

## **Addendum to Agenda Items Tuesday 4<sup>th</sup> September 2018**

### **7. OTHER REPORT**

7a

**N/2018/0436**

**Modification of Section 106 agreement in relation to submission of single Reserved Matters Application, education contributions, trigger for other financial contributions and affordable housing delivery and viability reviews  
Upton Park Development, Upton Valley Way North**

No update.

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

10a

**N/2017/1653**

**Demolition of existing buildings within the site boundary (Tanners Public House, Takeaway Units & Post Office) and proposed development of 17no. new dwellings to include 11no. individual residential units and 6no. proposed flats with 400 sqm of retail units on ground floor and provision of parking. Demolition of 12no. existing garages and car parking spaces to be replaced with 10no. new garages and new car parking spaces for existing residents' use only  
The Tanners PH, 32 Farmfield Court**

Item **WITHDRAWN** from the agenda.

10b

**N/2018/0476**

**Erection of 14no. 3-bedroom dwellings with parking  
The Silver Cornet Public House, 21 Welland Way**

No update.

10c

**N/2018/0683**

**Demolition of 16no. domestic garages and construction of 2no. new build dwellings  
Lockup garages, Longland Road**

#### **Amended Condition 5**

No development shall take place, except for the demolition works, until the details of the existing and proposed ground levels and finished floor levels of the development has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved details.

Reason: In the interests of residential and visual amenity in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy.

#### **Amended Condition 7**

No development shall take place, except for the demolition works, until a desk top study in respect

of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

**Amended Condition 12**

Prior to the construction of the development hereby approved above ground floor slab level, a revised noise assessment report in accordance with BS4142 shall be submitted to and approved in writing by the Local Planning Authority for protecting the dwellings from external noise. The revised noise assessment report shall include any necessary mitigation measures against external noise source. The approved measures/scheme shall be implemented concurrently with the development, completed before the first occupation or use of the development and thereafter retained.

Reason: To protect the enjoyment of future occupiers of their dwellings amenity in accordance with Policy BN9 of the Northamptonshire Joint Core Strategy.

**10d**

**N/2018/0787**

**Erection of single storey extension to side of property  
16 Raisins Field Close**

No update.

**10e**

**N/2018/0913**

**Proposed single storey annex to rear  
59 Langdale Road**

No update.

**10f**

**N/2018/0969**

**Installation of playground for children and young people plus 5no. items of outdoor gym  
equipment  
Sports Court, Crestwood Road**

No update.

**10g**

**N/2018/1024**

**Conversion and extension of coach house into 1no. self-contained dwelling  
2 Bostock Mews**

The proposed plan has been amended since the publication of the Committee Report to clarify the details of the first floor fenestration and therefore Condition 2 has been changed below.

**Amended Condition 2:**

The development hereby permitted shall be carried out in accordance with the following approved plans: A696-SLP; A696-1b and A696-2.

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

**10h**

**N/2018/1060**

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

**20 Roe Road**

No update.