



## SUPPLEMENTARY INFORMATION

**Northampton Local Area Planning Committee**

**Tuesday 4 April 2023**

Agenda Item Number	Page	Title	Report Author	Reason for delayed publication
<b>7. Applications for Determination: Addendum of Additional Information</b>				

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](mailto: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 4<sup>th</sup> April 2023

#### POLICY UPDATE – NORTHAMPTON LOCAL PLAN PART 2 (2011-2029)

The Northampton Local Plan Part 2 was adopted on 23<sup>rd</sup> March 2023. Building on the West Northamptonshire Joint Core Strategy (WNJCS) which was adopted in December 2014, it was prepared to help further guide planning decisions in the Northampton area and forms part of the Development Plan for the Northampton area, along with the WNJCS, the Minerals and Waste Local Plan and "made" neighbourhood plans.

The Part 2 Local Plan replaces the Northampton Central Area Action Plan and all of the remaining saved policies of the 1997 Northampton Local Plan.

The policy sections of the officer reports are therefore updated as below to include reference to the relevant up to date policy. Any reference within officer reports or proposed conditions to the policies of the previous Northampton Local Plan (1998) or the Northampton Central Area Action Plan (2014) are therefore superseded by the relevant policies in the newly adopted Northampton Local Plan Part 2.

#### 7. APPLICATIONS FOR DETERMINATION

##### ITEM No.7a : WNN/2022/0172 [ST]

Conversion of existing Ground Floor Retail Unit (Use Class E) into 3no Retail Units (Use Class E) and part demolition and conversion of First and Second Floors into 30no Residential Units (Use Class C3) with access from front and rear, to include erection of mansard roof at front part of building and extension at rear part of building, Woolworths. **42 – 48 Abington Street, Northampton**

Withdrawn from agenda

##### ITEM No.7b : WNN/2022/0397 [SR]

Demolition of 21-23 Bridge Street (front facade to be retained and repaired where possible) to create 43no affordable Apartments, Offices and Commercial Spaces, complete with bin and cycle storage provisions. **Rear of 21-23 Bridge Street, Northampton**

##### RECOMMENDATION:

**Amendment to 'APPROVAL IN PRINCIPLE' subject to conditions** as set out below with delegated authority to the Assistant Director – Planning and Development to approve any amendments to conditions as deemed necessary;

And **SUBJECT TO THE COMPLETION OF A S106 LEGAL AGREEMENT** to secure the following planning obligations:

- 35% onsite affordable housing provision.

- Early years education financial contribution (subject to further confirmation by Education Authority)
- Primary education financial contribution.
- NHS healthcare provision financial contribution.

**Following the adoption by the Council of the Northampton Local Plan on 23<sup>rd</sup> March 2023, update to policy section as below:**

5.5 Remove reference to CAAP

5.6 Northampton Local Plan (2011-2029) (adopted March 2023)

Policy SD1: Presumption in favour of sustainable development

Policy Q1: Placemaking and design

Policy Q2: Amenity and Layout

Policy RS2: Regeneration opportunities in the central area

Policy HO1: Residential and other residential led allocation

Policy HO2: Type and mix of housing

Policy ENV6: Protection and enhancement of designated and non-designated heritage assets

Policy MO4: Parking standards

**ITEM No.7c : WNN/2022/0897 [ST]**

Demolition of existing single and two storey building and construction of new two storey building to consist of 10no Residential Units (3no one bed and 7no two bed) with car park access, refuse store and car park. **The Vicarage, 104 Semilong Road, Northampton**

This application has been withdrawn from the agenda and will not be presented on 4<sup>th</sup> April 2023.

**ITEM No.7d : WNN/2022/0963 [ST]**

Change of Use from Care Home (Use Class C2) into 16no Specialist Supported Living Apartments (Use Class C3b), St Andrews Healthcare. **32A Berkeley Close, Northampton**

**Amendment to 'APPROVAL IN PRINCIPLE' subject to conditions** as set out below with delegated authority to the Assistant Director – Planning and Development to approve any amendments to conditions as deemed necessary;

And **SUBJECT TO THE COMPLETION OF A S106 LEGAL AGREEMENT** to secure the following planning obligation(s):

- A financial contribution towards the improved of primary healthcare within the local area.

**Following the adoption by the Council of the Northampton Local Plan on 23<sup>rd</sup> March 2023, update to policy section as below:**

Policy SD1: Presumption in favour of sustainable development

Policy Q1: Placemaking and design

Policy Q2: Amenity and Layout

Policy HO1: Residential and other residential led allocation

Policy MO4: Parking standards

Update to Condition 10

Condition 10 has been reworded to refer to Use Class 3b within the condition, replacing the specialist supported living description.

10. The development hereby permitted, shall be used for (Use Class C3(b) and for no other purpose, including any other purpose in use class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: In order to restrict the use of the premises in the interests of the provision of affordable housing and highway safety as an alternative use would result in insufficient parking to support the apartments individually.

**ITEM No.7e : WNN/2022/1292 [JM]**

Change of Use from Office (Use Class E) to 9 person House in Multiple Occupation (Sui Generis) with bin and cycle storage. **4 Albion Place, Northampton**

**Following the adoption by the Council of the Northampton Local Plan on 23<sup>rd</sup> March 2023, update to policy section as below:**

Paragraph 5.5

Policy Q1: Placemaking and design

Policy Q2: Amenity and layout

Policy H02 Type and Mix of housing

Policy H03 Delivering Houses in Multiple Occupation

Policy ENV6 Protection of heritage assets

**ITEM No.7f : WNN/2022/1293 [JM]**

Listed Building Consent Application for Change of Use from Office (Use Class E) to 9 person House in Multiple Occupation (Sui Generis) with bin and cycle storage. **4 Albion Place, Northampton**

**Following the adoption by the Council of the Northampton Local Plan on 23<sup>rd</sup> March 2023, update to policy section as below:**

Paragraph 5.6

Policy ENV6 Protection of heritage assets

**ITEM No.7g: WNN/2023/0034 [ADW]**

Rebuilding of warehouse, associated offices and parking to replace previously existing warehouse and offices destroyed by fire, together with retention and incorporation of section of warehouse not affected by the fire. **45 Caswell Road, Northampton**

**Following the adoption by the Council of the Northampton Local Plan on 23<sup>rd</sup> March 2023, update to policy section as below:**

Policy SD1: Presumption in favour of sustainable development

Policy Q1: Placemaking and design

Policy Q3: Carbon reduction, community energy networks, sustainable design and construction, and water use

Policy Q4: Health and wellbeing

Policy Q5: Flood risk and water management

Policy ENV3: Supporting and enhancing biodiversity

Policy EC1: Safeguarding existing employment sites

Policy MO2: Highway network and safety

Policy MO4: Parking standards

**Amendment to condition 13:**

On further review, the existing trees to the eastern boundary of the site (adjacent to Salthouse Road) are not deemed worthy of retention because they have been very heavily lopped/topped. It is therefore only the hedgerow to the southern boundary (adjacent to Caswell Road) that is worthy of retention as part of a condition. Condition 13 is therefore amended as follows:

13. The existing hedgerow to the site's southern boundary shall be retained.

Reason: In the interests of visual amenity and biodiversity and to accord with Policy E20 of the Northampton Local Plan, Policies S10 and BN2 of the West Northamptonshire Joint Core Strategy, Policy Q1 of the Northampton Local Plan Part 2 and guidance contained within the National Planning Policy Framework.