



SUPPLEMENTARY INFORMATION

South Planning Committee

Thursday 3 August 2023

Page	Title
(Pages 3 - 8)	<ul style="list-style-type: none">- Public Speakers- Committee Updates

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West Northamptonshire Council
List of Public Speakers for South Planning Committee
Thursday 3 August 2023

Item Number	Parish/Town Council	Objector	Applicant/Agent
6 – N/2020/0112 Land east of Hardingstone, North of Newport Pagnell Rd, Northampton	None	None	None
7 – 2023/5487/FPATH Roade Cemetery, Manor Close, Roade	Stuart Shrubbs, on behalf of Roade Parish Council	None	None
8 – WNN/2023/0343 99 Colwyn Road, Northampton	None	None	John Asiamah, Agent for the Applicant
9 – WNN/2022/0898 51 Gold Street, Northampton	None	Simon Thomson, local business owner Dan Kituno, local business owner	None
10 – WNN/2022/1180 29 Victoria Road, Northampton	None	None	None
11 – WNS/2022/2384 Land East of Northampton Road, Roade	Stuart Shrubbs, on behalf of Roade Parish Council	Cllr Louisa Fowler, local ward member	Andrew Gray, Agent for the Applicant
12 – WNN/2023/0102 97-99 St Leonards Road, Northampton	None	Cllr Wendy Randall, on behalf of Cllr Emma Roberts	Ali Ay, Agent for the Applicant
13 – WNN/2023/0116 and 0447 Delapre Lodge, Delapre Park, Northampton	None	None	None
14 – WNS/2023/0363 Millfield Business Park, Banbury Lane, Pattishall	Barry Evans, Chair of Pattishall Parish Council	John Russell, local resident Nigel Banister, local resident	None
15 – WNN/2023/0324 123-125 Bridge Street, Northampton	None	None	None
16 – WNN/2023/0325 153-165 Bridge Street, Northampton	None	None	None

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**Addendum to Agenda Items
South Planning Committee
3rd August 2023**

APPLICATIONS FOR DETERMINATION

ITEM 6 : N/2020/0112 [NS] : Application for the permanent diversion of part of footpath KN6. Land to the east of Hardingstone. **North of Newport Pagnell Road, Northampton**

No further update

ITEM 7 : 2023/5487/FPATH [DC] : Request to move the footpath KZ4, as the cemetery is being extended, to the outer perimeter of the new extension (S257 application in relation to planning permission S/2020/1343/FUL)
Roade Cemetery, Manor Close, Roade

No further update

ITEM 8 : WNN/2023/0343 [JM] : Conversion into 9no Flats. **99 Colwyn Road, Northampton**

No further update

ITEM 9 WNN/2022/0898 [AW] : **Part demolition.** Part demolition and adaptation of existing first floor and addition of two further floors for 14no flats and retention of Class E ground floor and basement. **51 Gold Street, Northampton**

Additional comments received from the Agent:

- The ACA report **does** refer to the impact of noise emission from ‘nearby nightclubs’ in accordance with the appropriate planning policy standards and other guidance including DEFRA and NANR163
- ACA do refer to this is an area of high noise risk.
- The ACA report summary does refer to ‘short term individual noise events’ during weekend nights, but also **sets out design mitigation proposals to reduce the effects of noise at any time of the day or night.**
- It is clear that monitoring was done outside the building, particularly at the south end of the site directly alongside the Elysium nightclub and inside 51 Gold Street.

- The most significant noise emanates from the Elysium nightclub alongside the west party wall boundary between the two buildings and in particular from the external smoking and music break out area which has a 3.0m high structure and tented canopy (which is in conservation area, directly opposite a listed building and does not have planning permission).
- These two buildings have separate west flanking walls not a single party wall.
- The Former All Saints School building referred to as Escape nightclub, is adjacent to the rear of 51 Gold Street and 7m away from the rear wall; it was not in use at the time of the ACA survey.
- Club 43 nightclub has a tented covered area at the south end of that site but is over 21m away from the 51 Gold Street east boundary and is buffered by the substantial Gold Street Mews building.
- **The ACA survey report refers to significant noise exposure from Elysium and in particular from the unauthorised outdoor covered area at the south west end of the site directly alongside the party wall.**
- **ACA recommends the site is suitable for residential development subject to very high performance control measures that exceed the survey result levels.**
- **The ACA recommendations have been implemented in the revised design and will satisfy the high risk internal and external noise emanating from the immediacy of Elysium.**
- The mitigation proposals include new separating walls and combined walls between 575mm and 1.3m thick, a pitched roof with 100mm concrete planks, acoustic insulation and linings, windows with two double glazed units and a mechanical ventilation system so the windows do not need to be opened.
- **These design mitigation proposals satisfy the high risk immediacy of the internal and external noise emanating from Elysium as the worst case scenario and as such any noise emanating from the detached Former All Saints School building 7m away and Club 43 which is 21m away and buffered by the Gold Street Mews building will be significantly less.**
- The neighbouring café garden alongside the east boundary is unlikely to have any detrimental impact on the proposed linear courtyard area which has a min 1.8 high boundary wall from the courtyard side and varying height between 3.9m and 5.5m above the café side.
- **The ACA report demonstrates that the design mitigation reasonably addresses the noise risk and as such the ‘Agent of change’ issue has been addressed.**
- The local Authority EHO confirmed that the development was acceptable and that no additional survey work was required prior to determination of the application, as any noise mitigation scheme for the flats would have to achieve BS8233:2014 irrespective of the noise source.”

ITEM 10 : WNN/2022/1180 [AM] : Conversion, part-demolition and extension to factory building to provide 10No. residential flats. 29 Victoria Road, Northampton

No further update

ITEM 11 : WNS/2022/2384 [JP] : Development of up to 24 First Homes (amended plans) **Land East of Northampton Road, Roade**

- The consultation tab section of the executive summary should show the LLFA as having no objection
- Officers have yet to receive final confirmation as to what financial contribution would be sought by the NHS ICB as part of any S106 agreement. Officers have also not had confirmation from the Council's Developer Contribution Team as to whether the early years contributions would be necessary. Any recommendation to approve delegate these matters to officers as part of the S106 discussions.
- Please note that we have received an additional comment on 01/08/23, following the publication of this report. The contents of this comment do not alter the officer's assessment or recommendation.

ITEM 12 : WNN/2023/0102 [AW] : Change of Use of Ground Floors of 97 and 99 St Leonards Road from Dwellinghouses (Use Class C3) to Cafe/Restaurant (Use Class E) with installation of new shop front and conversion of Upper Floors to 2no Residential Units (Use Class C3) (2no one bedroom), including single storey rear and single storey front extension, installation of extraction flue system and internal and external alterations. **97-99 St Leonards Road, Northampton**

31/7/2023 A further neighbour objection has been received from a resident that has previously commented raising issues already addressed in the report.

ITEM 13a & b: WNN/2023/0116 and WNN/2023/0447 [AW] : Refurbishment and alteration of existing building to form offices, meeting room, parking area and paths. **Delapre Lodge, Delapre Park, London Road A508, Northampton**

No further update

ITEM 14 : WNS/2023/0363 [JP] : Proposed erection of a commercial building for workshops and storage (Use Classes B2 and B8) **Millfield Business Park, Banbury Lane, Pattishall**

- The Applicant has now submitted a noise assessment, as mentioned in paragraph 7.25 of the committee report. This has satisfied the requirements of the Environmental Protection Officer who has recommended conditions. Officers therefore propose to update conditions 16 and 18 as follows:

16. The operational use of the premises shall be restricted to the following times:-

Non-Harvest Months (1st October to 14th July inclusive)

Monday to Friday: 8am to 5:30pm

Saturdays: 8am to 12 noon

Sundays, Bank and Public Holidays: closed

Harvest Months (15th July to 30th September inclusive)

Monday to Friday: 8am to 7pm

Saturdays: 8am to 5pm

Sundays, Bank and Public Holidays: 8am to 2pm

Routine maintenance is restricted to the hours permitted in the Non-harvest period.

Reason: To protect the amenities of nearby residents and to comply with Policy SS2 of the South Northamptonshire Local Plan.

18. This condition is not necessary and is recommended to be deleted.

- It should be noted that the Applicant contends that the part of condition 16 that reads: 'Routine maintenance is restricted to the hours permitted in the Non-harvest period' is not necessary.
- The Applicant has also requested that the triggers for conditions 4, 5 and 6 are changed from slab level to first occupation. Officers have no objection to these changes.

ITEM 15 : WNN/2023/0324 [ST] : Outline Planning Application except layout, scale and access for construction for the provision of up to a 6 storey building providing 104no 1, 2 & 3 bedroom Flats and Apartments (Use Class C3) Commercial Development (Use Class E (a,b,c,d,e,f,g(i))), and associated ancillary Infrastructure. **123-125 Bridge Street, Northampton**

No further update

ITEM 16 : WNN/2023/0325 [ST] : Outline Planning Application with all matters reserved except layout, scale and access for construction of up to 6 storey building providing up to 66no one, two and three bed Flats and Apartments (Use Class C3), Commercial Development (Use Class E(a,b,c,d,e,f,g(i))) and associated ancillary infrastructure. **153-165 Bridge Street, Northampton**

No further update