



**Addendum to Agenda Items
Tuesday 8th February 2022**

7. OTHER APPLICATIONS

Item 7a

WNN/2021/0664 (HW)

Application to extinguish existing footpath HW5.
Land for Car Parking, Duston Mill Lane.

No update.

8. COUNCIL APPLICATIONS

Item 8a

WNN/2021/0528 (AH)

Change of Use of Open Space to form Lawn Cemetery (Sui Generis) as an extension to existing, including landscaping, new access road, paths and other infrastructure and creation of new surfaced car parking areas, erection of new composting toilet and bin storage area
Dallington Cemetery

Comment received from a neighbouring occupier making the following points in summary:

- The proposed hedge thickening poses a safety hazard to vehicles exiting the Church, by reducing visibility to oncoming traffic.
- Please confirm who will maintain the hedges.
- There is no active street lighting in the area of Harlestone Road around the proposed new pedestrian entrance to the Cemetery and the neighbouring entrance to the Church. The lack of street lighting is already a safety hazard at night-time and the risk of accident will increase once the new pedestrian entrance is opened.

Response: It has been confirmed by the applicants that the proposed hedge thickening will be to the inside of the existing hedge, therefore not affecting visibility. It can also be noted that the details of planting would be required by condition, therefore any impact in this regard would be avoided. It has also been confirmed by the applicants that the hedge would be maintained by contractors employed by the Council. In respect of street lighting, it has been confirmed by Highways that the lights around both entrances referred to are new and upgraded and therefore will be illuminated unless faulty. It can be further noted that the cemetery itself is to be unlit and therefore the number of pedestrians exiting the site after dark would be minimal.

Consultation Response received from Highways:

The LHA requests that a suitably worded planning condition is included to ensure the proposed development is laid out and constructed as per plan reference 01 Rev E. Confirm that a condition requiring details of the new access will be required.

The applicant will have to obtain a crossover (Section 184) licence from Northamptonshire Highways Regulations Department. They will also have a list of approved contractors to carry out work within the highway. Please note that planning permission does not guarantee that a licence will be permitted, as it is a separate process.

Response: Condition 2 is recommended to be amended to reflect the latest plans, as follows:

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan Rec. 28-01-22, 7056_01E Proposed Block Plan, 7056_02D Proposed Site Layout, Composting Toilet Elevations, FA 011 mw 1 Composting Toilet Plan, Vehicle Tracking.

A condition requiring details of the access is already recommended as Condition 8. The informative regarding the need for a crossover licence will be added to the decision notice.

9. ITEMS FOR DETERMINATION

Item 9a

N/2020/1097 (HW)

Development Land , Blackthorn Road, Northampton

Construction of 7no new dwellings and 6no flats with associated access/parking

No update

Item 9b

N/2021/0342 & N/2021/0343 (NS)

Conversion and alterations of factory premises to form 43 no apartments

The Hawkins Building , Overstone Road

No update.

Item 9c

WNN/2021/0029 (AW)

Outline Planning Application (All Matters Reserved except Access) for the development of up to 60no dwellings (Use Class C3), including affordable housing with new vehicular access, open space, children's play area and associated infrastructure

Land East of Towcester Road

Updated consultation response:

Highways – Recommend that the existing bus stop on the site frontage (to the eastern side of Towcester Road) is upgraded to a bus shelter and that bus tickets are provided for the end users of the development (a single one month Megarider ticket for each dwelling upon first occupation). This is to facilitate and promote the use of public transport and these measures would strengthen the applicant's Travel Plan. It is therefore considered that these measures are necessary and should be secured through the Section 106 agreement.

The recommendation is therefore updated as follows:

RECOMMENDATION: 'APPROVAL IN PRINCIPLE' SUBJECT TO CONDITIONS AND THE COMPLETION OF A SECTION 106 AGREEMENT TO SECURE THE FOLLOWING:

1. 35% affordable housing provision on-site
2. Financial contribution towards Early Years (subject to assessment) and Primary education provision
3. Financial contribution towards healthcare provision
4. Off-site biodiversity net gain contribution (subject to ongoing negotiation and assessment)
5. Construction training contribution
6. Provision of on-site open space and play equipment and arrangements for its future maintenance and management
7. Travel Plan monitoring fee
8. S106 Monitoring Fee
9. Financial contribution to upgrade the existing bus stop to the site frontage on the eastern side of Towcester Road to a bus shelter
10. Financial contribution to provide one bus ticket per dwelling to allow travel for one month following first occupation

An additional condition is also recommended in relation to the highway layout in the event that the roads within the site are not adopted. An additional condition is therefore recommended as follows:

Adoptable roads

26. The point of access and all roads within the site shall be laid out and provided to adoptable standards before the occupation of the final dwelling. In the event that the point of access and roads within the site are not adopted by the Council, the following information shall be submitted to and approved in writing by the Local Planning Authority before the occupation of the final dwelling:

- Details of maintenance and management arrangements for the roads and footways within the development.
- A legal undertaking that the roads and footways will not be put forward for adoption and will remain private in perpetuity.
- Details of signage to be erected within the site at the entrance(s) to the development from the public highway to identify that the roads are private.

The maintenance and management arrangements shall be implemented throughout the lifetime of the development following the occupation of the final dwelling. The approved signage shall be erected before the occupation of the final dwelling and retained thereafter.

Reason: In the interests of highway safety and to accord with Policy 33 of the emerging Local Plan Part 2 and guidance in the National Planning Policy Framework.

Item 9d

WNN/2021/0400 (AS)

Redevelopment of existing trade dealership site to comprise of demolition of existing showroom and erection of replacement, erection of car deck, retention and refurbishment of existing showroom and erection of building comprising of 5no wash bays, with associated works to include installation of security loops, fencing, gates and resurfacing of car park and display areas
Wollaston Motors , Bedford Road

No update.

Item 9e

WNN/2021/0687 (JM)

Remove existing 12.5m pole and install replacement 20m pole to support 3no. antennas and ancillary equipment thereto including 6no. RRH units and 2no. dishes

Clarke Telecom, Wisteria Way

Further comment from the applicant's agent summarised as follows:

Given that the proposal in effect relates to a replacement mast , no other sites for a brand new base station were considered and an upgrade was therefore chosen instead as the preferred option over a new location.

Response : This is in line with the requirements of the National Planning Policy Framework Paragraph 117 ©

Item 9f

WNN/2021/0974 (JM)

Construction of indoor training building with artificial sports pitch, entrance lobby and boot changing areas together with associated external works

Northampton Saints R F C Franklins Gardens - Weedon Road

Recommendation amended as follows:

RECOMMENDATION: 'APPROVAL IN PRINCIPLE' SUBJECT TO CONDITIONS AND THE COMPLETION OF A SECTION 106 AGREEMENT TO SECURE THE FOLLOWING:

- 1) Construction training contribution
- 2) S106 Monitoring Fee

AND WITH DELEGATED AUTHORITY TO THE ASSISTANT DIRECTOR OF PLACE AND ECONOMY TO RESOLVE IN CONSULTATION WITH THE LEAD LOCAL FLOOD AUTHORITY ANY OUTSTANDING MATTERS IN RESPECT OF SURFACE WATER DRAINAGE AND CONDITION AS APPROPRIATE AND NECESSARY

Item 9g

WNN/2021/0993 (KS)

Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants, including single storey rear extension

113 Lutterworth Road

No update.

8. NORTHAMPTON PARTNERSHIP HOMES

NONE