class C3) to a House in Multiple Occupation (Use Class C4) for 4 occupants (part retrospective)**

**131 Southampton Road**

**An additional representation** has been received raising objection on the basis of refuse storage and fly-tipping issues related to the HIMO, parking grounds.

**Officer Response:** Issues raised in this representation are already discussed in officer's report.

**10g**

**N/2017/0577**

**Change of Use from Dwelling (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants**

**72 Southampton Road**

Additional comments received from the applicant, summarised as follows:

- The existing property is spacious and can easily accommodate 4 or 5 persons
- Will be adopting a 2 car maximum per household policy on tenancy agreement
- Parking is likely to be reduced as the tenants will be students
- Have provided a secure cycle shed to rear of property
- Refuse will be controlled and tenants made aware of rubbish collection times
- Students generally rely on public transport
- Students will contribute to local employment by working for local businesses

**Additional Condition:**

6. The first floor common room as shown on submitted drawing 217005.02 shall not be used as a bedroom at any time.

Reason: For the avoidance of doubt and in the interest of amenity and in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy.

**10h**

**N/2017/0590**

**Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants with new rooflight**

**20 Thirlestane Road**

No update.

**10i**

**N/2017/0620**

**Change of use from Dwellinghouse (Use Class C3) to House in Multiple Occupation for 7 occupants (Sui Generis) incorporating demolition of existing garages to provide hard surface for parking area**

**5 Elysium Terrace**

**Two additional representation** have been received raising objection on the basis of refuse storage, parking grounds, demolition of existing garages.

**Officer Response:** Issues raised in these representations are already discussed in officer's report.

**Supporting statement** has been submitted by applicant to address the issues raised though neighbour's representation. The statement has been summarised as follow:

- The proposal has been amended to 7 occupants. There are two kitchenettes on ground levels offering fridge space / microwaves / toaster and sink drainage individual to these rooms.
- The parking provision allows for 4x vehicles and will be securely sealed with a gate and fence.
- The cycle storage has been provided as required by Council Parking standards.
- Bin storage to the rear will be provided to avoid dumping the refuse on the streets
- The intention is to rent the development to professional people.

**10j**

**N/2017/0653**

**Change of Use from a Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 3 occupants**

**22 Cranstoun Street**

**Town Centre Conservation Area Advisory Committee** the proposal should be assessed against the Council's HIMO Policy.

**Additional Condition:**

6. The basement shall not be used as a bedroom at any time.

Reason: For the avoidance of doubt and in the interest of amenity and in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy.

**10k**

**N/2017/0680**

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

**23 King Edward Road**

No Updates.

**10l**

**N/2017/0710**

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

**100 Southampton Road**

No updates.

**10m**

**N/2017/0757**

**Additional car parking provision to include disabled and coach parking, additional pedestrian and delivery provision, lighting and fencing**

**Delapre Abbey**

**Arboricultural Officer** – The construction methodology does generally accommodate the trees and reduces any adverse impact. However additional information is required and a number of elements require clarification: The amount of hard surface within the root protection area of trees T38, T42, T43 and T44 must be reduced. Clarification is required of the levels and methodology for access and egress from the main drive and parking areas in the RPA of trees T5/ T8 and T21. Consideration should be given to having a uniform surface for all car parking to reduce the visual impact.

**Officer Response:** In response to the above, additional conditions are recommended as follows:

(10) Notwithstanding the submitted plans, revised details of the layout of car parking within the root protection area of trees T5, T8, T21, T38, T42, T43 and T44 to reduce the proportion of development within the Root Protection Areas (RPA) to no more than 20% shall be submitted to

and approved in writing by the Local Planning Authority. Such details shall be submitted and approved before any work is carried out on site within the specified RPAs. The development shall thereafter be carried out in accordance with the approved details.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the character and appearance of the Conservation Area and the setting of the Listed Buildings, in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy.

(11) Notwithstanding the submitted plans, further details and clarification shall be submitted to the Local Planning Authority in respect of the levels of the parking areas within the Root Protection Areas (RPAs) of T5, T8 and T21, including any amendments necessary. Such details shall include the method of construction with the RPAs and the finished levels of the surfacing. The details shall be submitted to and approved by the Local Planning Authority prior to the commencement of any work within the specified RPAs. The development shall thereafter be carried out in accordance with the details as clarified or amended.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the character and appearance of the Conservation Area and the setting of the Listed Buildings, in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy.

**Police Crime Prevention Design Advisor** – In addition to the proposed gates, it would be sensible to have height restriction barriers in place as well. Details requested as to proposed access to the site for those living beyond the gates. A gate should be provided as well at the entrance to the site from London Road. Details of monitoring of CCTV are required as well as further details of lighting and gates.

**Officer Response:** In response to the above, it can be noted that the proposed gates and fencing are no longer a part of the development which is recommended for approval. In addition, details of lighting will have to be provided under the discharge of planning condition in due course. In respect of CCTV coverage, it has been confirmed that this would be fed back to the town centre CCTV monitoring station.

**One additional letter received from a neighbouring occupier**, making the following points:

- The existing single track drive has a safety issue which will get worse. All this needs is a sign to state this is a single track road with passing places. Cycle route across the end of the drive is dangerous.
- Gates at the entrance to the drive are necessary as there is a real security issue.

**Officer Response:** In response to the above it can be noted that the cycle track falls outside the scope of this application, as does any gate at the entrance to the site. In respect of signage along the single track road, it has been confirmed that signage will be provided in due course.