

Addendum to Agenda Items Tuesday 3rd July 2018

7. OTHER REPORTS

7a

Planning applications for the installation of new car park barriers to existing car park at Spring Boroughs and St James in 7 different locations

No update.

10. ITEMS FOR DETERMINATION

10a

N/2017/1479

Refurbishment and extension of existing building (71-77b Abington Street), including additional floors above ground floor ranging in height from two to five storeys, 48no residential dwellings (Use Class C3), car parking, landscaping, associated servicing, refuse storage and bicycle storage

71 - 77B Abington Street

Amended Recommendation:

1.1 Approval in principle subject to:

1.1.1 The prior completion of a S106 Agreement to secure:

- A payment towards construction worker training opportunities; and
- Financial contribution to provide an additional CCTV camera in the town centre including maintenance for 5 years.

1.1.2 The conditions set out in Section 9 of the report and for the following reason:

The proposed development would provide residential development in a prominent location within the Central Area and would contribute towards the mix of uses and viability and vitality of the Town Centre. It is considered that it has satisfactorily been demonstrated that the scheme would not be viable if the required affordable housing provision and that the development of the site and contribution toward the Council's 5-year housing supply outweighs this harm. The amended design is, on balance, considered acceptable, and would not lead to any unacceptable adverse impact on the setting of the nearby conservation area and listed buildings. The site is in a sustainable location in the town centre with good access to facilities and public transport and would not lead to any adverse impacts in relation to drainage, highways, visual or residential amenity. The proposal is therefore considered to be in accordance with the aims and requirements of the National Planning Policy Framework, Policies SA, S1, S3, S10, S11, H1, H5, BN5, BN7, BN9 and N2 of the West Northamptonshire Joint Core Strategy and Policies 1, 2, 5, 10, 11, 16, 18 and 36 of the Northampton Central Area Action Plan.

1.2 It is also recommended that in the event of the Section 106 Legal Agreement not being completed within three calendar months of this Committee meeting, in addition to being able to grant planning permission as recommended above, the Head of Planning be given delegated authority to either refuse or finally dispose of the application (at his discretion) on account that the

necessary mitigation measures have not been secured in order to make the proposal acceptable in line with the requirements of Policies INF1 and INF2 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

Amended Condition 2:

In relation to Condition 2, "Drawing 1181" should be replaced with "Drawing 118A".

10b

N/2018/0187

**Demolish existing buildings to enable the development of a three storey building to accommodate a 2 Form Entry Primary School, 4 Form Entry Secondary School and Sixth Form (Use Class D1) including associated works, car parking, boundary treatment and the refurbishment of the existing Sports Pavilion and provision of school playing fields
Wootton Hall Police Headquarters Wootton Hall Park, Mereway**

Revised Plans:

The applicant has submitted a revised elevation plan to add brick detailing to the sports hall and main hall elevations.

The Police Crime Prevention Design Advisor has clarified that in some instances there may still be a deployment of police from the firearms training building adjacent to the site. Therefore, an additional condition is recommended to secure the installation of warning system along the access road as set out below:

25. Prior to the occupation of the new school building hereby permitted, full details of a police deployment warning system to be installed on the application site shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details prior to the occupation of the new school building and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

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

Additional Representations:

A neighbouring resident has submitted photographs showing vehicles parking on the verge along the east-west access road at Wootton Hall Park.

Councillors Larratt and Eldred have submitted a joint email of objection and circulated this to all Planning Committee Members. This email concludes that the application should be refused on the following grounds:

- The loss of open space that is subject to Saved Local Plan policy E9.
- The impact of the proposed fencing on the visual and parkland amenity of the open space.
- The loss of the valued and affordable cricket pitch.
- The loss of other affordable sports and community facilities.
- The loss of protected trees.
- The impact of traffic on existing residents.

In addition, the email from Councillors Larratt and Eldred requests that if Committee Members are minded to approve then the following matters should be conditioned:

- Retention of affordable community and sports facilities.
- Retention of existing cricket pitch in its entirety.
- As little and low fencing as possible.
- The replanting of mature trees (two for every one removed) with ongoing maintenance.
- Improvement of access and egress for residents.
- Abbeyfield pupils should be prevented from being dropped off within the site.
- No s106 funding should go to the Queen Eleanor Roundabout and instead it should be

used to improve the unadopted access road and the street lighting along the residential road.

A third party has also circulated an email of objection to Planning Committee Members. This letter raises the following concerns:

- The proposal would impact on wildlife including protected bats that use trees on site, deer will be forced onto the A45, and trees used for nesting birds of prey and woodpeckers would be lost.
- The pavilion is being left to go to ruin and no one is able to rent it.
- The existing cricket pitch is not being maintained and it is unclear who owns the land.

Officer comment:

The refusal reasons suggested by Councillors Larratt and Eldred are addressed in full of the Committee Report. However, it should be highlighted that this application straddles two very different parcels of land and therefore there are a variety of matters that need to be considered in the round in order to determine the acceptability of the application. Indeed, for example, the Committee Report acknowledges that the development would give rise to landscape harm such as from the enclosure or part of Wootton Hall Park and loss of protected trees. Furthermore, the Committee Report notes that, whilst Wootton Hall Park was identified as a private recreation facility under the Local Plan, it has clearly been used by the community for some time and the proposal would result in a reduction in the area of land available for informal use by the community. However, the report balances the harm against the benefits which include helping to meet a need for school places via the provision of a school for 1,260 pupils and improvements to the appearance of the existing police site which occupies a prominent gateway location for the town. In addition, the proposal offers the opportunity to secure a community use agreement for the sports facilities on the site and the application has indicated that replacement tree planting would be on a two for one basis. In terms of the s106 comments, the need for a financial contribution to the Queen Eleanor roundabout to address highway impact has been evidenced through extensive modelling and discussions between the County Highway Authority and the applicant.

Turning to the third party comments, the County Highway Authority has assessed the suitability of the access arrangements for the proposal and raises no objections subject to conditions and the aforementioned s106 contribution to mitigate highway impact on adopted roads. In terms of the wildlife comments, the application has been accompanied by the requisite ecological surveys and the County Ecologist raises no objections subject to conditions. The representations regarding the condition and availability of the pavilion and cricket pitch highlight that this site is presently a private recreation facility, albeit that it also functions as an informal recreational and amenity resource for the community as set above and in more detail in the Committee Report.

10c

N/2018/0447

**Development of 4no flats with associated parking and removal of existing garages
Lock up garages, Medway Drive**

No update.

10d

N/2018/0454

**Change of use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants
94 St Leonards Road**

Two additional representations received from residents of the area, including one point not raised in previous representations, namely that the first floor extension would affect neighbouring property at no. 96 due to invasion of privacy and loss of light.

Officer Comment:

The impact on this property is discussed in the Committee report.

10e**N/2018/0602****Creation of 10no parking spaces with new footpaths
Parking area, Chapel Green**

No update.

10f**N/2018/0616****Conversion of current memorial garden space into fully enclosed Multi Use Games Area (MUGA)
Delapre Primary School, Rothersthorpe Road**

No update.

10g**N/2018/0665****Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants
17 Victoria Road**

Additional neighbour comments received:

- Concern over number of illegal HIMO's in the locality
- Would have a detrimental impact on the town centre and appearance of the area
- Impact on parking
- More support needs to be given to local families living in the area

10h**N/2018/0743****Two storey side and rear extensions
18 Tanfield Lane**

Additional neighbour comments received:

Concerned that the proposed substantial extension would set a precedent for other developments and thus ruining the communities' peace and harmony. Concerned about the length of time building works taking place. There are no dimensions revealed in the plans, so cannot get an accurate picture of what the extension would actually look like.

Officer comment:

Every application is dealt with on its own merit. There are other similar developments that had been implemented in the area.

10i**N/2018/0771****Continue temporary use of land for car parking to serve 56-60 St Michael's Road
23 Chapel Place**

No update.