

## **Addendum to Agenda Items Tuesday 23<sup>rd</sup> October 2018**

### **9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS**

**Item 9a**

**N/2018/1133**

**New pre manufactured GRP sub station adjacent to the existing sub station at the Former Constabulary Offices  
Sub Station, Angel Street**

**NBC Conservation Team** considers that the proposal would result in less than substantial harm, which is outweighed by the public benefit of the expanded museum offer, but adds the impact may be lessened if the enclosure were constructed of a more sympathetic material.

**Item 9b**

**N/2018/1218 and N/2018/1219**

**Variation of Condition 2 of Planning Permission N/2016/1428 to remove the internal walls of Victorian Workshops and partial demolition of walls to form new openings in Guildhall Road Block. Entrances to Fetter Street Stores to be rationalised and new facade elements included, removal of disused lintels etc. All existing elements to be repaired and refurbished where necessary. Amendments to allow for various external and internal re-arrangements and to change use solely for creative industries and small to medium business enterprises; and**

**Listed Building Application for amendments to N/2016/1388 to remove internal walls of Victorian Workshops and partial demolition of walls to form new openings in Guildhall Road Block. Entrances to Fetter Street Stores to be rationalised and new facade elements included, removal of disused lintels etc. All existing elements to be repaired and refurbished where necessary) to allow for internal and external amendments to the approved scheme**

**34-38 Guildhall Road**

No update.

**Item 9c**

**N/2018/1220**

**Variation of Condition 2 of Planning Permission N/2016/1425 (New 4 storey building to provide shared office space and unit rooms for creative new small and medium-sized enterprises (SMEs)) to allow for minor external alterations including passenger lift overrun to roof**

**Linnells Motors, Fetter Street**

No update.

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

**Item 10a**

**N/2016/1593**

**Variation of Condition 6 of N/2014/0475 (Outline permission for the demolition of the existing University facilities and erection of new buildings comprising residential**

**accommodation (Use Class C3) of up to 800 units) to amend wording of condition to ensure the provision of an average of two parking spaces per dwelling (up to a maximum of 800 dwellings)**

**University of Northampton Park Campus, Boughton Green Road**

Paragraph 2.1 of the report erroneously refers to the application seeking to vary Condition 2 of Planning Permission N/2014/0475. This should refer to Condition 6.

**Item 10b**

**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**

As the site is owned by the Borough Council and is managed, on its behalf, by Northamptonshire Partnership Homes, control regarding the tenures of the properties and any potential decision to dispose of the site would ultimately rest with the Council. As a consequence, there is certainty that the site would be delivered in its entirety for affordable housing provision and therefore, in this particular instance, a Section 106 Agreement in respect of this matter is not required.

**Revised Recommendation:**

**APPROVAL** subject to conditions as set out in the report.

**Item 10c**

**N/2018/0390**

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

**43 Clinton Road**

**Amended Condition 3:**

3) The development hereby permitted shall be occupied by a maximum of four residents at any one time.

Reason: In the interests of amenity of the proposed occupiers and the surrounding area in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy.

**Item 10d**

**N/2018/0664**

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

**9 Towcester Road**

**Private Sector Housing** confirmed that the amended proposals would meet the requirements for a five occupant HIMO.

**Item 10e**

**N/2018/0980**

**Variation of Condition 3 of Planning Permission N/2017/0999 (Change of Use from Dwelling (Use Class C3) to House in Multiple Occupation (Use Class C4) for 3 occupants) to increase the total number of occupants to 4**

**145 Euston Road**

No update.

**Item 10f**

**N/2018/1085 and N/2018/1236**

**Change of Use from Retail (Use Class A1) to Gin & Tonic Bar (Use Class A4) and Advertisement Consent Application for a non-illuminated hanging size 21 St Giles Street**

**N/2018/1085**

**NCC Highways and Access** no objections to the application as submitted, although if subsequent alterations are made to the front of the building, no sills, outward opening windows, fenestrations or anything else attached to the building should encroach or overhang the highway.

**N/2018/1236**

Both **NBC Conservation Team** and the **Town Centre Conservation Area Advisory Committee** have commented that the sign would be better suited on the right hand side of the building, in the location of a redundant alarm box.

For note, the proposed sign is indicated in the same position as the previous hanging sign on the frontage of the building.

The comments from the Highway Authority, have been made on the planning application, but more relevant to the advertisement application. Whilst these comments are noted, this is a replacement sign, which is located at a height above the footway, which is unlikely to cause conflict with pedestrians. It would be difficult to therefore justify a refusal on highway safety grounds.

**10g**

**N/2018/1149**

**Change of Use from Dwelling (Use Class C3) to House in Multiple Occupation for 5 occupants (Use Class C4) 109 Lea Road**

**Councillor Zoe Smith** - objected on increased demand on parking and called in the application.

Additional 4 neighbour objections on parking, concern over number of HIMOs in the area, fly-tipping and increased potential for anti-social activity. The street is not designed for proposals like this. Reducing the number of occupiers does not solve the above problems. Concern on noise and potential for late-night partying. HIMOs are not good neighbours.

**10h**

**N/2018/1215**

**Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Sui Generis) for 8 occupants to include demolition of rear detached garage and provision of driveway and alteration to lightwell windows 121 Holly Road**

**Councillor Zoe Smith** – additional objection on increased demand on parking and excessive number of occupants.

**Item i**

**N/2018/1229**

**Erection of 2no one bedroomed dwellings and parking area (development fronting Thorpe Road) 10 Delapre Crescent Road**

No update.

**Item j**

**N/2018/1276**

**Change of Use of Ground Floor Shop (Use Class A1) to Restaurant (Use Class A3) to merge with Nos. 50-54 St Giles Street (Retrospective)**

**44 - 46 St Giles Street**

No update.

**Item k**

**N/2018/1315**

**Construction of 1no bungalow with associated parking**

**Land rear of 40 to 42 Avon Drive**

No update.

**Item l**

**N/2018/1346**

**Proposed fascia signs, poster signs and window graphics to existing shop unit**

**2 Little Cross Street**

No update.

## **12. CONSULTATION**

**Item 12a**

**N/2018/1274**

**Hybrid application comprising: A full application for the erection of retail units, restaurant units, office floorspace, physiotherapy/leisure floorspace, ancillary storage floorspace, (with associated site clearance, earthworks, site levelling and formation of banks) together with proposals for access, footpaths, parking and servicing space, hard and soft landscaping, drainage works, attenuation ponds and other associated works and an outline application for the erection of employment units and retail units with some matters reserved (layout, scale, appearance). Plus construction of a new link road between Ditchford Road and Rushden Lakes (with associated site clearance and earthworks) alongside junction works, footpaths, cycleways, lighting, hard and soft landscaping and associated works - Consultation by East Northamptonshire Council**

**Land West of Rushden Lakes, Ditchford Lane, Rushden**

No update.