



**West
Northamptonshire
Council**

**Addendum to Agenda Items
Tuesday 5th October 2021**

8. ITEMS FOR DETERMINATION

**Item 8a (HW)
N/2021/0009**

Demolition of existing building and redevelopment of site for purpose-built student accommodation and ground floor/basement retail unit with landscaping and associated works

Debenhams 33 - 39 Drapery

A further letter has been received from a neighbouring property who has previously commented on this application. This letter reiterates concerns over the impact of the proposed use on an existing entertainment venue due to likely noise complaints from student occupiers on this existing entertainment venue. The letter advises that the neighbour remains of the opinion that a noise assessment would be required prior to the determination of the application to ensure an acceptable relationship between the existing and proposed uses. The letter raises that Public Protection originally put forward a holding objection in respect of the application until the noise impact from the Boston Public House is fully assessed representative of normal operation hours (post Covid) prior to determination of the application. The letter advises that the application should be deferred or refused on this basis or face a challenge in the courts.

It is the case that Public Protection did originally advise that an amended noise report would be required prior to determination of the application however, following further conversations on this matter with Public Protection it was agreed that this matter could be dealt with as a pre-commencement condition. Details of noise mitigation are required through proposed conditions 16 and 17 of this application, the wording of which has been agreed with the Councils Public Protection team. These conditions cover the required noise report and would require that acceptable noise mitigation measures for the proposed use are implemented on site.

**Item 8b (KS)
N/2021/0031**

Change of use from 4 occupants House in multiple occupation to a 5 occupants House in multiple occupation.

35 Hood Street

No update.