



SUPPLEMENTARY INFORMATION

Northampton Local Area Planning Committee

Tuesday 14 March 2023

Agenda Item Number	Page	Title	Report Author	Reason for delayed publication
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8. Addendum of Additional Information

If you require any further information about this agenda, please contact Ed Bostock, Democratic Services via the following:

Tel: 07775036776

Email: democraticservices@westnorthants.gov.uk

Or by writing to:

West Northamptonshire Council
One Angel Square
Angel Street
Northampton
NN1 1ED

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**West
Northamptonshire
Council**

**Addendum to Agenda Items
14th March 2023**

7. OTHER REPORTS

NONE

8. COUNCIL APPLICATIONS

Item 8a : WNN/2022/1310 [AM]

Installation of metal gates at each end of Francis Jetty to prevent access
Thoroughfare at Francis Jetty (between Bridge Street and Kingswell Street)

Clarification on comments received from Crime Prevention Design Advisor:
Summary of representation received from Northants Police Crime Prevention Design Advisor who has no objections to the proposal. 'The alley is being closed under PSPO legislation which is reversible. The closure can be reviewed and reversed should circumstances change.'

Highway comments received:

The gates should not open onto the highway, therefore the gates that opens outwards need to be set back or open inwards.

Officer response: The gates are required to open outwards for fire safety reasons. An additional condition is proposed as follows:

Condition 3

Notwithstanding the approved plans, the gate onto Kingswell Street shall be set back within the site to ensure that it does not open out onto the existing highway land.

Reason: In the interests of pedestrian and highway safety and to secure a satisfactory standards of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

9. APPLICATIONS FOR DETERMINATION

Item 9a - WNN/2021/1153 [ADW]

New residential development of 22no apartments (Revised scheme following Planning Permission N/2020/1565) **Cheviot Place, Broad Street**

No update.

Item 9b - WNN/2022/0410 [NS]

Change of Uses previously granted under planning to incorporate Flexible Retail Use on Level One, a Pod Hotel on Level 2 and new Residential Uses on Levels 2 and 3 with additional new built Levels 4 and 5 to provide solely Residential Accommodation. **Market Walk Shopping Centre First, Second & Third Floors Market Square**

Comments received from Crime Prevention Design Adviser:

‘The previous advice and guidance provided has resulted in the crime prevention plans associated with this application which show an extensive use of access control, CCTV cameras, security standards for doors and windows and alarmed fire exits. This will reduce opportunities for uncontrolled access and the burglary and nuisance which follows.

Recommend planning condition which will ensure the delivery of the scheme as shown in the crime prevention plans and the submission and approval of a Crime Prevention Statement outlining how the security will be managed.

Additional Condition:

Condition 19 – Security Measures

The development shall be carried out in accordance with security measures as detailed on the approved plans. In addition, prior to the first use of the development hereby permitted a Crime Prevention Statement which details how the proposed security measures are to be managed and maintained shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented upon occupation of the development and maintained as such thereafter.

Reason: To ensure a satisfactory and secure standard of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

Additional statement received from the applicant’s Agent:

We believe that overall the proposed scheme, which has been worked on over a significant period of time, in collaboration with the planning department, offers a well-balanced solution for the redevelopment of Market Walk shopping centre, providing a good mix of high quality residential accommodation, securely separated from the retained Retail on Level 1 and the Pod Hotel on Level 2.

The scheme continues to provide sources of employment within the town centre, via the Retail opportunity, the manned receptions for both the Pod Hotel and Residential entrances and maintenance and service staff for all. In addition, the 100 plus new residents and the near 100 guests of the Pod Hotel will act as a significant economic spur for the general town centre and for the provision of other goods and services therein.

In terms of massing, the scheme makes good use of redundant space both internally and externally, where a full thirty percent of the centre, namely the third floor has never been occupied, being allocated previously for retail storage and now provides for the major part of the residential element of the scheme. There are numerous outbuildings on the fourth floor roof which will be demolished to allow for partially rebuilt fourth floor and a part new fifth floor, both housing residential apartments. These additional floors cannot be seen from surrounding street levels and in particular from Market Square or the approach road to Market Square from the north.

All mechanical plant has been removed from the roof and housed internally allowing for large swaths of planted green roof, which acts as both a boost to the town centre eco-system and affords a more pleasant view for any occupants of adjacent high buildings to look down on to. The fourth floor roof still offers servicing and emergency vehicle access via the ramp from the

Grosvenor centre and accommodates both the separately allocated bin stores for Residential, Retail and Hotel uses plus a secure cycle store for Residents.

In terms of amenity for the Residents; there is a large manicured communal garden provided at third floor level and a Residents only Gymnasium. There is a provision of additional storage units available on a first come first use basis and three stand-alone studio bedroom units for booking by residents for visiting guests. These features have been incorporated in the design, as the marketing of the scheme will be predominantly but not exclusively aimed at householders wishing to downsize from more sub-urban locations, thereby freeing up family homes to the housing market.

The Pod Hotel is aimed at the affordable end of the scale for readily available easy-booking overnight accommodation and will encourage more tourism to the town.

The Retail space on Level one is accessed from both Market Square and from Abingdon Street via a new staircase and lift from the dedicated entrance. The Retained Retail floor space is not insignificant at 3,000m² | 32,300sqft and can be operated as a single unit or as multiple units in an open plan arrangement, allowing for a more resilient lifespan.

In summary, the proposed scheme affords Northampton the opportunity to be the first major town in the UK to approve a major regeneration project of a redundant town centre Shopping centre into an exciting mixed-use development, which will enrich and re-enliven the town centre environment and act as an harbinger of further change and improvements.

Item 9c - WNN/2022/1264 [AH]

Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) maximum 4 occupants. **19 Hawksmoor Way**

Highway comments:

Following a review of the parking beat survey, the LHA does not believe the proposed application would have an undue impact upon the highway network. You may however still wish to consider residential amenity, as the proposed application is likely to result in increased parking demand for limited spaces.

Highway matters are addressed in the Officer report.

10. NORTHAMPTON PARTNERSHIP HOMES

None.

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