

SUPPLEMENTARY INFORMATION

North Planning Committee

8 November 2023

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**Addendum to Agenda Items
North Planning Committee
8th November 2023**

APPLICATIONS FOR DETERMINATION

ITEM No. 7a: App No: WNN/2022/1147 Officers Initials **[ST]** :

Application Proposal: Redevelopment of Bective Works to create 97no. Dwellings comprising full and partial demolition of existing buildings; erection of townhouse and apartments; refurbishment and change of use of listed building and other associated works including landscaping and access arrangements

Address: Bective Works, Bective Road, Northampton

Notes:

Kingsthorpe Parish Council Representations

An error has been made in the Committee Report, it is confirmed that Kingsthorpe Parish Council raise an objection to the proposal, instead of the no objection cited.

An additional representation has been received from Kingsthorpe Parish Council since the time of writing the report. It confirms the Parish Council maintain their objection due to insufficient parking.

Planning Conditions Amendments

Condition 2 Approved Plans

The condition should include the below list of approved plans:

J035a - (S) 001 - Existing Site Location

J035A - (SK)103H - Proposed Listed Building FF Plan

J035A - (SK)104C - Proposed Listed Building GF Plan

J035a - (SK)105B - Proposed Listed Building Roof Plan

J035a - (SK)106A - Proposed Listed Building Elevations

J035a - (SK)107A - Proposed Listed Building Elevations

J035a - (SK)110N - Proposed Site Layout

J035a - (SK)111I - Proposed Apartment Building Upper Floor Plans

J035a - (SK)114C - Proposed Listed Building Internal Elevation

J035a - (SK)116B - Proposed Listed Building Section

J035a - (SK)117G - Proposed Apartment Building Roof Plan

J035a - (SK)118G - Proposed Apartment Building Elevations

J035a - (SK)119G - Proposed Apartment Building Elevations

J035a - (SK)120C - Proposed Apartment Building Sections

J035A - (SK)123B - Proposed Townhouse Layout 3B5P

J035A - (SK)124C - Listed Building Demolition Plan

J035A - (SK)127 - Proposed Townhouse Layout 3B5P(A)

J035A - (SK)128 - Listed Building Sections - Sheet 2

J035A - (SK)129 - Listed Building Sections - Sheet 3

J035A - (SK)130 - Enclosed stair feature options appraisal

J035A - Accommodation Schedule

Conditions 6, 11 and 29

Update to the plan reference to refer to the Site Layout Plan J035a - (SK)110N.

Condition 19

There is an error within the report, which misses out the condition 19 heading between conditions 18 and 20, albeit the wording is included. Condition 19 should read:

No dwelling shall be occupied until the approved noise attenuation scheme and mitigation measures for noise attenuation and overheating shall subsequently be maintained in perpetuity.

Reason: To ensure the development provided an acceptable standard of amenity for residents, in accordance with Policy Q2 of the NLP Pt2.

Condition 21

Amendments to the wording of the condition to read:

Prior to the commencement of the construction of the apartment building an odour assessment will be required to be submitted to assess the impact of cooking odours from adjacent commercial uses located on Harborough Road on the western side of the development site. Any odour assessment should be undertaken in accordance with Guidance on the Assessment of Odour for Planning, IAQM 2018.

Reason: In the interests of air quality, in accordance with BN9 of the WNJCS.

Condition 26

The applicant has confirmed that they will use most of the arisings on site during construction rather than transporting them on site. In addition, conditions 24 and 25 which relation to a construction environment management plan and dust suppression are considered to sufficiently restrict harmful activities resulting from the processing of demolition materials on site. As such, Condition 26 is proposed for deletion.

ITEM No. 7b: App No. WNN/2022/1125. Officers Initials [ST] :

Application Proposal: Listed Building Consent Application for redevelopment of Bective Works to create 97no dwellings, comprising full and partial demolition of existing buildings; erection of townhouses and apartments; refurbishment and change of use of listed building and other associated works including landscaping and access arrangements

Address: Bective Works, Bective Road, Northampton

Notes:

Kingsthorpe Parish Council Representations

An error has been made in the Committee Report, it is confirmed that Kingsthorpe Parish Council raise an objection to the proposal, instead of the no objection cited.

An additional representation has been received from Kingsthorpe Parish Council since the time of writing the report. It confirms the Parish Council maintain their objection due to insufficient parking.

Officers note the objection, however, the provision of parking is not relevant to the consideration of the Listed Building Consent application.

Condition 2 Approved Plans

The condition should include the below list of approved plans:

J035a - (S) 001 - Existing Site Location

J035A - (SK)103H - Proposed Listed Building FF Plan

J035A - (SK)104C - Proposed Listed Building GF Plan

J035a - (SK)105B - Proposed Listed Building Roof Plan

J035a - (SK)106A - Proposed Listed Building Elevations

J035a - (SK)107A - Proposed Listed Building Elevations

J035a - (SK)110N - Proposed Site Layout

J035a - (SK)114C - Proposed Listed Building Internal Elevation

J035a - (SK)116B - Proposed Listed Building Section

J035A - (SK)124C - Listed Building Demolition Plan

J035A - (SK)128 - Listed Building Sections - Sheet 2

J035A - (SK)129 - Listed Building Sections - Sheet 3

J035A - (SK)130 - Enclosed stair feature options appraisal

ITEM No. 7c: App No. 2023/5918/FULL Officers Initials [OB]:

Application Proposal: Demolition of swimming pool enclosure and replacement with single-storey side and rear extension and construction of rear raised patio. External lift shaft covering the ground and first floor which is two storeys in height, and front entrance canopy. Garage conversion with a conservatory extension to create self-contained living accommodation and new vehicular access & gates. Window and door alterations.

Address: Bank Cottage, 25 Drayton Park, Daventry West, Northamptonshire, NN11 8TB

Notes: An additional consultation response has been received from the Local Highways Authority following updated observations. They maintain their objection to the property having two points of access onto the highway as this would conflict with their policy. They have concluded that *"The dwelling is already served by a safe and compliant access, previously upgraded to additionally serve the neighbouring dwelling.*

The removal of the second, new access from the proposal would not prejudice the remainder of the development and for that reason, the need does not weigh in favour of ignoring adopted policy. The LHA, therefore, objects to the proposal in its current form.” and “It can be concluded that the proposed access would not be as safe as the existing and would not provide a betterment by diverting ingress and egress from the site away from a fully compliant access.”