



DUSTON PARISH COUNCIL

Parish Office
Duston Community Centre
Pendle Road
NORTHAMPTON
NN5 6DT

Tel: 01604 583626
Email: office@duston-pc.gov.uk
Web: www.duston-pc.gov.uk
Twitter: @Duston_PC
Facebook: @DustonPC

PLANNING COMMITTEE

Cllr Mike Ingram (Chair), Cllr Mike Pepper (Vice-Chair)
Cllr Sandie Maitland, Cllr Ken Clarke,
Cllr David Huffadine-Smith, Cllr Shaun Pape

14th February 2020

Dear Councillor,

You are hereby summoned to a meeting of Duston Parish Council in Duston Community Centre, Pendle Road, Duston, NN5 6DT on **Thursday 20th February 2020 6:30pm** when the following business will be transacted.

AGENDA

49. To receive apologies for absence

50. To receive and approve the minutes of the meeting held on Thursday 16th January 2020 -(APPENDIX A)

51. To receive declarations of interest under the Council's Code of Conduct related to business on the agenda (Members should disclose any interests in the business to be discussed and are reminded that the disclosure of a Disclosable Pecuniary Interest will require that the member withdraws from the meeting room during the transaction of that item of business).

52. Public participation session (Persons wishing to address Council may register their intention to do so at the above address by telephone or email by 12 noon on the day of the meeting and may speak for a maximum of 3 minutes).

53. Planning Applications

47(a)

N/2020/0125, 24 Hardlands Road, Northampton, NN5 6LN,

New dwelling to rear of existing property together with new vehicular access

54. Pre Planning Application Consultation

Proposed Base Station Installation Upgrade

Justin Gleich

Signed on original

Clerk to Duston Parish Council



DUSTON PARISH COUNCIL

Parish Office
Duston Community Centre
Pendle Road
NORTHAMPTON
NN5 6DT

Tel: 01604 583626
Email: office@duston-pc.gov.uk
Web: www.duston-pc.gov.uk
Twitter: @Duston_PC
Facebook: @DustonPC

PLANNING COMMITTEE

MINUTES 16th January 2020

CHAIRMAN OF COMMITTEE: Cllr Ingram, in the Chair

PRESENT: Cllrs Pepper, Huffadine-Smith, Pape, Maitland

IN ATTENDANCE:

Gary Youens – Deputy Parish Clerk

43.To receive apologies for absence

Cllr Clarke

44.To receive and approve the minutes of the meeting held on 19th December 2019 -

It was RESOLVED:

- Approve the minutes of the previous meeting and the Chairman authorised to sign the same (APPENDIX A).

45.To receive declarations of interest under the Council's Code of Conduct related to business on the agenda

None

46. Public participation session

None

47. Planning applications

42(a)

N/2019/1560, 5 Park Avenue, Duston, Northampton, NN5 6QH

Single storey rear extension

It was RESOLVED:

Duston Parish Council has no objection or comment on this application.

48. Parking in Eastfield Road

It was RESOLVED:

- To recommend to Council that preliminary investigative work and consultation should be undertaken by the Parish Council to understand the feasibility of creating additional off road parking bays along Eastfield Road.

N/2020/0125

**24 Hardlands Road,
Northampton, NN5 6LN**

**New dwelling to rear of
existing property together
with new vehicular access**

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	24
Suffix	
Property name	
Address line 1	Hardlands Road
Address line 2	
Address line 3	
Town/city	Northampton
Postcode	NN5 6LN
Description of site location must be completed if postcode is not known:	
Easting (x)	472123
Northing (y)	261743
Description	

2. Applicant Details

Title	Mr
First name	A
Surname	SHORTT
Company name	
Address line 1	24, Hardlands Road
Address line 2	
Address line 3	
Town/city	Northampton
Country	

2. Applicant Details

Postcode	NN5 6LN
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	
First name	Pat
Surname	Dooley
Company name	Architectural Solutions
Address line 1	5 North Portway Close
Address line 2	Round Spinney
Address line 3	
Town/city	Northampton
Country	
Postcode	NN3 8RQ
Primary number	
Secondary number	
Fax number	
Email	

4. Site Area

What is the measurement of the site area?
(numeric characters only).

380.00

Unit

sq.metres

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

NEW DWELLING TO REAR
TOGETHER WITH NEW VEHICULAR ACCESS
TO SERVE EXISTING DWELLING

Has the work or change of use already started?

Yes No

6. Existing Use

Please describe the current use of the site

RESIDENTIAL

Is the site currently vacant?

Yes No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes No

Land where contamination is suspected for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

7. Materials

Does the proposed development require any materials to be used?

Yes No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material):

Walls

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

FACING BRICK

Roof

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

ROOF TILES

Windows

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

DOUBLE GLAZED UPVC

Doors

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

DOUBLE GLAZED UPVC

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

SEE DRAWING

Vehicle access and hard standing

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

HARDBAVED

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes No

7. Materials

If Yes, please state references for the plans, drawings and/or design and access statement

DESIGN AND ACCESS STATEMENT

CIL FORM
18-S313-100a
18-S313-101a
18-S313-102a

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

18-S313-101a

9. Vehicle Parking

Is vehicle parking relevant to this proposal? Yes No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	2	4	2

10. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

11. Assessment of Flood Risk

- Soakaway
- Main sewer
- Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

18-S313-101a

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

BIN STORAGE AREA AVAILABLE

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

RECYCLING BINS CAN BE PROVIDED

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units?

Yes No

Please select the proposed housing categories that are relevant to your proposal.

- Market
 Social
 Intermediate
 Key Worker

Add 'Market' residential units

Market: Proposed Housing						
	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Houses	0	0	1	0	0	1
Total	0	0	1	0	0	1

Please select the existing housing categories that are relevant to your proposal.

- Market
 Social
 Intermediate
 Key Worker

Total proposed residential units

1

Total existing residential units

0

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

18. Employment

Will the proposed development require the employment of any staff?

Yes No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

20. Industrial or Commercial Processes and Machinery

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- The applicant
 The agent

Title

First name

Surname

Declaration date
(DD/MM/YYYY)

Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)

03/02/2020



Community Infrastructure Levy (CIL) - Determining whether a Development may be CIL Liable Planning Application Additional Information Requirement form

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information. **Please read the associated Guidance Notes before you complete the form. Notes on the questions are provided at http://www.planningportal.gov.uk/uploads/1app/cil_guidance.pdf**

Please complete the form using block capitals and black ink and send to the Charging Authority (or Collecting Authority if this differs from the Charging Authority).

See [Planning Practice Guidance for CIL](#) for guidance on CIL generally, including exemption or relief..

1. Application Details

Applicant or Agent Name:

ARCHITECTURAL SOLUTIONS

Planning Portal Reference
(if applicable):

Local authority planning application number
(if allocated):

Site Address:

24 HARDLANDS ROAD, DUSTON, NORTHAMPTON

Description of development:

PROPOSED NEW DWELLING WITH OFF ROAD PARKING

Does the application relate to minor material changes to an existing planning permission (is it a Section 73 application)?

Yes

Please enter the application number:

No

If yes, please go to **Question 3**. If no, please continue to **Question 2**.

2. Liability for CIL

Does your development include:

a) New build floorspace (including extensions and replacement) of 100 sq ms or above?

Yes No

b) Proposals for one or more new dwellings either through conversion or new build (except the conversion of a single dwelling house into two or more separate dwellings)?

Yes No

c) None of the above

Yes No

If you answered yes to either a), or b) please go to **Question 4**.

If you answered yes to c), please go to **8. Declaration** at the end of the form.

3. Applications for Minor Material Changes to an Existing Planning Permission

a) Does this application involve a change in the amount or use of new build floorspace, where the total floorspace, including that previously granted planning permission, is over 100 sq m?

Yes No

b) Does this application involve a change in the amount of floorspace where one or more new dwellings are proposed, either through conversion or new build (except the conversion of a single dwelling house into two or more separate dwellings)?

Yes No

If you answered yes to either a), or b) please go to **Question 4**.

If you answered no to both a) and b), please go to **8. Declaration** at the end of the form.

4. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes No

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes No

If you answered yes to a) or b), please note that you will need to complete and have agreed CIL Form 2 - 'Claiming Exemption or Relief', and submitted a Commencement (of development) Notice to the Charging/Collecting Authority, which the Authority must receive prior to the commencement of your development, in order to benefit from relief from the levy. You will also need to complete CIL Form 2 if you think you are eligible for discretionary charitable relief, or exceptional circumstances relief, if this is available in your area. Please check the Charging Authority's website for details. CIL Form 2 is available from www.planningportal.gov.uk/cil

c) Do you wish to claim a self build exemption for a whole new home?

Yes No

If you have answered yes to c) please also complete a CIL Form 7- 'Self Build Exemption Claim Form: Part 1' available from www.planningportal.gov.uk/cil. Please note you will need to complete and have agreed CIL Form 7, and submitted a Commencement (of development) Notice to the Charging/Collecting Authority, which the Authority must receive prior to the commencement of your development, in order to benefit from relief from the levy.

d) Do you wish to claim a self build exemption for a residential annex or extension?

Yes No

If you have answered yes to d) please also complete either CIL Form 8 - 'Self Build Residential Annex Exemption Claim Form' or CIL Form 9 - 'Self Build Extension Exemption Claim Form' available from www.planningportal.gov.uk/cil. Please note you will need to have completed and agreed either CIL Form 8 or 9, as appropriate, and submitted a Commencement (of development) Notice to the Charging/Collecting Authority, which the Authority, if in respect of a residential annex, must receive prior to the commencement of your development, in order to benefit from relief from the levy

5. Reserved Matters Applications

Does this application relate to details or reserved matters pursuant to an application that was granted planning permission prior to the introduction of the CIL charge in the relevant local authority area?

Yes Please enter the application number:

No

If you answered yes, please go to **8. Declaration** at the end of the form.

If you answered no, please continue to complete the form.

6. Proposed New Floorspace

a) Does your application involve new residential floorspace (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

N.B. conversion of a single dwelling house into two or more separate dwellings (without extending them) is NOT liable for CIL. If this is the sole purpose of your development proposal, answer 'no' to Question 2b and go straight to the declaration at Question 8.

Yes No

If yes, please complete the table in section 6c) below, providing the requested information, including the floorspace relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does your application involve new non-residential floorspace?

Yes No

If yes, please complete the table in section 6c) below, using the information provided for Question 18 on your planning application form.

c) Proposed floorspace:

Development type	(i) Existing gross internal floorspace (square metres)	(ii) Gross internal floorspace to be lost by change of use or demolition (square metres)	(iii) Total gross internal floorspace proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal floorspace following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)			123	123
Social Housing, including shared ownership housing (if known)				
Total residential floorspace			123	123
Total non-residential floorspace				
Total floorspace			123	123

7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal floorspace that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in question 7c).

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sq ms) to be retained.	Proposed use of retained floorspace.	Gross internal area (sq ms) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)?		When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.
					Yes <input type="checkbox"/>	No <input type="checkbox"/>	
1					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: or Still in use: <input type="checkbox"/>
2					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: or Still in use: <input type="checkbox"/>
3					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: or Still in use: <input type="checkbox"/>
4					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: or Still in use: <input type="checkbox"/>
Total floorspace							

7. Existing Buildings continued

c) Does your proposal include the retention, demolition or partial demolition of any whole buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period? If yes, please complete the following table:

	Brief description of existing building (as per above description) to be retained or demolished.	Gross internal area (sq ms) to be retained	Proposed use of retained floorspace	Gross internal area (sq ms) to be demolished
1				
2				
3				
4				
Total floorspace into which people do not normally go, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission				

d) If your development involves the conversion of an existing building, will you be creating a new mezzanine floor within the existing building?

Yes No

e) If Yes, how much of the gross internal floorspace proposed will be created by the mezzanine floor (sq ms)?

Use	Mezzanine floorspace (sq ms)

8. Declaration

I/we confirm that the details given are correct.

Name:

ARCHITECTURAL SOLUTIONS

Date (DD/MM/YYYY). Date cannot be pre-application:

03-02-2020

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

For local authority use only

App. No:

PLANNING CONSULTATION LIST

Application Reference	N/2020/0125
Location	24 Hardlands Road, Northampton, NN5 6LN
Proposal	New dwelling to rear of existing property together with new vehicular access

Consultees			
Name	Type	Sent Date	Expiry
NBC Arboricultural Officer	Consultation	06/02/2020	27/02/2020
NBC Public Protection	Consultation	06/02/2020	27/02/2020
NBC Refuse (Veolia)	Consultation	06/02/2020	27/02/2020
Duston Parish Council	Consultation	06/02/2020	27/02/2020
Cllr John Caswell	Consultation	06/02/2020	27/02/2020
Cllr Matthew Golby	Consultation	06/02/2020	27/02/2020
NCC Highways & Access	Consultation	06/02/2020	27/02/2020

Duston Parish Council - Neighbourhood Forum	Consultation	06/02/2020	27/02/2020
---	--------------	------------	------------

Overall Consult Expiry Date: 27 February 2020

Overall Re-Consults Expiry Date:

Neighbours					
Address	Sent Date	Expiry Date	Re-Consult Sent Date	Re-Consult Expiry Date	
1 Castle Close Northampton NN5 6LZ	06/02/2020	27/02/2020			
22 Hardlands Road Northampton NN5 6LN	06/02/2020	27/02/2020			
26 Hardlands Road Northampton NN5 6LN	06/02/2020	27/02/2020			
3 Castle Bush Northampton NN5 6LW	06/02/2020	27/02/2020			
5 Castle Bush Northampton NN5 6LW	06/02/2020	27/02/2020			

Overall Neighbour Expiry Date: 27 February 2020

Overall Neighbour Re-Consults Expiry Date:

DESIGN & ACCESS STATEMENT

PROPOSED NEW DWELLING WITH OFF ROAD PARKING TO REAR OF No 24 HARDLANDS ROAD, DUSTON, NORTHAMPTON, NN5 6LN

PREVIOUS RELATED PLANNING PERMISSION

Planning Permission was granted to build a new single storey dwelling with off road parking on this site on the 8th October 2018, Planning Reference- N/2018/1177.

The off road parking for the approved dwelling was located to the front of the existing property, No 24 Hardlands Road, with pedestrian access only along a dedicated footpath along the boundary line. The main amenity area for the new dwelling was to the South East (front as you approached on foot) with a smaller amenity area to the North West. The private amenity area extended for 8.5 metres in front of the property to provide a garden depth similar to that of the adjacent properties.

This permission is still extant

PROPOSALS

We submit an amended scheme to develop this site for your consideration.

The proposals are for a new 1.5storey dwelling, including off road parking adjacent, together with a new vehicular access to off road parking to the frontage for the existing dwelling.

The footprint and siting of the proposed dwelling remains very similar to that as previously approved. There is a small increase in ground floor area with the provision of an en suite located to the rear of the main entrance. Whilst this increase in footprint is alongside the rear boundary of No 7 Castle Bush, this is only single storey construction, with the additional increase in height of the proposals to that approved, being set in approx 1.8metres from this boundary.

It is proposed to raise the eaves line and overall height of the proposed dwelling by approximately 1.0metre higher than that as previously approved.

The additional brickwork above the windows where the height is increased, reflects the design and appearance to the front elevation of the adjacent properties within Castle Close.

Whilst the proposals include for two bedrooms with bathroom within the roofspace, the overall scale of the development is not dissimilar to the adjacent single storey dwellings.

As the proposed dwelling is in line with the adjacent bungalow, together with the orientation of the development there will be no significant impact onto the amenity areas of adjacent / neighbouring properties from the proposed dwelling.

Following the approval of the previous application ref N/2018/1177, the applicant has removed the garage that was located to the rear of No 24. A new 1800mm high close boarded fence has now been erected to divide the plot from No 24 Hardlands Road. The fence has been positioned to allow for both vehicular and pedestrian access to the site from Hardlands Road. The overall site depth has also been increased to that as was set out on the approved scheme. The amenity area as approved was for a depth of 8.5metres from the new dwelling, where as it is now increased to provide a much larger amenity area of 11.5metres. This has allowed for parking to be provided within the site adjacent to the new dwelling whilst maintaining sufficient outdoor amenity space for the enjoyment of the future occupiers.

LAYOUT

It is proposed that the new dwelling will have a bedroom with en suite at ground floor level, together with an open plan kitchen/living area and separate Lounge, leading onto the main outdoor amenity area.

There will be a further two bedrooms and bathroom at first floor level.

A ground floor wc will be suitable for ambulant disabled persons.

APPEARANCE

We have designed the new dwelling with a raised eaves line to reflect the design of the existing properties adjacent in Castle Close.

We have included part single storey to reduce the scale and any potential impact onto neighbouring properties.

It is proposed that the new dwelling will be constructed in facing brickwork and roof tiles in keeping with the adjacent single storey properties within Castle Close. We consider that whilst the development does not have any direct link with the properties in Castle Close, it will be visible from within Castle Close and we consider that the external finishes should match these properties.

Should the application be supported and approved, external finishes can be discussed and agreed with the Planning Officer.

SCALE

The overall height of the development is not much higher than the adjacent properties within Castle Close, and the visual appearance reflects the design of these properties.

Due to the space separation between the new dwelling and the existing surrounding properties, there should be no impact from this development onto the amenity areas of the neighbours.

We have provided private amenity space which we consider is more than sufficient for this size of property.

The garden area that has been retained for the existing property, No 24 Hardlands Road, similar to that of the neighbouring properties, No 26 onwards along Hardlands Road.

LANDSCAPING

It is proposed to remove a large Leylandii Hedge Row that currently separates the rear part of the garden area.

There is also an existing Willow Tree that is located within the garden of No 24 which will also be removed to allow for the development.

We do not consider that these trees provide any amenity to the area.

The development is not within the conservation area and the above trees have no tree preservation orders.

The officer agreed that the removal of the trees and hedgerow was acceptable with the previously approved application.

A new 1500mm high closed boarded fence will separate the rear garden of No 24 with the pedestrian access to the development from the frontage. We consider the height of this fence provides sufficient screening but also does not create a corridor enclosure. The width of this footpath will be 1.5 metres, and therefore will not create a sense of enclosure when accessing the property. A new 1800mm high closed boarded fence will be erected to separate the gardens between the new and existing properties.

All other boundary treatments will be retained and made good where necessary.

The footpath to the proposed new dwelling will be hard paved and there will also be an area of hard paving within the private amenity area for the occupiers of the property. Boundary fences have already been erected and will be retained as existing. All boundary treatments provide adequate privacy.

It is proposed to create a new vehicular cross-over to the site frontage to access the off road parking spaces for the existing dwelling. The site frontage is already hardpaved, providing more than sufficient space for the parking and manoeuvring of 2No vehicles. (No 24 Hardlands Road is a three bedroom property).

The existing vehicular access will be used for access through to the new dwelling. A low level post and rail fence will be erected within the site frontage to demark the boundary between the driveway and the off road parking provided to the frontage for No 24

The current driveway is already hardpaved. It is proposed that the remaining access road into the site will have a gravel surface finish as annotated on the attached drawings.

The off road parking spaces and turning area for the new dwelling will also have a gravel surface finish.

There will be an area of hardpaving to the outdoor amenity area of the new dwelling, with the remaining amenity space retained as lawn.

DISABLED ACCESS

The property will have a level threshold to the main entrance and all doors within the ground floor of the dwelling will be suitable for disabled access. Light switches will also be located for disabled persons.

A ground floor wc has been provided suitable for ambulant disabled persons.

PARKING

We have provided two off road parking spaces within the site for both the new and existing dwellings all fully compliant with the current Parking standards.

BIN STORAGE

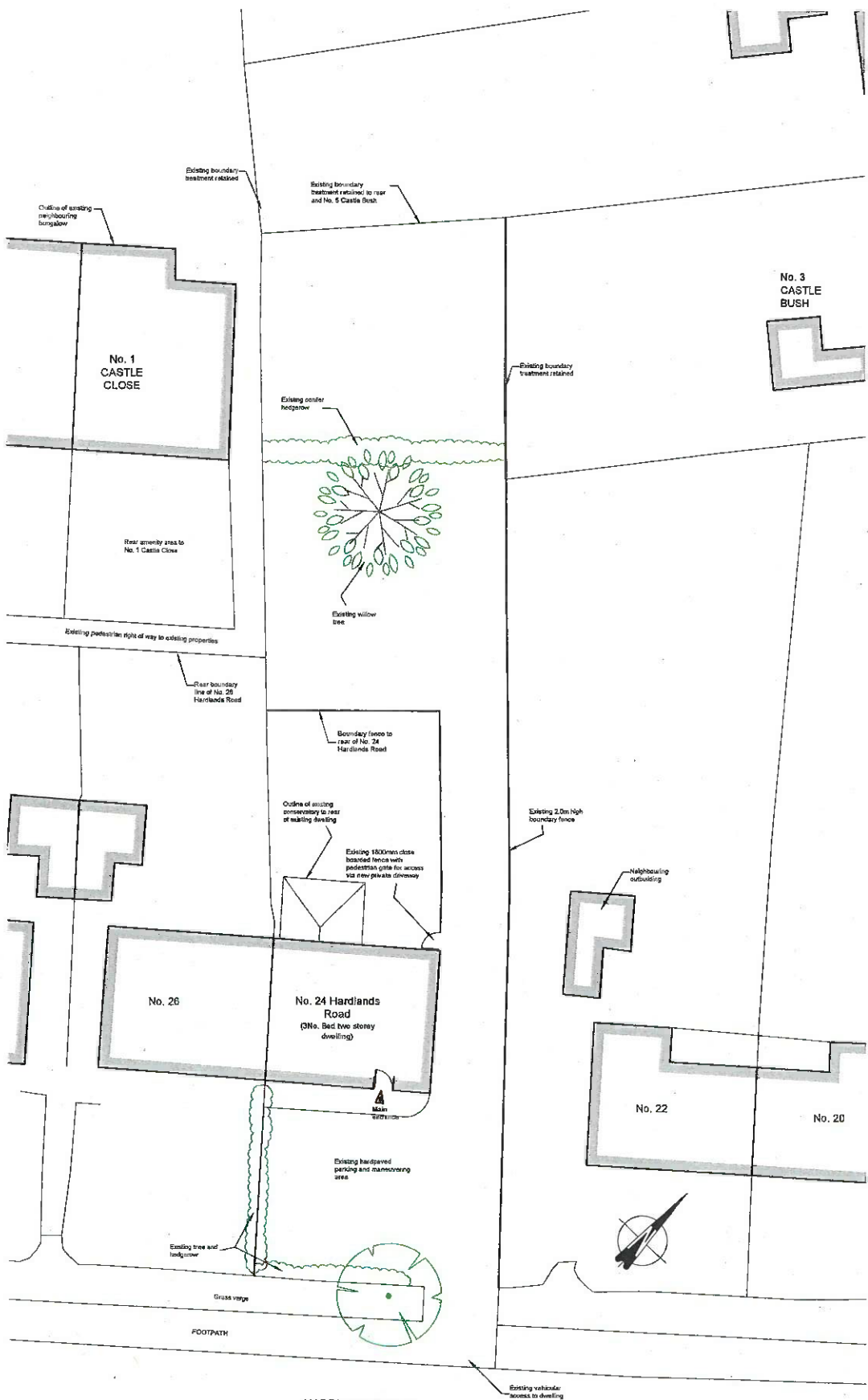
Bin storage can be contained within the private garden area of the development. Bins can be presented to the front of No 24 Hardlands Road on collection days.

**Architectural Solutions
5 North Portway Close
Round Spinney
Northampton
NN3 8RQ**

Date: January 2020



FLOOR PLAN & ELEVATIONS



THIS IS NOT A WORKING DRAWING AND IS FOR PLANNING ONLY. ANY BUILDING WORKS UNDERTAKEN WITHOUT MORE DETAILED INFORMATION AT CLIENT'S OWN RISK

REVISION A: Existing center hedge row added to existing drawing. A.N. 03/02/2020

AS EXISTING

ARCHITECTURAL SOLUTIONS
 5 North Parkway Close
 Pinedale Parkway
 Huddersfield
 HD3 2EG
 01484 815414
 Email: info@architecturalsolutions.co.uk

CLIENT:
MR A. SHORTT

JOB DESCRIPTION:
PROPOSED NEW DWELLING TO REAR TOGETHER WITH NEW VEHICULAR ACCESS TO SERVE EXISTING DWELLING AT NO 24 HARDLANDS ROAD, DUSTON, NORTHAMPTON, NN5 6LN

SCALE 1:100 @ A1 DATE 06-01-2020

DRAWN BY P.D. DRAWING No: 18 / S313 / 100

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE CONSTRUCTION. ANY DISCREPANCIES TO BE CORRECTED IMMEDIATELY WITH ARCHITECTURAL SOLUTIONS MADE TO PROCEEDINGS.

THIS DRAWING IS THE PROPERTY OF ARCHITECTURAL SOLUTIONS AND MUST NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.

ROBILM AND SAFETY REGULATIONS WILL NEED TO BE NOTIFIED PRIOR TO COMMENCEMENT OF THE PROJECT.

This drawing is for the use of the recipient. It may be used for planning purposes only. It is not to be used for construction purposes. It is not to be used for any other purpose without the written consent of Architectural Solutions.

This drawing is for the use of the recipient. It may be used for planning purposes only. It is not to be used for construction purposes. It is not to be used for any other purpose without the written consent of Architectural Solutions.

SITE / GROUND FLOOR PLAN

Rachel Oxley

From: Gavin Smith
Sent: 11 February 2020 08:12
To: Planning
Cc: Wendy Rousell
Subject: Re: EP Comments - Planning App N/2020/0125

Good morning Wendy,

PROPOSAL: NEW DWELLING TO REAR OF EXISTING PROPERTY TOGETHER WITH NEW VEHICULAR ACCESS.
LOCATION: 24 HARDLANDS ROAD, NORTHAMPTON, NN5 6LN.

Environmental Protection have reviewed the above mentioned planning application and have no objections to the proposed development subject to the recommended planning condition and informative being attached to any successful planning application:

Electric Vehicle Charging Infrastructure

Prior to occupation of the development hereby permitted, a scheme for the installation of electric vehicle charging points within the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Informative Note:

In keeping with the Councils adopted Low Emission Strategy the development should meet the required type 1 mitigation for residential developments below:

- 1 charging point per unit (dwelling with dedicated parking) or 1 charging point per 10 spaces (unallocated parking) and ensure appropriate cabling is provided to enable increase in future provision.

Other Informative Notes

Low NOx Boilers

In keeping with the Councils adopted Low Emission Strategy the development should meet the required type 1 mitigation for residential developments below:

- All gas-fired boilers to meet a minimum standard of <40 mgNO_x/kWh

Construction Hours

In order to reduce the likelihood of local residents being subjected to adverse levels of noise annoyance during construction, work on site must not occur outside the following hours: -

Monday – Friday	7.30 a.m. – 18.00 p.m.
Saturday	8.30 a.m. – 13.00 p.m.
NO WORK ON SUNDAYS & BANK HOLIDAYS.	

If work at other times is required permission should be obtained from the local planning authority.

Kind regards


Gavin Smith | Senior Environmental Health Officer

01604 837648

Environmental Protection | Northampton Borough Council | The Guildhall, St Giles Square, Northampton, NN1 1DE |
0300 330 7000

REVISION A: Location plan boundary line amended. A.N. 03/02/2020

LOCATION & BLOCK PLANS

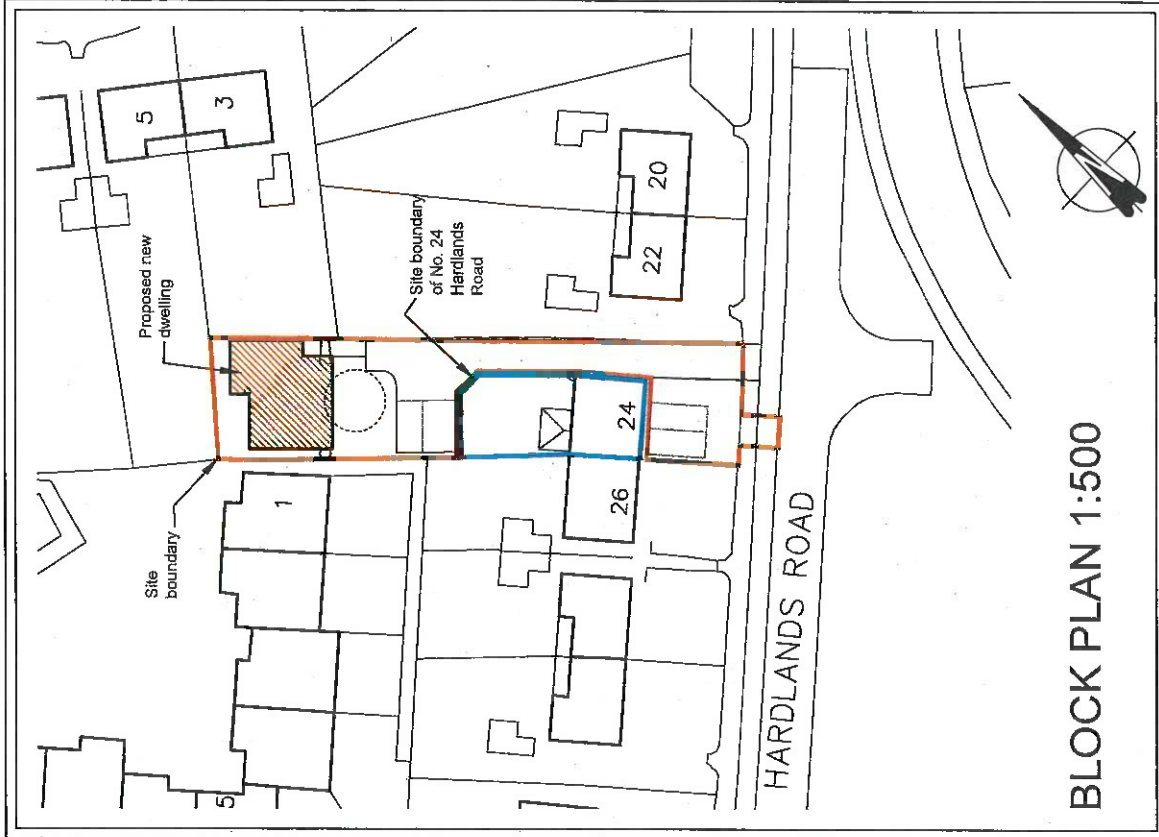


ARCHITECTURAL SOLUTIONS

5 North Portway Close
Round Glosney
Northampton
NN3 8JG

Office: (01864) 344777
E-Mail: info@architectural-solutions.co.uk

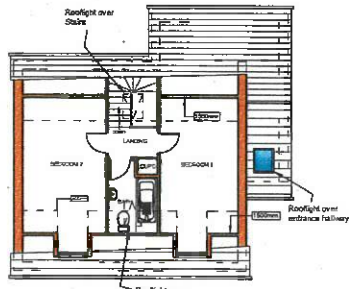
CLIENT: MR A. SHORTT	
JOB DESCRIPTION: PROPOSED NEW DWELLING TO REAR TOGETHER WITH NEW VEHICULAR ACCESS TO SERVE EXISTING DWELLING AT No.24 HARDLANDS ROAD, DUSTON, NORTHAMPTON, NN5 6LN	
SCALE: AS NOTED	DATE: 06-01-2020
DRAWN BY: P.D.	DRAWING No: 18 / S313 / 102a
<p>ALL DIMENSIONS TO BE GIVEN ON SITE BEFORE CONSTRUCTION. ANY DISCREPANCIES TO BE DISCLOSED AND NOTIFIED WITH ARCHITECTURAL SOLUTIONS PRIOR TO PROCEEDING.</p> <p>THIS DRAWING IS THE PROPERTY OF ARCHITECTURAL SOLUTIONS AND MUST NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.</p> <p>HEALTH AND SAFETY EXECUTIVE (HSE) WILL NEED TO BE NOTIFIED PRIOR TO COMMENCEMENT OF THE PROJECT.</p>	



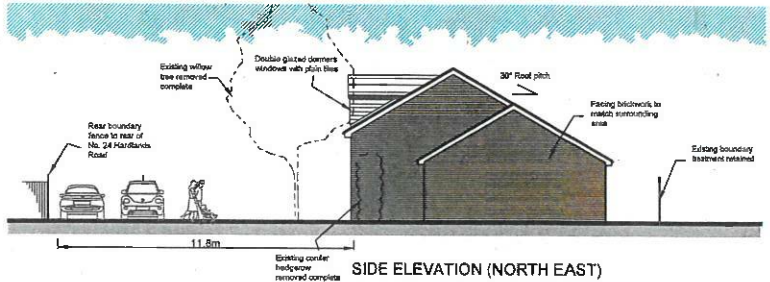
BLOCK PLAN 1:500



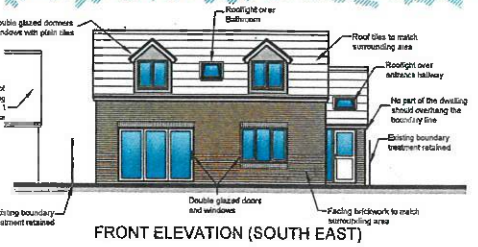
LOCATION PLAN 1:1250



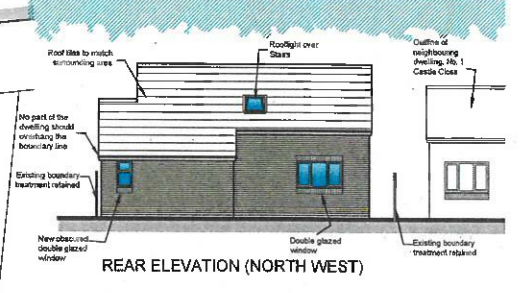
FIRST FLOOR PLAN



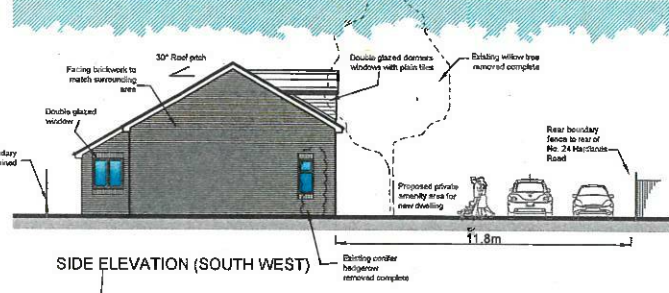
SIDE ELEVATION (NORTH EAST)



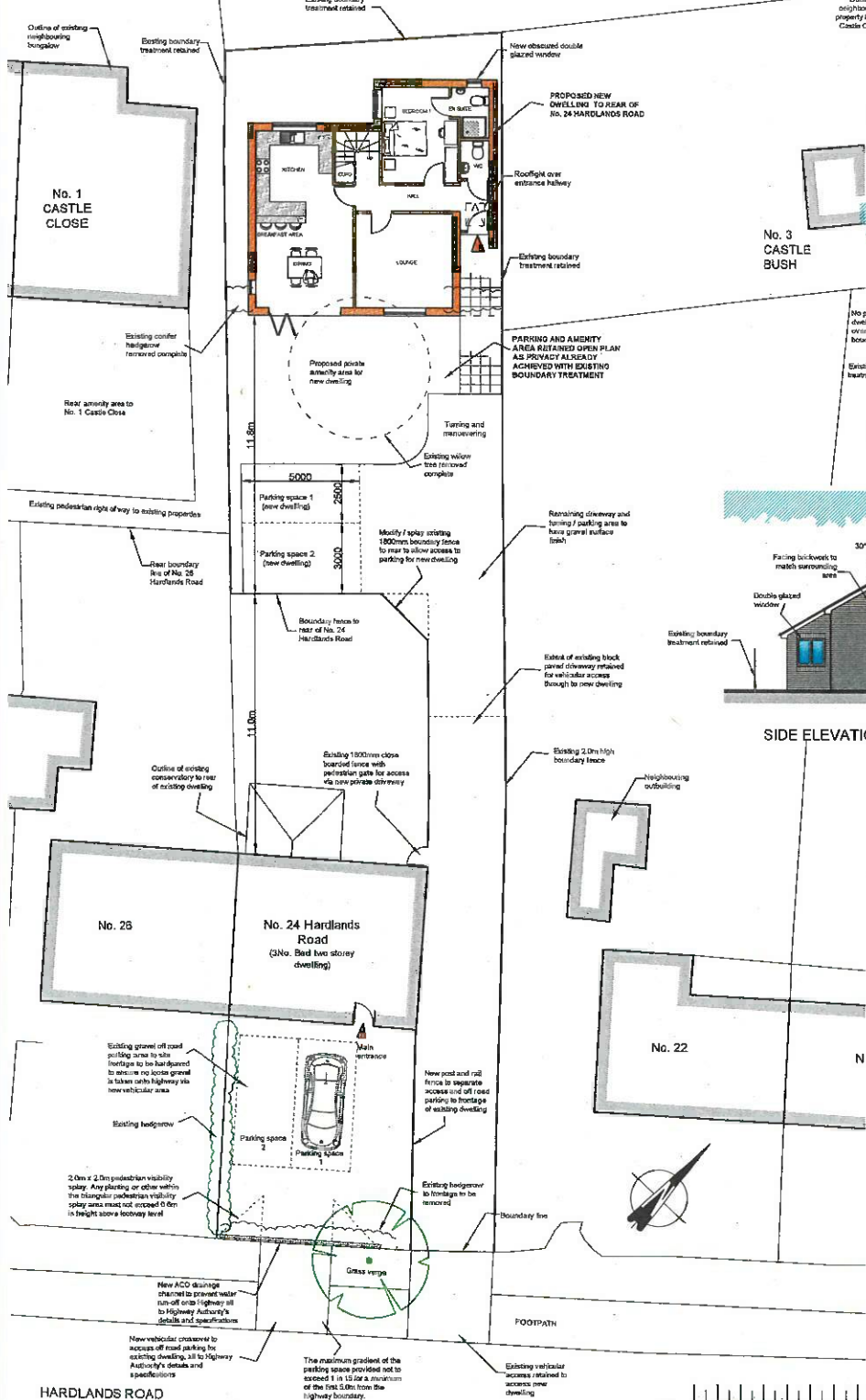
FRONT ELEVATION (SOUTH EAST)



REAR ELEVATION (NORTH WEST)



SIDE ELEVATION (SOUTH WEST)



SITE / GROUND FLOOR PLAN

GROSS INTERNAL AREA	
GROUND FLOOR	77m ²
FIRST FLOOR	46m ²
TOTAL	123m²

SITE AREA - 380sqm



FLOOR PLAN & ELEVATIONS

THIS IS NOT A WORKING DRAWING AND IS FOR PLANNING ONLY, ANY BUILDING WORKS UNDERTAKEN WITHOUT MORE DETAILED INFORMATION AT CLIENT'S OWN RISK

REVISION A: Existing corner hedge now added. A.N. 03/02/2020

AS PROPOSED

ARCHITECTURAL SOLUTIONS

5 South Parkway Close
Rural Spine
Buckingham
MK3 2BJ

Office: 01494 54477
01494 54478

CLIENT:
MR. A. SHORTT

JOB DESCRIPTION:
PROPOSED NEW DWELLING TO REAR TOGETHER WITH NEW VEHICULAR ACCESS TO SERVE EXISTING DWELLING AT No. 24 HARDLANDS ROAD, DUSTON, NORTH-HAMPTON, NNS 5LN

SCALE: 1:100 @ A1 **DATE:** 08-01-2020

DRAWN BY: P.D. **DRAWING No.:** 18 / S313 / 101a

ALL CLIENTS ARE TO BE ADVISED ON SITE VISUAL CONSTRUCTION AND TO PROVIDE THE NECESSARY INFORMATION AND ACCESS WITH APPROPRIATE SOLUTIONS PRIOR TO PROCEEDING

THIS DRAWING IS THE PROPERTY OF ARCHITECTURAL SOLUTIONS AND MUST NOT BE COPIED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT

NEVER USE SAFETY CRITICAL DESIGN UNLESS IT HAS BEEN SPECIFICALLY DESIGNED FOR THAT PURPOSE

THIS DRAWING IS FOR THE USE OF THE PERSONAL CLIENT. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE ARCHITECTURAL SOLUTIONS WILL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DRAWING FOR ANY OTHER PURPOSE. THE ARCHITECTURAL SOLUTIONS WILL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DRAWING FOR ANY OTHER PURPOSE.



**NORTHAMPTON
BOROUGH COUNCIL**

PLANNING NOTICE

**TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015**

Application Reference No: N/2020/0125

Take notice that an application has been made to the Northampton Borough Council to carry out the following:

PROPOSAL	NEW DWELLING TO REAR OF EXISTING PROPERTY TOGETHER WITH NEW VEHICULAR ACCESS
LOCATION	24 HARDLANDS ROAD, NORTHAMPTON, NN5 6LN
APPLICANT	MR A SHORTT

A copy of the documentation, plans and the accompanying details are available for inspection on-line www.northampton.gov.uk, click on "Planning", and then on "Planning Search Facility". They can also be viewed electronically at the Planning Division, The Guildhall, St Giles Square, Northampton. The offices open from 9am to 5pm Monday to Friday.

Any person who wishes to make representations should write to the Planning Division, The Guildhall, St Giles Square, Northampton, or email planning@northampton.gov.uk, within **21 days** of the date of this notice quoting the application reference number.

All comments received will become background papers (as defined in the Access to Information Act 1985) and accordingly will be available for public inspection, and will be published on the Council website.

It should be noted that details of this application may have also been publicised by a press notice and the date shown thereon (if later than that advised above) is the last date by which representations will be accepted.

Date:

**Peter Baguley
Director of Planning & Sustainability – Planning Service**

Northampton Borough Council
Planning Office
The Guildhall
St Giles Square
Northampton
NN1 1DE



**Proposed Base
Installation
Upgrade at Cell
Sites**

Our Ref: CTIL 302390, TEF N/A, VF 18854

10th February 2020

The Parish Clerk
Mr J Gleich
Duston Parish Council
Duston Community Centre
Pendle Road
Duston
Northamptonshire
NN5 6DT

Dear Mr Gleich,

PROPOSED BASE STATION INSTALLATION UPGRADE AT CELL SITE CTIL 302390, TEF N/A, VF 18854, BANTS LANE SW, BANTS LANE, NORTHAMPTON, NORTHAMPTONSHIRE, NN5 6AH. NGR: E: 473400, N: 261469

Cornerstone and Vodafone's identified this site as suitable for an equipment upgrade, whilst the plan across much of the rollout of 5G is to implement a single, shared structure, in this context, that is not feasible. As such, in order to effectively 'upgrade' the existing Vodafone installation particularly to accommodate 5G, it will be necessary to plan for an additional streetworks solution in proximity to the existing installation, and, wherever feasible, it will be similar in appearance. The purpose of this letter is to consult with you and seek your views on our proposal before any planning submission is made. We understand that you are not always able to provide site specific comments, however, Cornerstone and Vodafone are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of Vodafone's continued network improvement program, there is a specific requirement for a radio base station upgrade at this location provide improved technical provisions (LTE), greater capacity and coverage in the area.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones and other devices we rely on simply won't work.

It is proposed to effectively 'upgrade' an existing installation at:

- Bants Lane SW, Bants Lane, Northampton, Northamptonshire, NN5 6AH. NGR: E: 473400, N: 261469.
- It is proposed to effectively 'upgrade' the existing Vodafone installation particularly to accommodate 5G with the installation of an additional 20.0m pole, install 1no. equipment cabinet and ancillary works including a meter cabinet. For Full details please refer to enclosed drawings.

The Local Planning Authority must register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Vodafone's installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

In order to give you time to send your comments or request further information, we commit to allow at least 14 days before an application is submitted to the Local Planning Authority. This 14 day period starts from the date at the top of this letter.

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments.

We look forward to receiving any comments you may have on the proposal.

Yours faithfully,

Tony Hosker
Consultant Planner
Sitec Infrastructure Services Ltd

e-mail: thosker@sitec-is.co.uk

07788 101 986

(for and on behalf of Cornerstone and Vodafone Ltd)

Our Ref: CTIL 302286, TEF N/A, VF 18872

10th February 2020

The Parish Clerk
Mr J Gleich
Duston Parish Council
Duston Community Centre
Pendle Road
Duston
Northamptonshire
NN5 6DT

Dear Mr Gleich,

PROPOSED BASE STATION INSTALLATION UPGRADE AT CELL SITE CTIL 302286, TEF N/A, VF 18872, MAIN ROAD SW, MAIN ROAD, KERRFIELD ESTATE, NORTHAMPTON, NN5 6JX. NGR: E: 471873, N: 261360

Cornerstone and Vodafone's identified this site as suitable for an equipment upgrade, whilst the plan across much of the rollout of 5G is to implement a single, shared structure, in this context, that is not feasible. As such, in order to effectively 'upgrade' the existing Vodafone installation particularly to accommodate 5G, it will be necessary to plan for an additional streetworks solution in proximity to the existing installation, and, wherever feasible, it will be similar in appearance. The purpose of this letter is to consult with you and seek your views on our proposal before any planning submission is made. We understand that you are not always able to provide site specific comments, however, Cornerstone and Vodafone are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of Vodafone's continued network improvement program, there is a specific requirement for a radio base station upgrade at this location provide improved technical provisions (LTE), greater capacity and coverage in the area.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones and other devices we rely on simply won't work.

It is proposed to effectively 'upgrade' an existing installation at:

- Main Road SW, Main Road, Kerrfield Estate, Northampton, NN5 6JX. NGR: E: 471873, N: 261360.
- It is proposed to effectively 'upgrade' the existing Vodafone installation particularly to accommodate 5G with the installation of an additional 20.0m pole, install 1no. equipment cabinet and ancillary works including a meter cabinet. For Full details please refer to enclosed drawings.

The Local Planning Authority must register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Vodafone's installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

In order to give you time to send your comments or request further information, we commit to allow at least 14 days before an application is submitted to the Local Planning Authority. This 14 day period starts from the date at the top of this letter.

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments.

We look forward to receiving any comments you may have on the proposal.

Yours faithfully,

Tony Hosker
Consultant Planner
Sitec Infrastructure Services Ltd

e-mail: thosker@sitec-is.co.uk

07788 101 986

(for and on behalf of Cornerstone and Vodafone Ltd)

ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE
 N.G.S.R E: 471873 N: 261360

DIRECTIONS TO SITE:
 HEADING NORTH ON THE M1 EXIT AT JUNCTION 18 AND AT THE ROUNDABOUT TAKE THE 3RD EXIT FOR W4500 (WEDON). FROM THE W4500 ROAD FOR APPROX. 3.3 MILES THEN TURN LEFT ONTO MILLWAY. AT THE ROUNDABOUT TAKE THE 1ST EXIT ONTO MAIN ROAD. AT THE ROUNDABOUT TAKE THE 2ND EXIT TO STAY ON MAIN ROAD. SITE IS LOCATED ON THE LEFT HAND SIDE BEHIND BUS STOP.

NOTES:

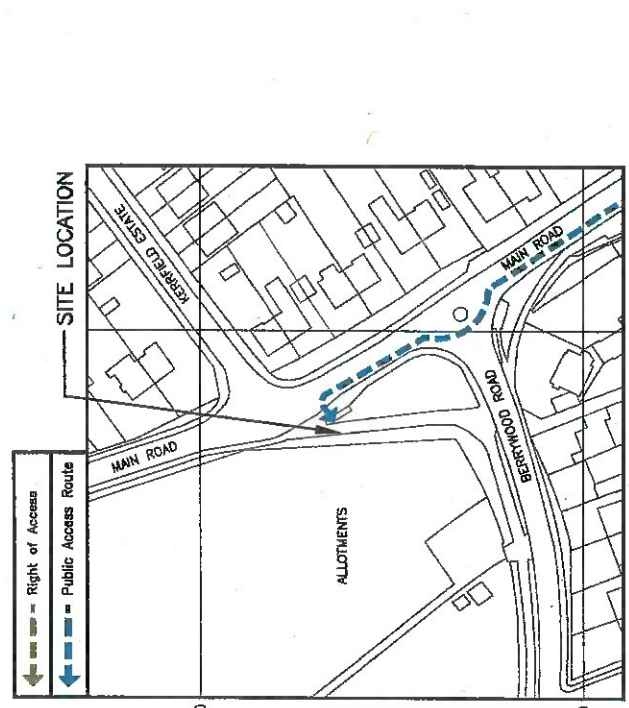
REV	DESCRIPTION	BY	CH	DATE
1	ISSUED FOR APPROVAL			28.01.20



Cell Name	MAIN ROAD SW	OP	A
Cell ID No		VF	
CTIL	30228600	TEF	N/A
VF			18872_0

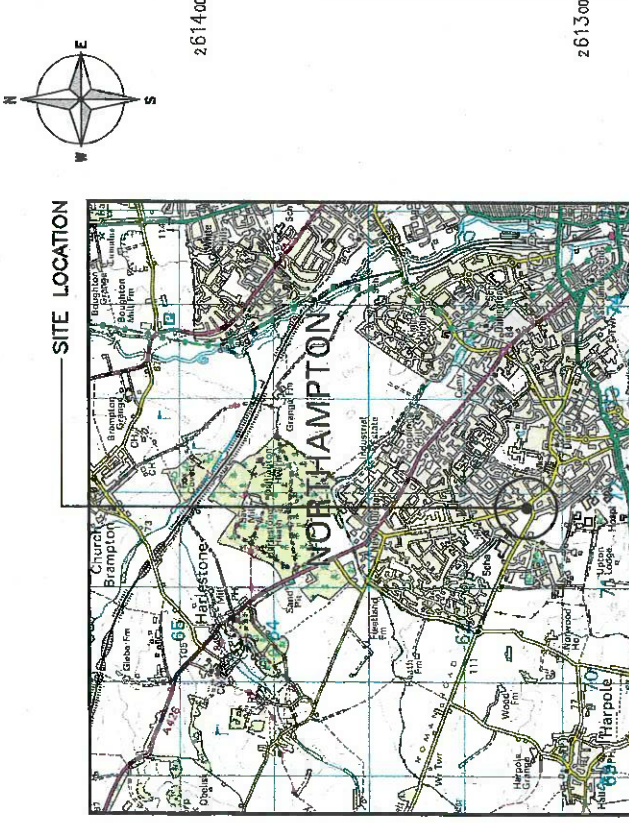
Site Address / Contact Details
 MAIN ROAD
 KERRFIELD ESTATE
 NORTHAMPTON
 NN5 6JX

Dwg Rev.	A	Product Issue	A
Purpose of Issue:	PLANNING	Original Issue:	A3
Drawing Number:	100	Checked:	SRES
Drawn By:	SRES	Date:	28.01.20
Drawn:	SRES	Date:	28.01.20



DETAILED SITE LOCATION
 (Scale 1:1250)

Based upon Ordnance Survey map extract with the permission of the Controller of Her Majesty's Stationery Office. Crown copyright. Licence No. 100047947



SITE LOCATION
 (Scale 1:50000)

Ordnance Survey map extract based upon Landranger map series with the permission of the controller of Her Majesty's Stationery Office. Licence No. 100047947. Crown copyright.



SITE PHOTOGRAPH

ORIGINAL SCALE AT A3 - 1:1250
ALL DIMENSIONS IN METRES

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.G.R E: 471873 N: 261360
 NOTES:

REV	DESCRIPTION	BY	CHK	DATE
A	ISSUED FOR APPROVAL			28.01.20

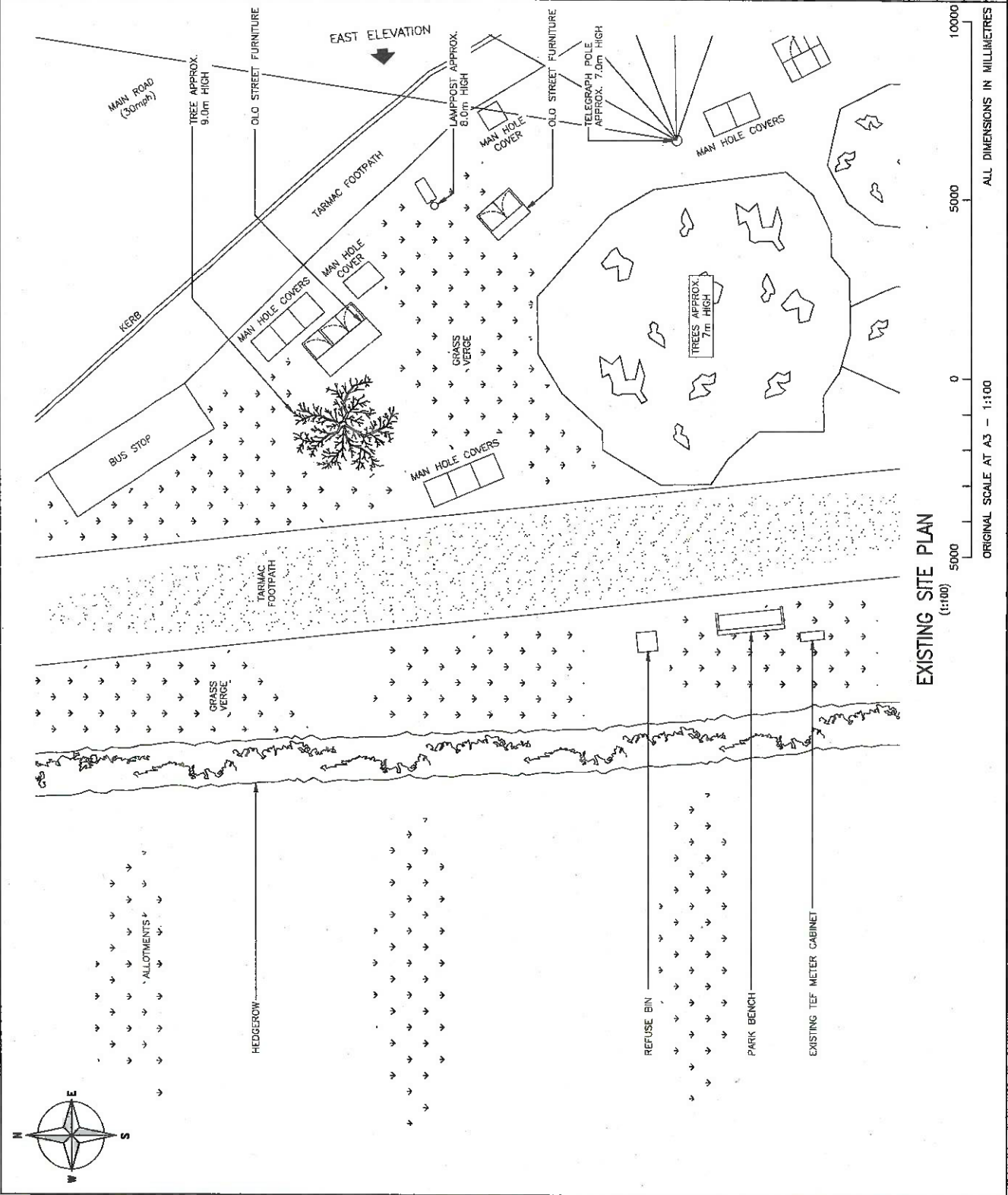


vodafone
 CTIL - BEACON 3

Cell Name	MAIN ROAD SW	OBJE	A
Cell ID No	N/A	VF	18872_0
CTIL	30228600	TEF	

Site Address / Contact Details
 MAIN ROAD
 KERRELD ESTATE
 NORTHAMPTON
 NN5 6UX

Drawing Title	EXISTING SITE PLAN
Purpose of Issue	PLANNING
Drawing Number	200
Drawn By	SIBC
Checked By	SIBC
Date	28.01.20
Original Sheet Size	A3
Printed Date	28.01.20
Printed Scale	A



EXISTING SITE PLAN
 (1:100)

ORIGINAL SCALE AT A3 - 1:100
 ALL DIMENSIONS IN MILLIMETRES

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.G.R. E: 471873 N: 261360

NOTES:
 DESIGN & COLUMN LOCATION IS SUBJECT TO SOIL INVESTIGATION TO ENSURE THAT THE SOIL CONDITIONS ENCOUNTERED AT EACH SITE MEET, OR ARE BETTER THAN, THE DEFINED MINIMUM REQUIRED BY MANUFACTURERS SPECIFICATION. CONFIRMATION IS REQUIRED PRIOR TO COMMENCING WORKS
 EXISTING TELEGRAPH POLE TO BE REMOVED AND RELOCATED AROUND NEW V.F. STREETWORKS POLE EQUIPMENT CABINETS & RE-INSTALLED WITHIN A SECTION OF SPLIT DUCTING TO ACHIEVE MIN. 500mm EASEMENT DISTANCE

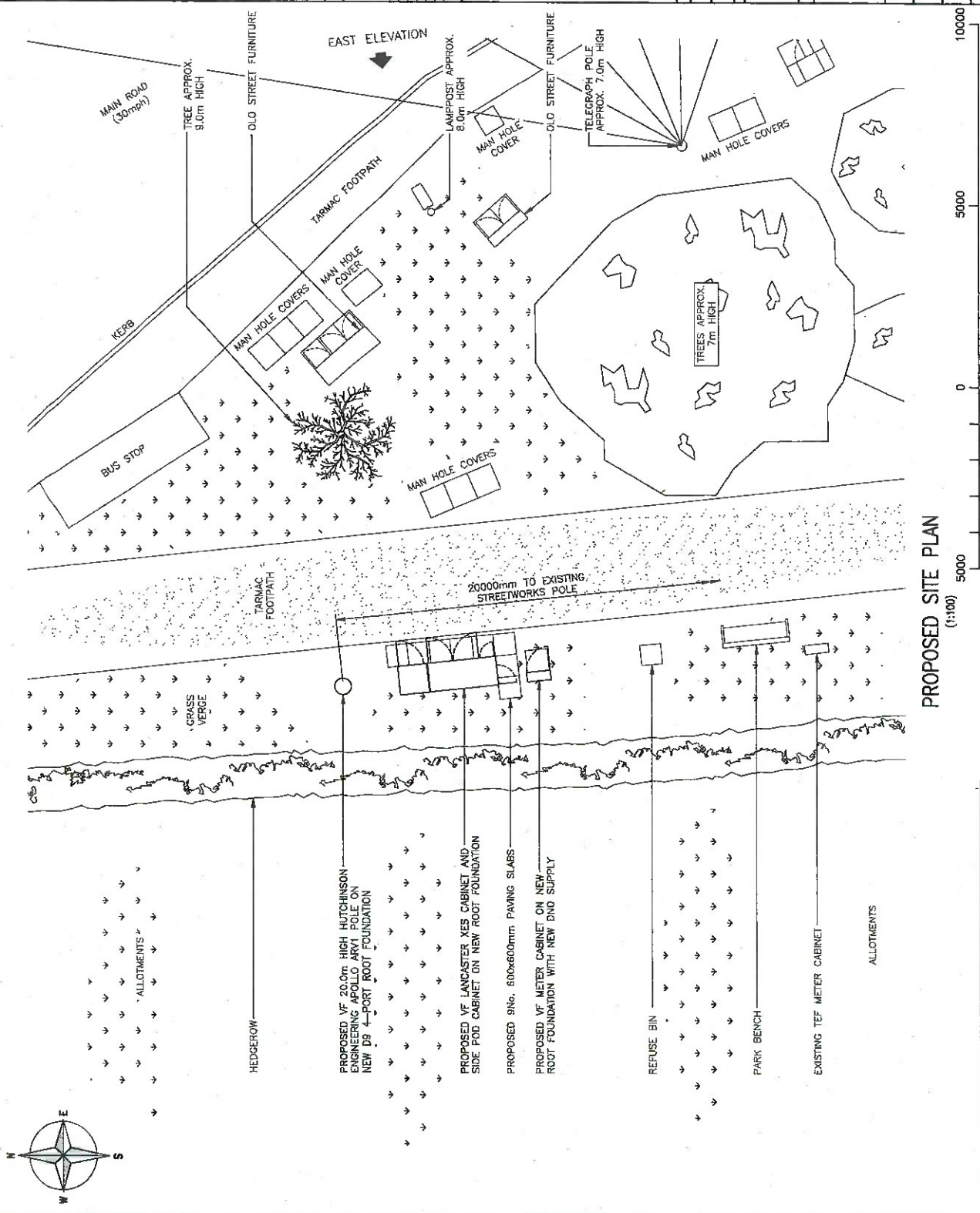
REV	DESCRIPTION	BY	CHK	DATE
A	Issued for Approval	SDN	SDN	28.01.20



Cell Name	MAIN ROAD SW	Opt	A
Cell ID No		VF	
TEF			
30228600	N/A	18872_0	

Site Address / Contact Details
 MAIN ROAD
 KERRELD ESTATE
 NORTHAMPTON
 NN5 6JX

Drawing Title	PROPOSED SITE PLAN
Purpose of Issue	PLANNING
Dwg No	201
Rev	A
Original Date	28.01.20
Drawn By	SDN
Checked By	SDN
Issue Date	28.01.20



PROPOSED SITE PLAN
 (1:100)



The drawings comply with Vodafone Standard ICNIRP guidelines.
 Designed in accordance with CTIL document: SDN0003

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.G.R. E: 471873 N: 261360

NOTES:

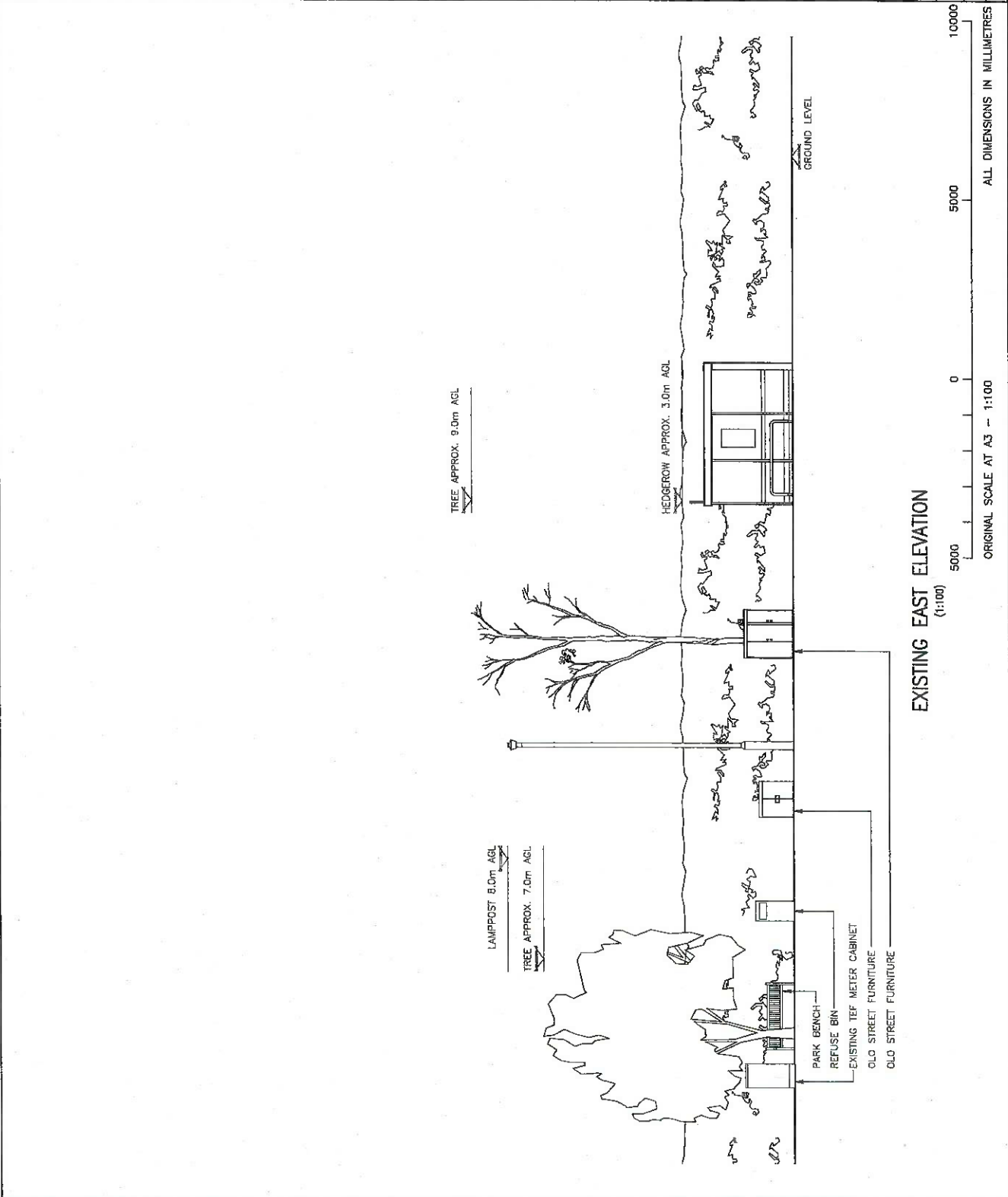
REV	BY	CH	DATE
A	REVISION		20/01/20
MODIFICATION			



Cell Name	Opt.
MAIN ROAD SW	A
Cell ID No	
CTIL	VF
TEF	
30228600	N/A
18872_0	

Site Address / Contact Details
 MAIN ROAD
 KEEBLEE ESTATE
 NOTTINGHAM
 NNG 6X

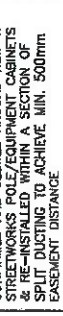
Drawing Title	EXISTING SITE ELEVATION
Purpose of Issue	PLANNING
Drawing Number	300
Original Sheet Size	A3
Drawn By	DATE
Checked By	DATE
Surveys By	DATE
Scale	DATE
Sheet	DATE
Page	DATE
Rev	DATE



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.G.R E: 471873 N: 261360

NOTES:
 DESIGN & COLUMN LOCATION IS SUBJECT TO CONFIRMATION FROM GEOTECHNICAL INVESTIGATION TO ENSURE THAT THE SOIL CONDITIONS ARE SUITABLE FOR THE PROPOSED MOUNTING. THE FOUNDATION SHALL BE DESIGNED TO MEET OR BE BETTER THAN THE DEFINED MINIMUM REQUIRED BY MANUFACTURERS SPECIFICATION. CONFIRMATION IS REQUIRED PRIOR TO COMMENCING WORKS
 EXISTING BT CABLE LOCATION TO BE CONFIRMED AND SLEWED AROUND NEW VF STREETWORKS POLE/EQUIPMENT CABINETS TO BE INSTALLED WITH A SECTION OF SPUR DUCTING TO ACHIEVE MIN. 500mm EASEMENT DISTANCE

REV	A	Issued for Approval	20/01/20
REV	B	Modification	BY/CH DATE



Cell Name	MAIN ROAD SW
Cell ID No	N/A
Cell ID No	18872_0

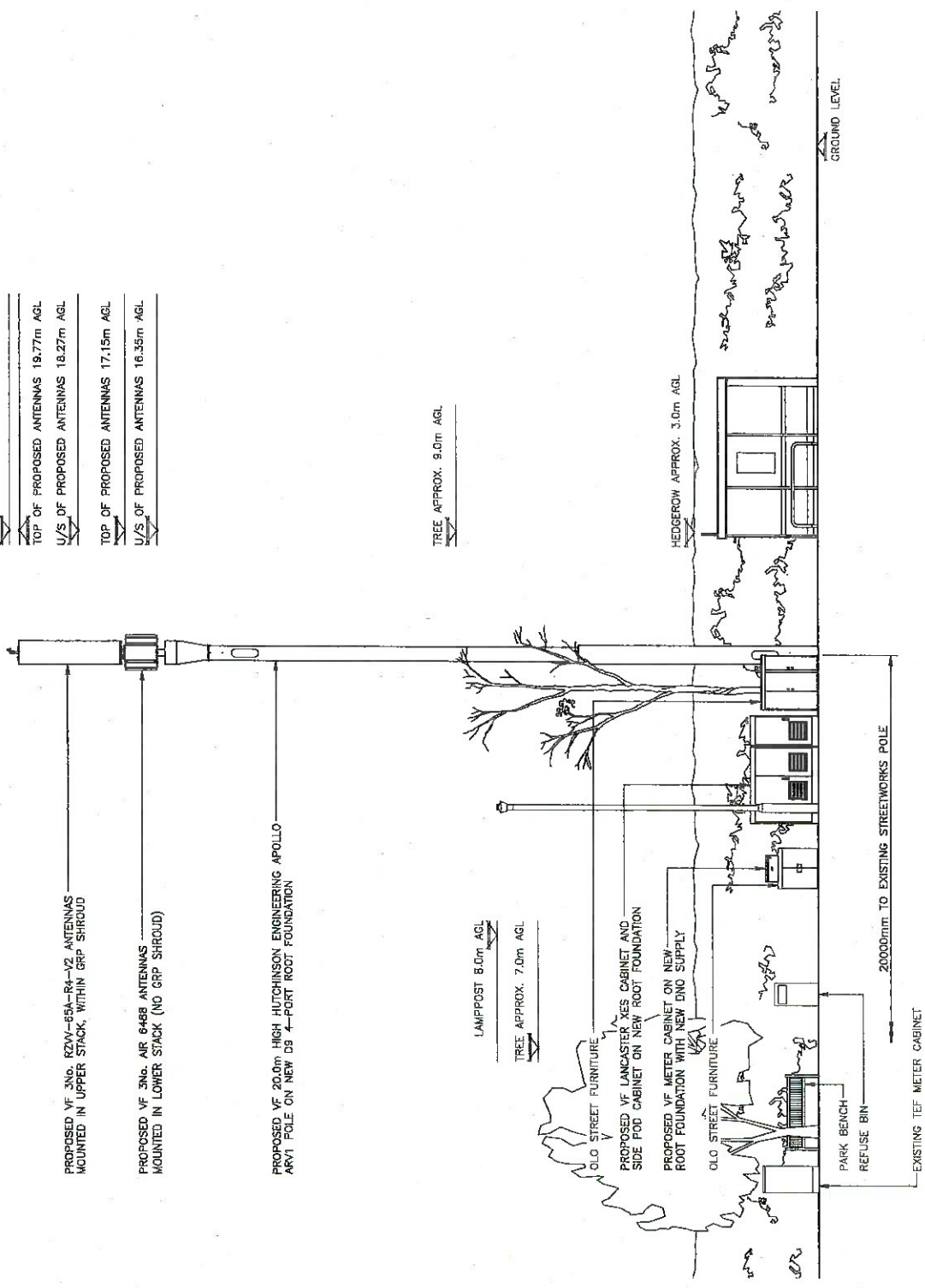
Site Address / Contact Details	MAIN ROAD KERFIELD ESTATE NORTHAMPTON NN5 6LX
--------------------------------	--

Drawing Title	PROPOSED SITE ELEVATION
Purpose of Issue	PLANNING
Drawing Number	361
Drawn By	Sitec
Checked By	Sitec
Scale	20/01/20
Issue Date	20/01/20

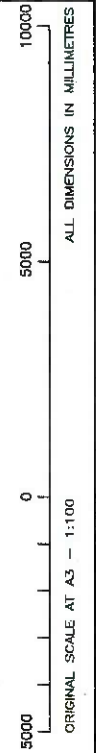
- TOP OF PROPOSED POLE 20.0m AGL
- TOP OF PROPOSED ANTENNAS 19.77m AGL
- U/S OF PROPOSED ANTENNAS 18.27m AGL
- TOP OF PROPOSED ANTENNAS 17.15m AGL
- U/S OF PROPOSED ANTENNAS 16.35m AGL

TREE APPROX. 9.0m AGL

HEDGEROW APPROX. 3.0m AGL



PROPOSED EAST ELEVATION
(1:100)



The drawings comply with Vodafone Standard ICNIRP guidelines.
 Designed in accordance with CTIL document: SDN0009

Our Ref: CTIL 302265, TEF N/A, VF 18787

10th February 2020

The Parish Clerk
Mr J Gleich
Duston Parish Council
Duston Community Centre
Pendle Road
Duston
Northamptonshire
NN5 6DT

Dear Mr Gleich,

PROPOSED BASE STATION INSTALLATION UPGRADE AT CELL SITE CTIL 302265, TEF N/A, VF 18787, SANDY LANE SW 2, NEW SANDY LANE, HARPOLE, NORTHAMPTON, NN5 6HE. NGR: E: 470527, N: 261901

Cornerstone and Vodafone's identified this site as suitable for an equipment upgrade, whilst the plan across much of the rollout of 5G is to implement a single, shared structure, in this context, that is not feasible. As such, in order to effectively 'upgrade' the existing Vodafone installation particularly to accommodate 5G, it will be necessary to plan for an additional streetworks solution in proximity to the existing installation, and, wherever feasible, it will be similar in appearance. The purpose of this letter is to consult with you and seek your views on our proposal before any planning submission is made. We understand that you are not always able to provide site specific comments, however, Cornerstone and Vodafone are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of Vodafone's continued network improvement program, there is a specific requirement for a radio base station upgrade at this location provide improved technical provisions (LTE), greater capacity and coverage in the area.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones and other devices we rely on simply won't work.

It is proposed to effectively 'upgrade' an existing installation at:

- Sandy Lane SW 2, New Sandy Lane, Harpole, Northampton, NN5 6HE. NGR: E: 470527, N: 261901.
- It is proposed to effectively 'upgrade' the existing Vodafone installation particularly to accommodate 5G with the installation of an additional 20.0m pole, install 1no. equipment cabinet and ancillary works including a meter cabinet. For Full details please refer to enclosed drawings.

The Local Planning Authority must register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Vodafone's installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

In order to give you time to send your comments or request further information, we commit to allow at least 14 days before an application is submitted to the Local Planning Authority. This 14 day period starts from the date at the top of this letter.

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments.

We look forward to receiving any comments you may have on the proposal.

Yours faithfully,

Tony Hosker
Consultant Planner
Sitec Infrastructure Services Ltd

e-mail: thosker@sitec-is.co.uk

07788 101 986

(for and on behalf of Cornerstone and Vodafone Ltd)

ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE

N.G.R. E: 470527 N: 261901

DIRECTIONS TO SITE:
 HEADING SOUTH-EAST ON M1, EXIT AT
 JCN 16 TOWARDS NORTHAMPTON (WEST).
 AT THE ROUNDABOUT, TAKE THE 1ST EXIT
 ONTO WEDON ROAD/A4500. CONTINUE
 TOWARDS THE 1ST EXIT ONTO SANDY LANE,
 TAKE THE 1ST EXIT ONTO SANDY LANE
 AND CONTINUE FOR 1.1 MILES AND AT THE
 ROUNDABOUT, TAKE THE 1ST EXIT ONTO
 ROMAN ROAD, THEN IMMEDIATELY TAKE
 2ND EXIT ONTO NEW SANDY LANE.
 SITE IS LOCATED ON RIGHT HAND SIDE

NOTES:

REV	REASON FOR AMENDMENT	BY	CH	DATE
A	Issued for Approval			31.01.20



Cell Name	SANDY LANE SW2
Cell ID No	
CTIL	TEF
CTIL	VF
30226500	N/A
18787_0	

Site Address / Contact Details

NEW SANDY LANE
 HARPOLE
 NORTHAMPTON
 NN5 6HE

Drawing Title: SITE LOCATION MAPS

Purpose of Issue: PLANNING

Dwg No: 100

Dwg Rev: A

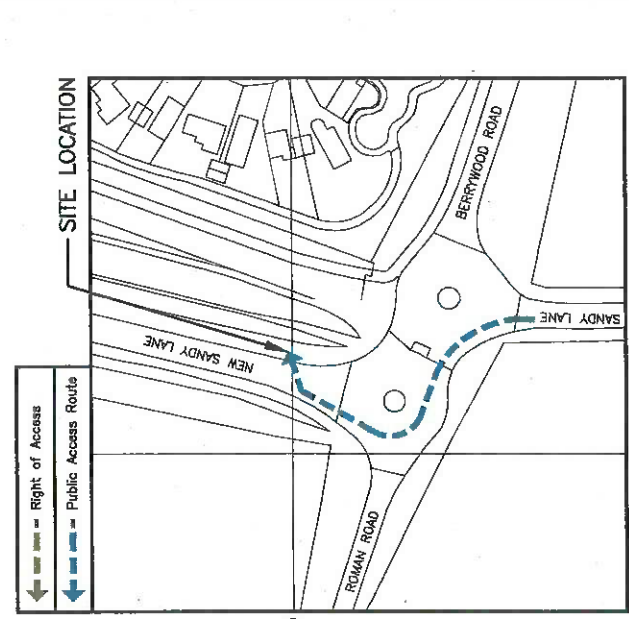
Drawn by: SITEC

Checked: 31.01.20

Scale: SITEC

Date: 31.01.20

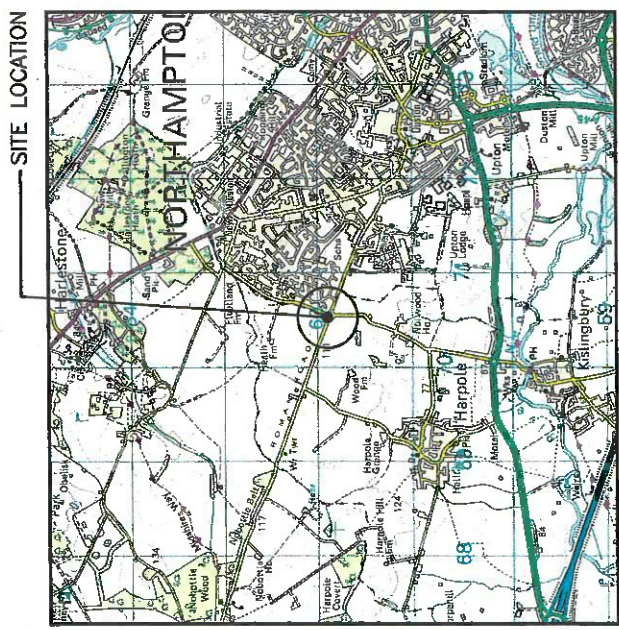
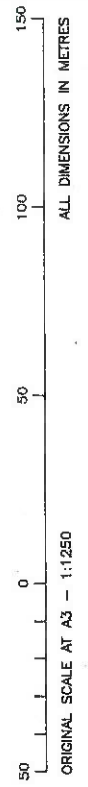
Issue: A



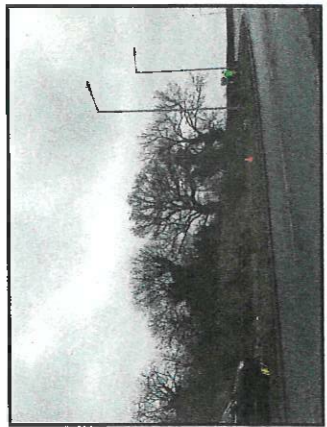
470500

261900

DETAILED SITE LOCATION
 (Scale 1:1250)
 Based upon Ordnance Survey map extract
 with the permission of the Controller of
 Her Majesty's Stationary Office.
 Crown copyright.
 Licence No. 100047947



SITE LOCATION
 (Scale 1:50000)
 based upon Ordnance Survey map series
 with the permission of the controller of
 Her Majesty's Stationary Office
 Licence No. 100047947
 Crown copyright.



SITE PHOTOGRAPH

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.G.R. E: 470527 N: 261901

NOTES:

REV	LEVEL/AC APPROVAL	MODIFICATION	BY	CH	DATE
A	Level/AC Approval				31/01/20

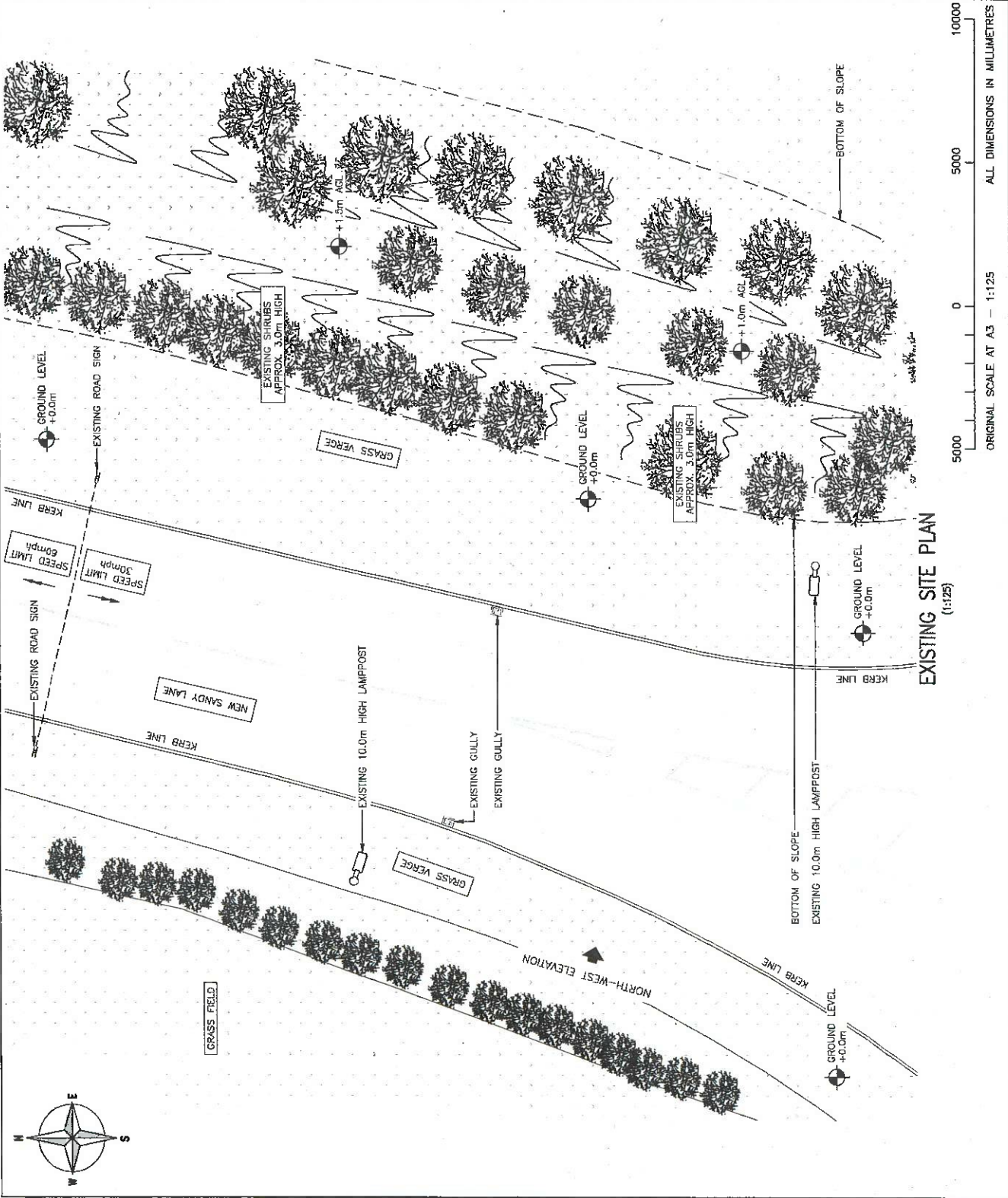


Cell Name	Opt.
SANDY LANE SW2	A

Cell ID No	VF
CTIL	TEF
30226500	N/A
	18787_0

Site Address / Contact Details
 NEW SANDY LANE
 HARROLD
 NORTHAMPTON
 NN5 0RE

Drawing Title:	EXISTING SITE PLAN
Purpose of Issue:	PLANNING
Drawing Number:	200
Drawn By:	3/10/20
Checked By:	3/10/20
Drawn:	3/10/20
Checked:	3/10/20
Drawn:	3/10/20
Checked:	3/10/20



EXISTING SITE PLAN
 (1:125)

5000 0 5000 10000
 ALL DIMENSIONS IN MILLIMETRES
 ORIGINAL SCALE AT A3 - 1:125

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.G.R. E: 470527 N: 261901

NOTES:
 DESIGN & COLUMN LOCATION IS SUBJECT TO CONFIRMATION FROM GEOTECHNICAL INVESTIGATION TO ENSURE THAT THE SOIL INVESTIGATION IS DEEPER THAN THE DEEPEST AGED OR ARE BETTER THAN THE DEFINED MINIMUM REQUIRED BY MANUFACTURERS SPECIFICATION. CONFIRMATION IS REQUIRED PRIOR TO COMMENCING WORKS

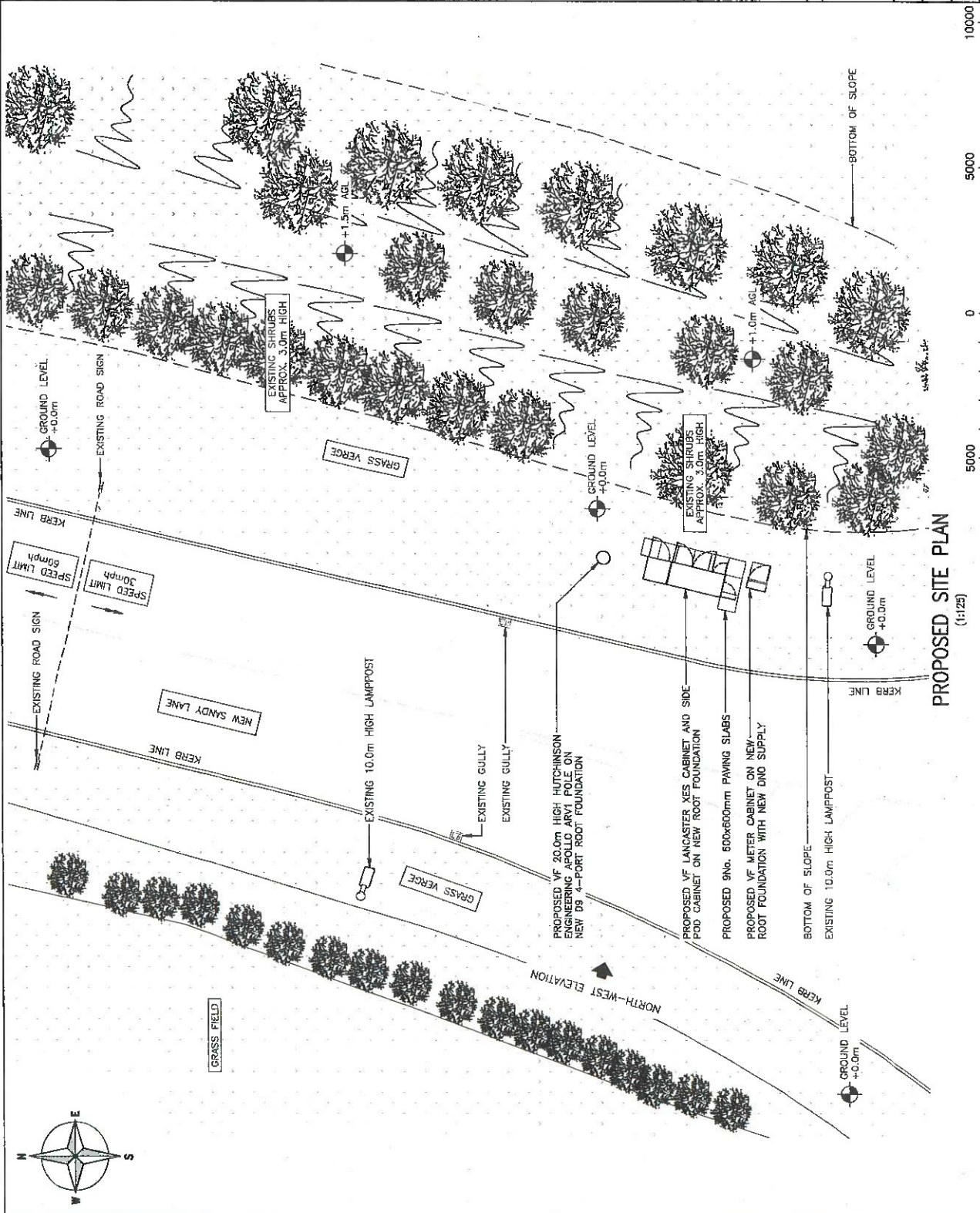
GEOLOGICAL STRATUM:
 NORTHON HILLS FORMER MEMBER NORTHON HILLS FORMER MEMBER SHOWS SIGNS OF BEDROCK SHALLOWER THAN PROPOSED FOUNDATION DEPTH

REV	REASON FOR APPROVAL	DATE	BY	CHK	DATE
A	Issued for Approval	31.01.20			

Cell Name	SANDY LANE SW2
Cell ID No	
CTIL	30226500
TEF	N/A
VF	18787_0

Site Address / Contact Details
 NEW SANDY LANE
 HARSOLE
 NORTHAMPTON
 NN15 6HE

Drawing Title:	PROPOSED SITE PLAN
Purpose of Issue:	PLANNING
Drawing Number:	201
Original Issue Size:	A
Drawn By:	SDS
Checked By:	SDS
Drawn Date:	31.01.20
Checked Date:	31.01.20
Drawn By:	SDS
Checked By:	SDS
Drawn Date:	31.01.20
Checked Date:	31.01.20



PROPOSED SITE PLAN (1:125)

ORIGINAL SCALE AT A3 -- 1:125

ALL DIMENSIONS IN MILLIMETRES


5000 0 5000 10000




The drawings comply with Vodafone Standard ICNIRP guidelines.
 Designed in accordance with CTIL document: SDN0003

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.G.R. E: 470527 N: 261901
 NOTES:

REV	DESCRIPTION	BY	CHK	DATE
A	ISSUED FOR APPROVAL			31.01.20



ERICSSON



vodafone

CTIL - BEACON 3

Cell Name: SANDY LANE SW2

Cell ID No: N/A

Opt: A

CTIL: 30226500

TEF: N/A

VF: 18787_0

Site Address / Contact Details

NEW SANDY LANE
 HARPOLE
 NORTHAMPTON
 NN5 6HE

Drawing Title: EXISTING SITE ELEVATION	
Purpose of Issue: PLANNING	Dwg Rev: A
Drawing Number: 300	Original Sheet Size: A3
Drawn By: SITE	Checked: A3
Date: 31.01.20	Drawn: SITE
	Date: 31.01.20
	Drawn: A

TREE HEIGHT APPROX. 15.0m AGL

JANUPOST 10.0m AGL

SHRUBS HEIGHT APPROX. 3.0m AGL

TOP OF SLOPE 1.5m AGL

GROUND LEVEL

EXISTING ROAD SIGN

SPEED LIMIT 60mph

SPEED LIMIT 30mph

EXISTING NORTH—WEST ELEVATION



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.G.R. E: 470527 N: 261901

NOTES:

DESIGN & COLUMN LOCATION IS SUBJECT TO CONSTRUCTION OF FOUNDATION INVESTIGATION TO ENSURE THAT THE SOIL CONDITIONS ENCOUNTERED AT EACH SITE MEET, OR ARE BETTER THAN, THE DEFINED MINIMUM REQUIRED BY MANUFACTURERS SPECIFICATION. CONFIRMATION IS REQUIRED PRIOR TO COMMENCING WORKS

GEOLOGICAL STRATIGRAPHY TO BE OBTAINED FROM EXISTING NEAREST BORE HOLE DATA SHOWS SIGNS OF BEDROCK SHALLOWER THAN PROPOSED FOUNDATION DEPTH

PROPOSED VF 3No. RZVW-65A-R4-V2 ANTENNAS MOUNTED IN UPPER STACK, WITH-IN GRP SHROUD

PROPOSED VF 3No. AIR 648B ANTENNAS MOUNTED IN LOWER STACK (NO GRP SHROUD)

TREE HEIGHT APPROX. 15.0m AGL

PROPOSED VF 20.0m HIGH HUTCHINSON ENGINEERING APOLLO ARV1 POLE ON NEW DB 4-PORT ROOT FOUNDATION

LAMPPOST 10.0m AGL

SHEDS HEIGHT APPROX. 3.0m AGL

TOP OF SLOPE 1.5m AGL

GROUND LEVEL

EXISTING ROAD SIGN

SPEED LIMIT 60mph

SPEED LIMIT 30mph

PROPOSED VF METER CABINET ON NEW ROOT FOUNDATION WITH NEW DNO SUPPLY

PROPOSED VF LANCASTER YES CABINET AND SIDE POD CABINET ON NEW ROOT FOUNDATION

TOP OF PROPOSED POLE 20.0m AGL

TOP OF PROPOSED ANTENNAS 19.77m AGL

U/S OF PROPOSED ANTENNAS 18.27m AGL

TOP OF PROPOSED ANTENNAS 17.15m AGL

U/S OF PROPOSED ANTENNAS 16.35m AGL

REV	DESCRIPTION	BY	CHK	DATE
1	ISSUED FOR APPROVAL			31.01.20



CTIL - BEACON 3
 SANDY LAKE SW2

Cell ID No
 N/A

30228500

18787_0

Site Address / Contact Details
 NEW SANDY LAKE
 HARPOLE
 NORTHAMPTON
 NN5 6HE

Drawing Title:
 PROPOSED SITE ELEVATION

Purpose of Issue:
 PLANNING

Dwg Ref:
 A

Drawing Number:
 301

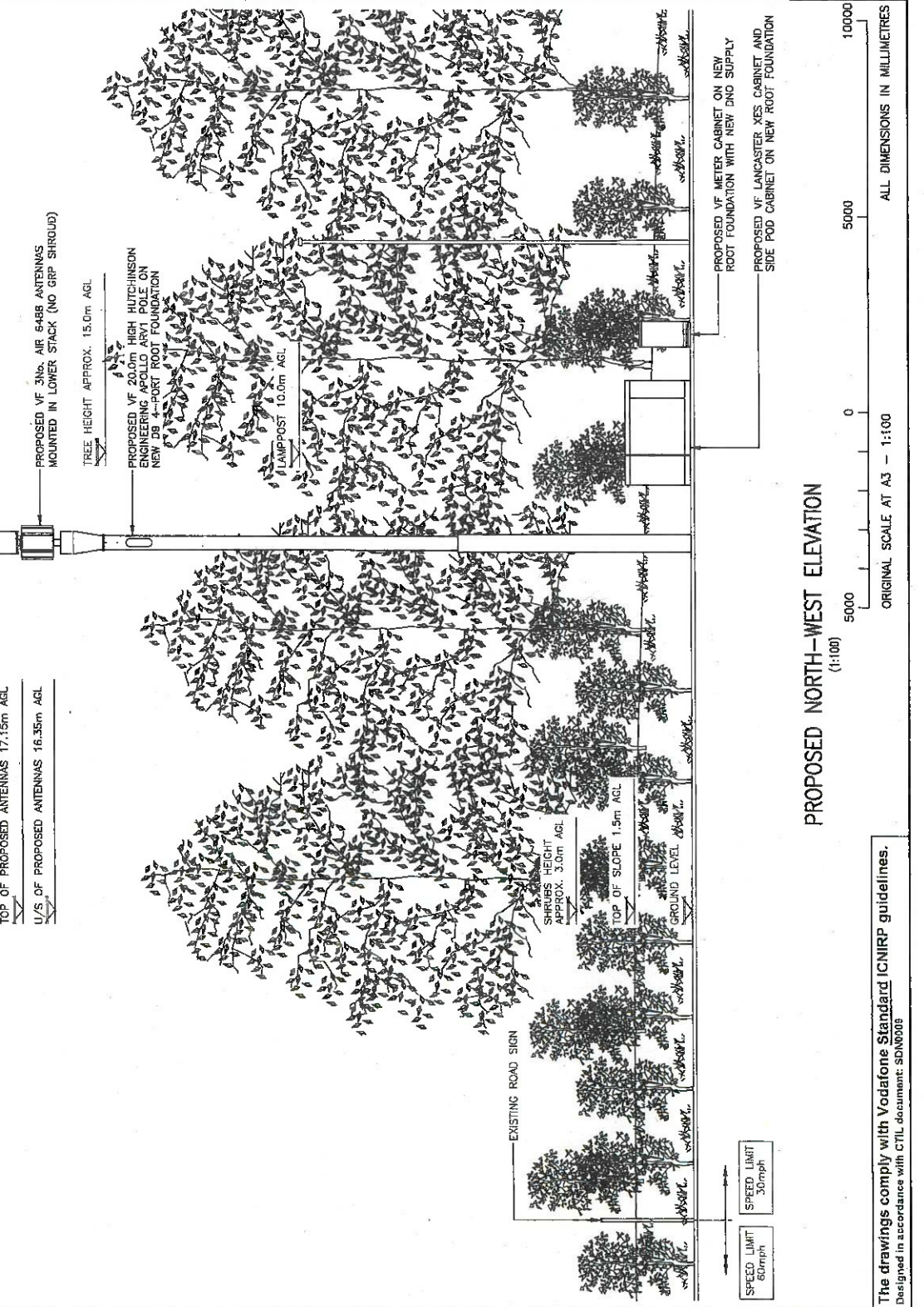
Original Sheet Size:
 A3

Drawn By:
 STEC

Checked By:
 STEC

Date:
 31.01.20

Issue Date:
 31.01.20



PROPOSED NORTH-WEST ELEVATION
 (1:100)

ORIGINAL SCALE AT A3 - 1:100

ALL DIMENSIONS IN MILLIMETRES

The drawings comply with Vodafone Standard ICNIRP guidelines.
 Designed in accordance with CTIL document: SDN0008

