

Addendum to Agenda Items Tuesday 19TH March 2019

10. ITEMS FOR DETERMINATION

Item 10a

N/2018/1249

Change of use from dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 3 occupants

7 Victoria Promenade

No update.

Item 10b

N/2018/1371

**Erection of Drive Thru Coffee Shop (Use Classes A1 & A3) with associated car parking, refuse store, hard and soft landscaping, electricity substation and associated works
Morrison's Superstore, Kettering Road**

One additional neighbour letter of objection has been received. This letter repeats the concerns already addressed in the Committee Report relating to inappropriate location of facilities in a residential area, traffic, lack of parking capacity in supermarket car park, pollution and disturbance to neighbouring residents.

In addition, one neighbour letter supporting the application has been received. This letter sets out that there are no similar facilities in the locality, that the location of the site is convenient and welcomes the use of an underutilised part of the car park.

Item 10c

N/2018/1519

**Demolition of 34no domestic garages and construction of 3no new-build dwellings
Garage 1 Lock Up Garages, Gloucester Avenue**

One additional letter of objection received. Points already noted in the original report.

Item 10d

N/2018/1524

Demolition of two garage blocks and construction of one new dwelling to north west side of No. 40 Tyes Court and formation of parking area to south west rear of Nos 37-40 Tyes Court

Lock Up Garages, Tyes Court

No update.

Item 10e

N/2018/1546

**Demolition of 20no domestic garages and construction of 2no new dwellings
Garages rear of 21 Keswick Drive**

No update.

Item 10f
N/2018/1549
Demolition of 8no domestic garages and construction of 2no new dwellings
Land rear of 33 Southwood Hill

No update.

Item 10g
N/2018/1594
Development of 6no new dwellings with associated parking
Lock Up Garages, Swale Drive

In Condition 2, plan numbers P05B and P08B will replace plan numbers P05A and P08A.

Item 10h
N/2018/1619
Two storey and single storey rear extension and to convert the building into 4 residential units
186 St James Park Road

No update.

Item 10i
N/2018/1746
Change of use from Care Home (Use Class C2) to Supported Living Accommodation (Use Class C3) comprising of 14no. apartments
Kingsley Nursing Home, 18-20 Kingsley Road

One additional neighbour letter has been received. The letter raises concern with the potential loss of trees at the rear of 20 Kingsley Road as these are not shown within the proposed site plan.

NBC Arboricultural Officer with regards to the trees within the rear amenity space. It is advised that there is no objection to the potential removal of the cherry or oak trees on amenity grounds (should they need to be removed), and if the path is to be constructed an arboricultural method statement would be required demonstrating how the path is to be constructed over the root protection area of the tree(s) to be retained.

A proposed tree plan 658.3A-202 received 18/03/2019 from the applicant/agent has been received outlining the retention of four existing trees on site.

Additional condition 9:

9. Prior to the construction of the external pathway within the rear garden, as shown on plan 658.3A-202, an arboricultural method statement outlining how the path will be constructed on site over the root protection area of the existing tree(s) on site shall be submitted to and approved in writing by the Local Planning Authority. The path shall be constructed in full accordance with the method of construction agreed within the arboricultural method statement.

Reason: To ensure appropriate protection of retained trees and in the interests of amenity in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

Item 10j
N/2018/1759
Installation of hydraulic car park barrier to existing car park
Caledonian House , Argyle Street

No update.

Item 10k

N/2018/1768

Demolition of 3 domestic garages and construction of 1 new dwellings with associated parking

Lockup garages, Maidencastle

Two additional letters have been received, one from the same neighbouring property as within the report. The additional concerns raised, that were not previously raised and summarised within the report, can be summarised as follows:

- Unclear if proposal is dwelling or bungalow (*The proposal is for a two storey dwelling as outlined at part 2.1 of the committee report*);
- Removal of garage will expose garden as garage wall is garden wall (*Condition 5 requires details of boundary treatments*);
- Demolition will impact upon garden (*This is not a material planning consideration in the assessment of this application*);
- Complete loss of parking during construction (*This is not a material planning consideration in the assessment of this application*).

Item 10l

N/2018/1774

Demolition of 10 domestic garages and construction of 1 new build dwelling with car parking spaces

Lockup garages, Maidencastle

Following the completion of the Committee Report, 10 additional letters of objection have been received from 6 neighbours, 4 of which have previously commented. The additional comments raised in these letters that are not outlined within the Committee Report can be summarised as follows:

- Out of character with area which is terraced (*An assessment of the design is made within part 7.3 and 7.4 of the committee report*).
- Revised site plan shows loss of additional parking space (*An assessment of parking is provided within section 7.11-7.13 of the committee report*).
- Two storey house resulting in loss of privacy to neighbouring properties (*An assessment of the impact upon neighbouring amenity is made within parts 7.7 and 7.8 of the committee report*).
- View from neighbouring dwellings will be of gable walls (*An assessment of the impact upon neighbouring amenity is made within parts 7.7 and 7.8 of the committee report*).
- Loss of light to neighbouring properties (*An assessment of the impact upon neighbouring amenity is made within parts 7.7 and 7.8 of the committee report*).
- Land levels of neighbouring properties much higher and the demolition of the garages will result in garden collapsing (*Condition 7 is recommended in the committee report requiring details on boundary treatments*).
- That a public meeting should be held so residents can air their views and concerns face to face (*It is not for the local planning authority to arrange public meetings for residents to discuss planning applications. All comments on a planning application must be received in written form*).
- Dwellings should be built on old Blackthorn Middle School site not here (*This is not a material planning consideration in the assessment of this planning application*).
- Loss of rear access during construction works and impact upon disabled occupant of neighbouring property (*The temporary loss of rear access is not a material planning consideration. This is a civil matter for discussion between the applicant/agent and the neighbouring properties*).

Item 10m**N/2018/1777****Demolition of 6no. garages and erection of 2 new build dwellings and parking
Lock Up Garages, Smyth Court**

No update.

Item 10n**N/2019/0054****Change of Use from dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants
11 Clarke Road**

No update.

Item 10o**N/2019/0100****Change of Use from House in Multiple Occupation (Use Class C4) for 5 occupants to House in Multiple Occupation (Use Class C4) for 6 occupants, including single storey rear extension
169 Adnitt Road**

No update.

Item 10p**N/2019/0127****Change of Use from House in Multiple Occupation for 4 occupants (Use Class C4) to House in Multiple Occupation for 5 occupants (Use Class C4) with single storey rear extension
6 Holly Road**

No update.

Item 10q**N/2019/0146****Alterations to design of two storey extension approved in Planning Permission N/2016/1151 including change in ground floor UPVC door from double to single door, insertion of an obscured, top opening window to the first floor side elevation and a change in dimensions
10 Toms Close**

Confirmation has been received that the glazing is equivalent to Pilkington Level 4 and therefore this is in compliance with the requirement of Condition 2.