

Addendum to Agenda Items Tuesday 19th December 2017

7. OTHER REPORTS

7a

N/2017/0401

**Variation of Section 106 agreement in relation to affordable housing provision
Former Kingsthorpe Middle Street, Northfield Way**

No update.

10. ITEMS FOR DETERMINATION

10a

N/2017/0789

**Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants in 4 bedrooms (retrospective)
20 Hood Street**

No update.

10b

N/2017/1046

**Variation of Conditions 13 & 14 of Planning Permission N/2015/1228 (Demolish former car showroom and erect building with retail (use A1) on ground floor and 14no. flats including new access and ancillary development, and creation of residential car parking area) to amend opening hours and delivery hours
194-200 Kingsthorpe Grove**

Queen's Park Residents Association objecting for the following reasons:

1. It will encourage antisocial behaviour and provide a gathering point for such activities.
2. There is no popular support for this proposal.
3. There is a problem of this outlet being situated on a roundabout.
4. There is no local support for this outlet and certainly not for extended hours.

Officer response: The points raised have been covered in the report.

Revised Condition:

It is recommended that Condition 14 is revised as follows, for improved clarity (amendments shown in bold) :

14) Deliveries to or collection from the retail premises **on the site** shall not take place before 07:00 or after 21:00 hours on Mondays to Saturdays or at any time on Sundays or Bank or Public Holidays, with the exception of a single delivery of newspapers between 06:00 and 07:00 hours on any day that newspapers are produced and delivered to the retail premises by means of a vehicle no larger than a Category N1 vehicle as defined by the Vehicle Certification Agency (or a vehicle equivalent to such current category in the event of a future change of categorisation or

certification body) to a holding box on the Stanhope **Road** frontage of the site.

Reason: In the interests of the protection of residential amenities in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

10c

N/2017/1161

**Enlargement of existing flat roof dormer to form utility room
10 Christchurch Road**

No update.

10d

N/2017/1214

**Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants in 3 bedrooms
83 Southampton Road**

Additional condition:

6) All sleeping accommodation shall only be on the first floor of the House in Multiple Occupation hereby approved.

Reason: In order to minimise flood risk in accordance with the requirements of the National Planning Policy Framework.

10e

N/2017/1220

Partial change of use to include hot food takeaway and cafe/restaurant uses with erection of extraction flue (part retrospective)

The Former Ecton Brook Public House, Ecton Brook Road

Northamptonshire Police - No objection in principle to change of use but recommend that premises are fitted with intruder alarm and rear fence be retained to prevent easy access into the rear space.

Officer response - An informative note can be added to any grant of planning permission advising applicant of need for alarm. The rear fence is currently around 2 metre high and the refuse area is securely gated off.

Councillor Patrick Henesey (Billing Parish) - concern on litter and suggests provision of litter bins around the building.

Officer response - there are 4 existing litter bins in the immediate vicinity of the site, one adjacent to the bus stop opposite the site, and others at the front, side and rear of the adjacent post office.

10f

N/2017/1270

**Two storey rear extension, front roof lights and rear dormer windows, two storey front bay, alterations to fenestration details to front and rear elevations, new front brick garden wall and alterations and extension to garage
53 Park Avenue South**

No update.

10g

N/2017/1340

**Addition of Juliet balustrades to 6no flats (Nos. 30-40) and installation of new full height glazed patio doors into existing framed opening
30 Doddridge Street**

No update.

**10h
N/2017/1371
New two bedroom detached house
Land rear of 133 Lindsay Avenue**

No update.

**10i
N/2017/1374
Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants
27 Lutterworth Road**

Section 11.1 of the report should state the development is not CIL liable.

**10j
N/2017/1402
Alteration to shop front with shutters and level access
Standens Barn Supermarket, Unit 2 Standens Barn Local Centre, Walledwell Court**

No update.

**10k
N/2017/1444
Variation of Condition 8 of Planning Permission N/2016/0773 (Erect Single Storey Building for Convenience Store) to amend shop opening hours to 6.30am to 9.00pm
2 Little Cross Street**

No update.

**10l
N/2017/1464
Prior Notification of the demolition of two sections of concrete overhang covering the walkways at the end of Park Square entering into Park Walk
16 Park Square**

No update.

**10m
N/2017/1501
Prior Notification of the demolition of the Tanners Public House
The Former Tanners Public House, 32 Farmfield Court**

Councillor D Meredith – Confirming no objections to the proposed demolition as the site has become a target for anti-social behaviour.

12. ITEMS FOR CONSULTATION

**12a
N/2017/1221, N/2017/1222, N/2017/1248, N/2017/1249
Application A - Outline application for the demolition of existing barns and the erection of**

up to 1750 dwellings, a primary school, a mixed use local centre (Use Classes A1-A5, D1) together with associated public open space, landscaping, highways sustainable drainage systems, and all ancillary infrastructure works, including a new primary sub-station. (Application accompanied by an Environmental Statement)

Application B - Outline application for the erection of up to 600 dwellings, a primary school, a mixed use local centre (Use Classes A1-A5, D1), together with associated public open space, landscaping, highways, sustainable drainage systems and all ancillary infrastructure works including a new primary sub-station (Application accompanied by an Environmental Statement)

Land at Duston Road, Upper Harlestone

Amendment to Paragraph 8.3 of the report:

The level of affordable housing to be secured by this development has a significant and direct impact on this Authority as it is located within the boundaries of the Northampton Related Development Area as defined by the West Northamptonshire Joint Core Strategy. As such, the appropriate Housing Strategy Officer(s) of this Authority should be involved in the negotiation of any Section 106 agreement in relation to these matters, and in relation to the mix and type of dwellings proposed under any reserved matters application.