

Addendum to Agenda Items Tuesday 13th March 2018

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

9a

N/2018/0119

Listed Building Consent Application to illuminate the existing cupola (bell tower), fit cupola bird mesh & spike protection, improved courtyard lighting and improved front entrance door lighting

Abington Museum Manor House Abington Park, Wellingborough Road

Historic England - no objections to the proposed works.

10. ITEMS FOR DETERMINATION

10a

N/2017/1523 and N/2017/1524

Change of Use from Retail and Cafe to Cafe/Restaurant (Use Class A3) with 2no two bed flats and associated internal alterations; and

Listed Building Consent Application for alterations including removal and addition of internal walls, new internal doors and alterations to staircases

J Lawrence & Co , 35 - 37 St Giles Street

No update.

10b

N/2017/1552

Retention of Restaurant/Cafe use (Use Class A3)

60 St Giles Street

Further representation received;

- Impact on adjacent business and query if the property has a license
- Concern that only a certain amount of cafes to be allowed on this street
- Concern if property opposite will become A3 use also

Officer response; Impact on other businesses is not a material planning consideration. The property does not require a License as it does not sell alcohol or provide late night refreshment.

NCC Highways- raise no comments

10c

N/2017/1610

Demolition of 2no existing semi-detached houses and construction of 5no new build 2 bed 4 person social houses with parking

41a Eastfield Road and 2 Northfield Road

No update.

10d

N/2017/1613

Demolition of existing garages and construction of 1no disabled accessible special dwelling with associated parking

Former Lock Up Garages, Eden Close

No update.

10e

N/2017/1630

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

10 Victoria Promenade

Three letters of concern have been received, the comments of whom are summarised as follows:

- Concerned regarding the level of noise that would be generated by the occupation of the property; there are already noise issues in the area from nearby student accommodation.
- The use of the garden at all hours would impact on the neighbours to the rear.
- There are issues with non-permit holders parking in permit holders parking spaces in Victoria Gardens.

Officer response: The proposed is for a residential use and therefore, as detailed in Paragraph 7.11 of the Committee Report, there is no evidence to demonstrate that the use would generate noise or anti-social behaviour over and above those of a conventional dwelling. Turning to the parking concerns, there are channels through which any illegal parking could be dealt should it arise.

10f

N/2017/1689

Demolition of existing car servicing and sales garage and bungalow to the rear and erection of new built office premises (Professional and Financial Services Use and Business Use) with associated car parking and landscaping

Garage Premises, 531 Harlestone Road

No update.

10g

N/2018/0003

Prior Notification for Change of Use from Light Industrial (Use Class B1c) to 8no Dwellings (Use Class C3)

20 Southampton Road

No update.

10h

N/2018/0011

Change of Use from Dwelling house (Use Class C3) to House in Multiple Occupation for 4 occupants (Use Class C4) including single storey extensions to the rear, a loft conversion with rear dormer window & internal alterations

70 Victoria Road

The following amendment is to be made to the recommendation.

APPROVAL IN PRINCIPLE subject to delegated authority be given to the Head of Planning to consider any representations received following the expiry of the consultation period on 13th March 2018 and to consider any further issues raised in addition to those already addressed in the officer report and grant planning permission if appropriate, and subject to the conditions as set out.

An additional HIMO has been identified at 52 Victoria Road, taking the total number to 11.6 per cent within a 50m radius of the site.

10i

N/2018/0029

**Variation of Condition 3 of Planning Permission N/2017/0908 (Change of Use from Dwelling (Use Class C3) to House in Multiple Occupation (Use Class C4) for 3 occupants) to increase number of occupants from 3 to 4
150 Southampton Road**

No update.

10j

N/2018/0069

**Variation of Condition 7 of Planning Permission N/2017/0949 (Variation of Condition 2 of Planning Permission N/2016/0772 - Demolish existing flats and erect three storey building with nine flats on the ground floor and nine maisonettes on upper floors - to amend roof design to the three storey element, replacing capping with a parapet wall) to revise the Construction Environmental Management Plan
33 Little Cross Street**

No update.

10k

N/2018/0083

**Change of use and alterations from commercial unit and flat to form House in Multiple Occupation for 6 occupants (Class C4)
47 Adams Avenue**

No update

10l

N/2018/0091

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

No update.

10m

N/2018/0092

**Change of use from dwelling (Use Class C3) to House in Multiple Occupation for 5 occupants (Use Class C4)
29 Lutterworth Road**

No update.

10n

N/2018/0094

**Variation of condition 2 of planning permission N/2016/1443 (proposed demolition of existing garage and erection of two storey side, front and rear extensions, rear balcony and raise roof height of house) to enable habitable space within the roof, additional roof lights, changes to internal layout and amendment to front fenestration
31 High Street, Great Houghton**

No update.

10o

N/2018/0098

**Non-material amendment to Planning Permission N/2017/0736 (Erection of 3no one bed self-contained flats) for change to elevations to allow the building to be in line with adjoining property and alteration to roof height
Land adjoining 54 Thorn Hill**

No update.

12. CONSULTATION

12a

N/2018/0128

Application for the approval of reserved matters for (layout, scale, appearance & Landscaping) Phase 1 S/2016/0400/EIA) Hybrid Application: (i) Outline application for Class B2, B8 and ancillary B1, provision of a 2ha lorry park and associated infrastructure. (ii) Full application for work on the A4500 comprising: reformatting the access to the Truck Stop and layby (closure); construction of two roundabouts; closure of existing accommodation access north side of the A4500 and reformatting provision of new access from roundabout; engineering operations comprising ground re-profiling; the rerouting of the existing watercourse; flood plain compensation work; ecological work and access on land adjacent to Junction 16 of the M1. (Includes Environmental Statement)

Land at J16 M1 Weedon Road, Upper Heyford

Consultation by South Northamptonshire Council

No update.