

Addendum to Agenda Items Tuesday 17th October 2017

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

9a

N/2017/1165 and N/2017/1166

**Listed building consent and planning applications for insertion of ventilation grilles into the external facade to vent gas meter cupboard
Central Stable Block, Delapre Abbey, London Road**

No update.

9b

N/2017/1275

**Installation of gates at the entrance/exit to Marble Arch
Marble Arch Adjacent to 7 Wellington Place**

Crime Prevention Officer has no objection to this application. It will remove access to an unsupervised alley which is currently the site of anti-social behaviour and nuisance.

10. ITEMS FOR DETERMINATION

10a

N/2017/0994

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

Councillor Catherine Russell making the following points in summary:

- This is a relatively small property, not suitable to accommodate 5 people.
- Parking is already extremely difficult, as it is for all streets with terraced properties in Northampton. This current parking situation is unacceptable without adding a possible additional 5 cars as well as their friends and family's transport requirements.
- Any application to convert an existing property, situated in a street of terraced housing, is inappropriate and completely unacceptable.

10b

N/2017/1019

**First floor extension to convert bungalow into two storey dwelling and ground floor extension to side/rear, including raising roof over garage
16 Swallow Close**

2 representations have been submitted by the neighbours to the Members of Planning Committee. These representations have been summarised as follow:

The proposed development has resulted in a poor design, which is contrary to Policy E20 of the Local Plan because of the following reasons:

- The total floor area would be double the size of three of its neighbours and 57% bigger than any other dwelling on the estate as originally designed.
- Raising the roofline will have an overbearing impact on the dwelling and the appearance of the front

and side elevations will be dominated by tiles, which will not be in keeping with the character of the area.

- The proposed development would turn a 4-bed bungalow into a 3-bed house. The bedrooms now on the ground floor will not disappear, but merely be re-labelled as "Study", "Snug" and "Playroom".

Planning Committee is requested to consider that there is a poor record of condition compliance. There will be no mandatory oversight of building control, no work plan or timetable, no quality control, no control of health and safety and no measures to ensure that the site is kept tidy. Once approved, the project will continue to drag for continued period, which will affect the amenity of the local residents.

1 additional neighbour representation has been received, which emphasised that the loss of bungalows is a national level crisis and this approval will further worsen the situation. The representation has requested the Planning Committee to impose some form of control over timescales, presentation, and restriction of extensions to what is considered reasonable and appropriate for the location.

Officer's response: All the issues raised in the above representations are already addressed in the officer's report.

Community Infrastructure Levy (CIL)

Paragraph 11.1 of the report should say "The development is CIL liable".

10c

N/2017/1026

Variation of Condition 2 of Planning Permission N/2015/0603 (erection of a 2-bed bungalow, detached double garage and widening of existing shared access onto Mill Lane) to relocate the double garage to avoid the gas main

Land to the front of 37 Mill Lane, Kingsthorpe

NBC Tree Officer raises no objections to impact on protected trees in front garden of 33 Mill Lane.

10d

N/2017/1032

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

121 Southampton Road

No update.

10e

N/2017/1055

Conversion and modification of outbuilding (permission N/2014/0769) into a dwelling and construction of detached double garage (part retrospective)

29 - 31 Ash Lane

Revised Condition 2:

2) The development hereby permitted shall be carried out in accordance with the following approved plans: SMI 209 SUR 10; SMI 209 PA 10; SMI 209 PA 20 (Revision A); SMI 209 PA 30; SMI 209 PA 40; and SMI 209 PA 50.

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

10f

N/2017/1093

Removal of Condition 7 of Planning Permission N/2014/1387 (Demolition of existing garage and erection of six one bedroom apartments) to allow access to flats

5 Primrose Hill

No update.

10g

N/2017/1125

Proposed extensions and alterations to existing club house to provide kitchen and dining facilities and toilets

Fernie Field Sports Ground, Fernie Field

No update.

10h

N/2017/1167

External works including provision of 29 new parking spaces, new bin stores and new outdoor gym equipment

Doddridge House, Castle Street

Crime Prevention Officer further comments – clarification on the proposed bin stores has been received. Remain concerned regarding the potential use of the bin stores as place of shelter and for anti-social behaviour.

Amended Condition 2

2) The development hereby permitted shall be carried out in accordance with the following approved plans: 052, 102_J, Q-17652-S3X5-C and Various Gym Equipment Details received 4th September 2017.

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

Additional Condition 6

6) Notwithstanding the submitted information, precise details of the proposed bin stores shall be submitted for approval in writing by the Local Planning Authority prior to installation. The development shall be carried out in accordance with the approved details.

Reason: To secure a satisfactory standard of development and in the interests of crime prevention in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

10i

N/2017/1168

External works including creation of 6 new parking spaces and secure access; erection of bin stores

Priory House, Lower Cross Street

Crime Prevention Officer further comments – the small storage sheds and bin stores are acceptable. There are some reservations regarding the communal bike/ buggy store proposed as it provides communal storage and has potential for unauthorised use. Request additional internal securing points for individual use inside.

Amended Condition 2

2) The development hereby permitted shall be carried out in accordance with the following approved plans: 051, 101_F, PBM wasteSTOR by MetroSTOR details received 4th September 2017 and PTM lockerSTOR by MetroStor details received 13th October 2017.

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

Additional Condition 4

4) Notwithstanding the submitted information, precise details of the proposed communal bike/buggy stores shall be submitted for approval in writing by the Local Planning Authority prior to installation. The development shall be carried out in accordance with the approved details.

Reason: To secure a satisfactory standard of development and in the interests of crime prevention in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

10j

N/2017/1169

**External works to create enlarged off street car park with 2 new parking spaces with secure access, erect new small storage sheds and bike/buggy store for residents on new hardstanding areas
Blackfriars House, Upper Cross Street**

Crime Prevention Officer further comments - the proposed locker stores and bin stores are acceptable. There are some reservations regarding the communal bike/ buggy store proposed as it provides communal storage and has potential for unauthorised use. Request additional internal securing points for individual use inside.

Amended Condition 2

2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan – 053, Proposed Site Layout – 103_F and PTM lockerSTOR and PBM wasteSTOR by MetroSTOR details received 13th October 2017.

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

Additional Condition 4

4) Notwithstanding the submitted information, precise details of the proposed communal bike/buggy stores shall be submitted for approval in writing by the Local Planning Authority prior to installation. The development shall be carried out in accordance with the approved details.

Reason: To secure a satisfactory standard of development and in the interests of crime prevention in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.