Agenda

Planning Committee
Wednesday 13th January 2010 at 7.00 pm

Council Chamber, Swanspool House, Doddington Road,
Wellingborough, Northamptonshire NN8 1BP

1. Apologies for absence (if any).
2. Declarations of Interest (if any).
3. Confirmation of the minutes of the meeting held on 9/12/2009.
4. Applications for planning permission, listed building consent and building regulation approval.
5. Any other items that the Chairman decides are urgent.

Enclosed

Site Viewing Group for Tuesday 12th January 2010 will be Councillors Ward, Griffiths, Waters, Dean and Payne.

Lyn Martin-Bennison,
Chief Executive

Date issued: 5th January 2010

Membership: Councillor Ward (Chairman), Councillor Griffiths (Vice-Chairman), Councillors Bass, Beirne, P Bell, Dean, Maguire, Morrall, Patel, Payne and Waters.

For further information contact David Newbold on 01933 231511; fax 01933 231542; or dnewbold@wellingborough.gov.uk

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# Borough Council of Wellingborough Planning Committee
**Wednesday 13th January 2010 at 7.00 pm**
Council Chamber, Swanspool House

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BOROUGH COUNCIL OF WELLINGBOROUGH

AGENDA ITEM

SITE VIEWING (Date of visit 12th January 2009 at 10.20 a.m.)

Planning Committee 13/01/2010

Report of the Head of Built Environment

APPLICATION REF: WP/2009/0412/F

PROPOSAL: Proposed two storey dwelling and double garage to land adjacent 23 Regent Street, Finedon.

LOCATION: Land adjacent 23 Regent Street, Finedon, Wellingborough.

APPLICANT: Mr Barry Kirby.

This application is referred to Committee for determination because the Parish Council has objected to the proposal and at the request of the Ward Councillor for a site viewing.

PROPOSAL AND DESCRIPTION OF SITE:
The application site comprises the side curtilage of no. 23 Regent Street and is situated adjacent to a Conservation Area within the village policy line of Finedon Village. A large retention stone wall with a false roof runs midway across the site and is recessed from the highway. It performs a functional and aesthetic purpose. The wall, which was part of the original rear wall of a former public house, fronts a paved forecourt which is enclosed within a smaller stone wall with railings that abuts the footpath. The forecourt is accessed across a tiered kerb, having regard to the elevated siting of the properties above the highway. On the western side of the forecourt is a small returning stone wall containing a raised flower bed. Permission is sought to erect a dwelling house and a detached double garage to serve the two properties. The development would involve the removal of the inside retention wall, and to facilitate improved access, part of the front wall. The house would be built in line with adjoining no. 25 while the double garage would occupy a recessed position between the host and the new property.

NB: The committee should note that the development would not involve the removal of the existing garage which is part of the existing house’s fabric. Reference to ‘removal of garage’ on the block plan is erroneous and is meant to signify the option for relocation to the double garage as opposed to physical demolition.

RELEVANT PLANNING HISTORY:
WU/1948/0025 Store - approved.
WU/1970/0228 Residential development - approved with conditions.
WU/1971/0195 Alterations - approved.
NATIONAL AND LOCAL PLANNING POLICY:
National
PPS 1 – Delivering Sustainable Development
PPS 3 – Housing
North Northamptonshire Core Spatial Strategy
Policy 13 – Delivering Sustainable Development Principles
Local Plan
G4 – Development within limited development and restricted villages
Supplementary Planning Guidance: Parking; Planning Out Crime in Northamptonshire; Building Better Places.

SUMMARY OF REPLIES TO CONSULTATIONS/REPRESENTATIONS RECEIVED:
1. Environmental Protection – the site lies on the Northampton sand strata which may contain elevated levels of naturally occurring arsenic. A condition should be included in any approval requiring this matter to be further investigated.

2. Parish Council – has concerns with the removal of the historic stone garage and the steep access over a tiered kerb which could spoil the appearance of the road.

3. Highways – the vehicular crossing must be widened and all highway surfaces, where disturbed by the operations, reinstated in accordance with the specification of Northamptonshire County Council. To prevent loose material being carried on to the public highway, at least the first 5m of the driveway must be hard-paved. Adequate provision must be made to prevent the unregulated discharge of surface water onto the highway. Vehicle to vehicle visibility and pedestrian to vehicle visibility of 2m x 2m above a height of 0.6m must be provided and maintained on both sides of the point of access.

4. Conservation Officer – the design needs to reflect and respect the older local vernacular of brownstone cottages. The applicant needs to demonstrate how the particular design of the unit draws from the traditional style, thereby reinforcing the sense of place as required in PPS1 and PPS3. The officer suggested amendments to the scheme which were subsequently implemented in the revised drawing 2988/02 Rev B. The scheme should also include an eco-carbon palette achieving Code for Sustainable Homes Level 3, to include some or all of the following features: Green roofs, solar panels, photo-voltaic cells, ground/air heat pumps, heat-exchange installations, grey-water storage for non-potable use, low-flow taps/showers, water-butts, off-site prefabrication construction systems and high thermal performance walling systems.

5. Councillor Bailey – requests a site visit on the grounds that the development appears to involve the demolition of a C18th ironstone building. This building was previously Grade 111 listed and forms part of an ironstone range. Secondly, there are concerns about the aesthetic and practical effects of creating a vehicle access across a high tiered kerb.

6. Neighbours – one letter from neighbouring property no. 25 raising the following points:
- The development would result in reduction of the boundary wall between the properties
- The roots of the nearby tree would be affected leading to a safety hazard.

Notwithstanding the above, the neighbour states she has no grounds for objecting but suggests that the existing boundary wall should be retained. In respect of the tree, any costs associated with the compromised tree should be borne by the applicant.

**ASSESSMENT:**
The site is located within the confines of the village policy line and would not affect the setting or character of the village as provided in policy G4 of the Local Plan. It is brown field in nature and offers opportunities for more effective and efficient use of land in accordance with provisions in PPS1 and PPS3. As such, the principle of development as proposed would be acceptable, subject to other considerations below.

**Design and Character of the Area**
Number 25 to the west, is a stone built dormer bungalow with no architectural merit. In contrast, the host property and others occupying the terrace to the east comprise cottages built in brownstone. On the other side of the street, the properties have different architectural styles and forms. The proposed dwelling house has been designed to blend into the existing context without unnecessarily duplicating the existing styles. It would feature front bay windows and external building material comprising tew stonework or similar reclaimed stone, traditional timber sash style windows with stone heads and cills to the front elevation and natural roofing material, all reflecting the older local vernacular of the cottages. The proposed roof pitch would give an acceptable massing, steeper than the host property but shallower than the adjoining no. 23. The development would respect the building line of no. 25 and lower in scale, therefore would be less imposing on the street. Detailed conditions regarding external material and landscaping are recommended to ensure high-quality finish. The proposal is therefore considered to be appropriate within the existing context and would have a positive contribution to character of the area.

It is regrettable that the existing inner wall and the front boundary wall would be compromised by the development thereby adversely affecting the appearance of the area. However, it is noted that the site lies outside the Conservation Area such that the aesthetic value of the walls cannot be perpetually preserved without the protection such a designation provides. More weight is accorded to the contribution the site would make to housing than the unprotected aesthetic value which could be satisfactorily compensated by a replacement landscaping scheme involving the rebuilding of side and rear retention walls, hard surfaced pavement and detailed finishing of the remnant front walls. This would mitigate the harm the removal of the walls would cause to the appearance of the area. Likewise, a crossover constructed in accordance with the specifications of the highway authority is capable of improving the aesthetics of the area.

**Residential amenity**
The proposed dwelling house would project beyond the rear building line of both the host and adjoining no. 23 but within the 45 degree angle stipulated in the SPG in respect of the near most rear windows/openings of neighbouring properties. As such, it
is unlikely that it would result in loss of light, overshadowing and/or visual intrusion. It is noted that the side facing windows of the host property would partly look onto the facing gable of the proposed dwelling house thereby compromising outlook. The windows serve bedrooms at first floor level where outlook is not a prime requirement. The separation distance of in excess of 8m between the windows and the facing walls would allow uninterrupted ingress of daylight. The windows in the facing elevations of the new dwelling house would be obscure glazed at first floor level to avoid overlooking.

The property would sit comfortably within the plot and would have reasonable amenity space in the front and at the back. The rear garden would be separated from the dwelling house by a retaining wall which would be constructed with steps to allow easy access.

Highways
Vehicle and pedestrian visibility would be achieved to highway standards. To necessitate this, the front wall would be partly demolished to allow a shared 4.5m crossover and lowered below 0.6m over a small section and the garages pushed back to allow shared manoeuvring/turning space for both properties.

Conclusion
The proposal represents a more efficient and effective utilisation of land and the design has a positive contribution to the character of the area. It would not harm the amenities of neighbouring properties and would not have an adverse effect on highway and pedestrian safety. Although the removal of the existing walls and widening of the access could have a detrimental effect on the appearance of the area, this could be compensated for by elaborate landscaping. More weight is accorded to the contribution of the site in functional terms than to the aesthetic value alone having regard to the absence of any legal protection such as ‘Conservation Area’ designation. As such, the proposal is recommended for approval.

RECOMMENDATION:
Grant planning permission, subject to conditions.

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.
2. Representative samples of all external facing and roofing materials shall be submitted to and approved in writing by the local planning authority before the development is commenced. Development shall be carried out using the approved materials.
3. All flank windows at first floor level as shown on the approved drawing shall be fitted with obscure glazing at all times.
4. The dwelling hereby permitted shall not be occupied until a means of vehicular access has been constructed in accordance with drawing number 2988/02 Rev B and details that shall be submitted to and approved in writing by the local planning authority. The details shall include the construction materials, any gates to be provided and a drainage scheme for the access, parking and turning areas.
5. The dwelling shall not be occupied until space has been laid out within the site in accordance with drawing no. 2988/02 Rev B for cars to be parked and for
vehicles to turn so that they may enter and leave the site in forward gear. This space shall be retained for the parking and turning of cars thereafter.

6. Notwithstanding the submitted plans, no development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme for screen and landscaping fencing/walling. The fencing/walling shall be completed in accordance with the approved scheme before the first occupation of the dwelling hereby permitted.

7. The development shall be carried out in accordance with the amended plan 2988/02 Rev B deposited with the local planning authority on 18th November 2009.

8. Notwithstanding the submitted Environmental Risk Assessment, and before development commences, further detailed investigation shall be carried out to establish if the site is contaminated with naturally occurring arsenic. This assessment, together with details of the remedial measures, shall be submitted to and approved by the local planning authority in writing, and the development shall then proceed in strict accordance with the measures approved.

Reasons:
1. Required to be imposed pursuant to S51 of the Planning and Compulsory Purchase Act 2004.
2. In the interests of amenity.
3. To protect the amenities of neighbouring properties.
4. In the interests of highway safety.
5. In the interests of highway safety.
6. To protect the amenities of neighbours and in the interests of visual amenity.
7. To ensure that the development is carried out in accordance with the agreed amendments.
8. To avoid additional effects of contamination.

INFORMATIVE/S:
1. Pursuant to Section 38 (6) of the Planning and Compulsory Purchase Act 2004, the proposed development complies with the applicable development plan policies and there are no other material considerations that would constitute sustainable grounds for refusal. These include specifically the following policies: G4 (Developments in limited development and restricted infill villages) of the Borough of Wellingborough Local Plan and 13 (General Sustainable Development Principles) of North Northamptonshire Core Spatial Strategy.
2. No works may commence within the existing highway without the express written permission of the Highway Authority. This planning permission does not give or infer such consent. However such consent may be forthcoming subject to the completion of a suitable licence or Agreement under the Highways Act 1980. Any works within the highway shall comply with NCC specifications.
3. The applicant is advised that this decision relates to the following drawing numbers received on the date shown:
   Drawing Number: 2988/02 Rev B
   Date Received: 18th November 2009
4. Prior to occupation of the newly created premises(s), the street numbering for this development must be agreed with the Street Naming and Numbering Officer. When issued, the number allocated must be clearly displayed on the outside of the property. Application forms for Street Naming and Numbering are available at www.wellingborough.gov.uk
SITE VIEWING (Date of visit 12th January 2009 at 11.00 a.m.)

Planning Committee 13/01/2010

Report of the Head of Built Environment

APPLICATION REF: WP/2009/0446/F

PROPOSAL: 2 storey extension to side of the dwelling.

LOCATION: 7 Frost Court, Great Doddington, Wellingborough. NN29 7NL

APPLICANT: Mr Scott Odell.

This application is referred to the Planning Committee for determination due to the objection raised by Great Doddington Parish Council and the requests from the Parish Council and occupier of no. 24 John Gray Road for a visit from the Site Viewing Group.

PROPOSAL AND DESCRIPTION OF SITE:
As described above.

The application site property was constructed in the early 2000’s as part of the 19 house development granted under Planning Permission WP/2001/0195/RM. The 2001 Permission contained conditions to secure landscaping and fencing/hedgerow retention around the perimeter of the whole development. The application site is located along the most north westerly boundary of the 2001 site, in the western area of the village. The existing semi-detached dwellinghouse of which this planning application seeks to extend is a semi-detached property orientated with its front elevation facing north east. Permission is being sought to extend this property’s north western facing side elevation into two storeys. The site slopes gently from the north-west to the south-east, with the properties of nos. 22 and 24 John Gray Road being slightly elevated above the ground floor levels of 7 Frost Court. The existing side elevation that presents itself to no. 24 John Gray Road currently contains no windows or doors and is constructed of brick with a hip-ended tiled roof.

No. 7 Frost Court is separated from nos. 22 and 24 John Gray Road byway of two parallel wooden fences with a mature hedgerow sandwiched between them. This hedgerow is only existent along the boundary of no. 7 Frost Court and 24 John Gray Road.
RELEVANT PLANNING HISTORY:
WR/1960/0014 Housing site - approved with conditions.
WR/1960/0116 Caravan and woodworking factory - approved with conditions.
WR/1961/0161 Extension to workshop – approved.
WR/1972/0028 Extension to works - approved with conditions.
BW/1982/0190 Erection of 5 workshops (12,500 sq. ft) - refused.
BW/1982/0191 Workshop (2140 sq. ft) - approved with conditions.
BW/1989/1200/O Site for residential development - approved with conditions.
WP/1993/0002 Renewal of outline planning permission for residential development (BW/89/1200/O) - approved with conditions.
WP/1996/0297 Site for residential development - refused.

NATIONAL AND LOCAL PLANNING POLICY:
Planning Policy Statement 1 - Delivering Sustainable Development
North Northamptonshire Core Spatial Strategy
  Policy 13 – General Sustainable Development Principles
Borough of Wellingborough Local Plan
  Policy G4 – Restricted Infill Villages

SUMMARY OF REPLIES TO CONSULTATIONS/REPRESENTATIONS RECEIVED:
1. Great Doddington Parish Council – object on following grounds -
   a) Extension would extend up to existing boundary fence with adjoining properties on John Gray Road
   b) Extension would create unacceptable detrimental effect on amenities of adjoining properties on John Gray Road
   c) Extension would block off and remove direct access to the amenity space to rear of the property [7 Frost Court] and is contrary to Policy 13 of North Northamptonshire Core Spatial Strategy
   d) Emergency Services needing access to rear of property could only do this through the property.

2. NCC Highways – returned their consultation letter with a sticker reading ‘To ensure that highway safety is maintained, this authority recommends to the planning authority that the highway standards and planning conditions set out in the NCC document ‘Highway Authority Standing Advice’ be applied to this planning application’.

3. The occupiers of nos. 22 and 24 John Gray Road have objected to the proposal on the following grounds -
a) Proposed side extension will strongly impose on the amenities of both properties;
b) Building line of the proposed extension will be close to the property boundaries of no. 22 and 24 John Gray Road;
c) The proposed rear first storey window will increase overlooking into rear garden of no. 22 John Gray Road;
d) Potential loss of the hedgerow between 7 Frost Court and no. 24 John Gray Road;
e) The proposed extension will affect the future resale of our house.

4. Wellingborough Council’s Landscape Officer - the hedge around the site was considered to be important when the site was developed. It was to be extended with the landscape plan. The section of hedge which would almost certainly be lost if the proposed extension was to be built is actually one of the most effective for screening as it is hawthorn as compared with some of the hedge which is diseased elm. Extending the building so close to the boundary is a problem because of the loss of side access and the fact that there can be no green screening between it and the property which backs onto it.

ASSESSMENT:
Principle
Planning Policy Statement 1 and Policy G4 of the Wellingborough Local Plan both concede that developments within village boundaries are acceptable in principle subject to compliance with the provisions in the development plan documents and there being no detrimental impact on the character and appearance of the area respectively. The principle of reusing a previously developed residential site to accommodate an extension to an existing dwelling in a built up area is also supported by PPS1. By definition, the application site is a previously developed site or brownfield land, being in the curtilage of an existing dwellinghouse.

The adopted SPG on Residential Extensions seeks to mitigate and safeguard amenity impacts on occupiers of neighbouring properties. The maintenance of a minimum 1 metre gap from the side elevation of a dwelling and the property boundary is offered as a pre-requisite of good neighbourly design. By virtue that the proposed extension encroaches on this 1 metre gap at its most north westerly point suggests that the extension would be detrimental to the amenities of adjoining properties immediately to the north of the application site. It should, however, be noted that the SPG does not specifically advise against this type of extension. Core Spatial Strategy Policy 13 requires new development not to result in unacceptable impact on the amenities of neighbouring properties by reason of loss of light or overlooking.

Thus while the principle of this form of development on previously developed land is considered in compliance with PPS1 and Policy G4, the site specific characteristics, when considered in relation to the SPG and Core Spatial Policy 13, are opined to fall foul of the policies’ spirited intensions.

Residential amenity
The proposal as submitted would have a detrimental impact on the amenities of the neighbouring occupiers at nos. 22 and 24 John Gray Road. The general sustainable development principles of Core Spatial Strategy Policy 13 require that new
development does not result in an unacceptable impact on the amenities of neighbouring properties by reason of loss of light and overlooking. To assess these matters then the design parameters of the proposal’s massing, height, orientation, proximity to property boundaries and elevations of other properties and intervening screening are considered to be relevant.

Whilst no windows are proposed in the side elevation of the extension, an additional first storey window is proposed in the extension’s rear elevation. This additional window is provided to service the master bedroom of 7 Frost Court. 7 Frost Court is set at an angle to 22 John Gray Road such that the rear of 7 Frost Court is turned slightly towards the rear elevation of 22 John Gray Road. This orientation thus presents the opportunity of greater overlooking into the private rear amenity space of 22 John Gray Road from the proposed first storey window as it is approximately 2 metres closer to the property boundaries and permits a wider angle of vision.

The massing and height of the proposed side extension would be resultant in the occupiers of 24 John Gray Road experiencing an outlook that is more depressive than that which is currently experienced as the proposed extension would reduce the field of view as the distance between the rear elevation of 24 John Gray Road and 7 Frost Court would be reduced to approximately 11 metres at the closest point. This detrimental impact on outlook is compounded by the fact that the rear private garden amenity space of 24 John Gray Road faces due south-east. Consequently, light that would fall into this garden would be further reduced by the proposed extension as it would intervene between the garden and the sun as it tracks its natural arcing path across the sky. SPG on Residential Extensions purports that any proposal should consider the effect development may have on occupiers of neighbouring properties.

Of further consideration is the close proximity of the proposed extension to the dividing property boundary between 7 Frost Court and 24 John Gray Road. Scaling from the submitted plans it is estimated that the side extension’s north-western flank would be within in 1 metre of the curtilage boundary. However, the precise curtilage boundary is difficult to deduce from the submitted plans due to the scale at which the Site Plan is presented at. Also, it is confirmed in one objection letter that the actual curtilage boundary lies along the centre line of the hedgerow that is sandwiched between the boundary fences of the two aforementioned properties. For these reasons it is opined that the proposal has not presented an ethos of good design principles and does not therefore accord with the sustainable principles of Core Spatial Policy 13. This close proximity of the proposed extension to the properties curtilage boundary would thus not be considered to respect the amenities of 24 John Gray Road.

Core Spatial Policy 13(a) implies that ‘development should incorporate flexible designs..., including access to amenity space....’. The submitted plans presenting the proposed elevations and floor plans clearly indicate that the existing side access from the front of the property to the amenity space to the rear will be closed off if this proposal were permitted and constructed.

For reasons set out below under the section ‘Landscaping and hedgerows’, it is considered that the natural screening which the existing hedgerow affords to the occupiers of 24 John Gray Road would be compromised due to the proposed extension wall being closer and so taller than the hedgerow and the hedgerow’s integrity could be
compromised by building operations so close to it and the possibility of its southern flank been pruned back to accommodate the proposed extension.

**Landscaping and hedgerows**

Whilst the hedgerow which runs along the curtilage boundaries of 7 Frost Court and 24 John Gray Road does not benefit from any statutory protection, it was previously deemed to be of importance, and thus to be retained, as Condition 5 of Planning Permission WP/2001/0195/RM sought to identify hedgerows on the site that be retained and/or reinforced before construction commenced. The 2001 reserved matters Planning Permission included 7 Frost Court as part of the wider scheme involving the demolition of the in-situ factory and erection of 19 new dwellings.

The importance of retaining the abovementioned hedge is supported in the comments received from this Council’s Landscape Officer. In the Officer’s comments, the hedge is referred to as being important and currently provides a most effective screening barrier between the two properties. Furthermore, concerns are expressed that the hedge could be damaged or lost if this proposed development were to take place as building operations would most likely have a physical impact on it.

**Conclusion**

The application in the first instance is contrary to Core Spatial Strategy Policy 13(a, l) in as far that access to amenity space is being removed and that an unacceptable impact on the amenities of neighbouring properties by reason of loss of light and overlooking.

The application is, therefore, recommended for refusal.

**RECOMMENDATION:**

Refuse permission for the following reasons:

1. The proposed development would be detrimental to the visual amenities of the adjoining properties numbers 22 and 24 John Gray Road by reason of overlooking, loss of light and general disturbance. This would be contrary to Policy 13 (General Sustainable Development Principles) of North Northamptonshire Core Spatial Strategy.
2. The proposed development would be detrimental to the future needs of all user by reason of removing access to amenity space. This would be contrary to Policy 13 (General Sustainable Development Principles) of North Northamptonshire Core Spatial Strategy.

**Policy 13: General Sustainable Development Principles**

Development should meet the needs of residents and businesses without compromising the ability of future generations to enjoy the same quality of life that the present generation aspires to. Development should:

Meet needs

a) Incorporate flexible designs for buildings and their settings, including access to amenity space, enabling them to be adapted to future needs and to take into account the needs of all users;
Protect assets

I) Not result in an unacceptable impact on the amenities of neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

INFORMATIVE/S:
The applicant is advised that this decision relates to the following drawing numbers received on the date shown:

Drawing Number: Date Received:
SE-001 Sheet 2 24 November 2009
BOROUGH COUNCIL OF WELLINGBOROUGH

AGENDA ITEM

Planning Committee 13/01/2010

Report of the Head of Built Environment

APPLICATION REF: WP/2009/0393/FCOU

PROPOSAL: Change of use from agricultural land to sports playing field (Class D2) with improved vehicular and pedestrian access from Northampton Road - additional information.

LOCATION: Earls Barton Grange Fields, Northampton Road, Earls Barton, Northampton. NN6 0HF

APPLICANT: Mrs Rosemary Smart, Earls Barton Parish Council.

This application is referred to the Planning Committee for determination due to the number of objections from local residents and size of the application site

PROPOSAL:
The proposal is for the change of use of agricultural land to a sports ground together with access improvements that require the loss of a number of trees. Plans that illustrate an indicative sport pitch layout, pavilion and car parking have been supplied but they are for information purposes only.

The site is an area of 13.37 hectares of agricultural land that is used for grazing. It is lies adjacent to the existing sports pitches to the south of the A4500, east of Northampton Road and north of Elizabeth Way. Running through the site from the A4500 to Elizabeth Way is a public right of way that follows the line of a mature hedgerow. The other important feature on the landscape is a circle of mature trees towards the northern part of the site.

PLANNING HISTORY:
WR/1954/0022 Recreation ground – approved
WR/1956/0125 Sports pavilion and flat – approved
WR/1957/0115 Sports pavilion – approved
WR/1958/0042 Extension to pavilion - approved
BW/1988/0133 Single storey extension to provide changing and recreational facilities – conditionally approved
WP/2008/0086 floodlight replacements - conditionally approved
Tree Preservation Order A/1000/0017 Earls Barton Grange and Pumping Station 108, 110 and 112 Northampton Road, Earls Barton
CONSULTATIONS:

1. Northamptonshire County Council Highway Authority – notes the content of the submitted Transport Statement and Site Access Report and raises no concerns on highway aspects of the proposals. All works are to be carried out in accord with Northamptonshire County Council specifications. Appropriate for the temporary access from the A4500 to be established and used during the major earth moving and construction period of the scheme, subject to a suitable agreement which will cover construction methods, period of use and closure/reinstatement arrangements.

2. Northamptonshire County Council Public Rights Of Way – identifies that Public Right of Way TC5 runs across the site and goes on to offer no objections to the application. The consultation does, however, make comments regarding the following:
   - security issues concerning the proximity of the proposed pavilion to the footpath
   - encouragement for cycling on the footpath, however, a legal conversion is required but only for the part within the application boundary because the enclosed section off Elizabeth Way is not suitable for cyclists due to its width constraints
   - proposal that potentially the applicant/landowners take on responsibility for the grass cutting along the public footpath as part of the general maintenance of the sports field
   - notes and supports the provision of secure cycle provision within the development which is vital to achieve a 20% modal shift target which is published in the Local Transport Plan 2006/7 – 2010/11
   - reference to the SPG on Parking and the recommended standard level for cycle provision for new buildings
   - standard requirements for construction works near to a Public Right of Way supplied.

3. Northants Police Crime Prevention Design Advisor Officer (CPDA) – is unable to provide specific comments due to the lack of information. The CPDA goes on to offer a raft of suggested conditions and informatives, many of which relate to the possible construction of a pavilion.
4. Sport England – supports the application. Notes that the proposal is intended to meet one of its key aims which is to develop multi sports clubs that will aid its strategy to improve participation in sport, minimise the numbers of people dropping out of sport each year and to develop talent. Confirms there is a real need for more playing field space in Earls Barton and identifies that the plans are well supported by national governing bodies for football and cricket and the proposal is supported by the Wellingborough Sports Facilities Strategy 2008.

5. Borough Council of Wellingborough Sports Development Officer – fully supports the application for the following reasons:
   • ‘Both the football and cricket club have achieved respective accreditation and this commitment to quality provision of opportunity has resulted in team generation rates far exceeding current ground capacity.
   • The Local Football Partnership (a sub group of the County Football Association) has identified and agreed Earls Barton as a priority for investment from the Football Foundation and an indicative amount has been agreed.
   • It is a requirement to split senior football and cricket pitches (albeit on the same site) in order to comply with league directives that at present do not allow either to progress to the desired levels
   • A second cricket square is required and although the outfield in this case is encroached by junior football pitches due to space, this should be managed by an agreement that enables priority usage during respective seasons.’

‘Wellingborough Council commissioned leisure consultants NORTOFT to undertake a Sports Facility Strategy focusing on the provision of built facilities for sport and recreation in the borough to meet current and future need. The following conclusions were in the final report dated September 2008.

Earls Barton was identified as requiring a large multi-pitch site. The Football Club currently has a single senior pitch at The Grange, shared with cricket. The club also has use of three pitches at the Pioneer Ground, but these will be lost in time to gravel extraction. The club has achieved Charter Standard status and has aspirations for developing further. If their aspirations are to be achieved, they will require: 2 mini pitches, 4 junior pitches, and 2 senior pitches. These cannot be provided on their current site at The Grange, and there is no site nearby with sufficient available pitches to enable the club to transfer to a new facility.

A high priority for future investment is therefore to develop a new site to enable the development of Earls Barton United FC.

In addition to the problems faced by Earls Barton FC are problems experienced by Earls Barton Cricket Club. This club has been unable to fulfil its potential because of the problems associated with sharing grounds with football.’

6. Borough Council of Wellingborough Strategic Planning – opines that the proposal is compliant with policy L2 of the local plan. Limited weight should be given to the loss of the grade 3, 4 or 5 agricultural land but the impact of the development on the open countryside needs to be assessed. Also, evidence needs to be submitted as a special justification for the development in a rural area and the criteria of local plan policy G6 is identified.

7. Borough Council of Wellingborough Environmental Protection Service – ‘With reference to representations received I would comment further. The traffic assessment should ensure provision of adequate of parking on site and I am sure you will take expert
advice on this matter. With respect to the potential noise and disturbance from a new pavilion/clubhouse comment this will be determined by:
1. design and construction which will be determined at any full planning stage for the clubhouse.
2. subsequent management and operation of the premises controlled by a Licensing Act application/variation and operating conditions attached thereto.’

8. Natural England – welcomes the provisions of the additional information contained in the biodiversity enhancement scheme and has no objections subject to the imposition of a number of conditions

9. Northamptonshire Wildlife Trust – is content with the submitted biodiversity enhancement scheme

10. Neighbours/Third Parties – objections have been received from the occupiers of 56, 58, 60, 62 Elizabeth Way; Main Road Farm and 120 Northampton Road. A summary of the reasons why the writers oppose the application is given below:
   - scale of the development is unwarranted in Earls Barton
   - increase in late night noise from the pavilion and general disturbance
   - pavilion is too large and too near residential property
   - ongoing problems with noise nuisance when functions take place. People hang around the vicinity afterwards on the public footpath causing disturbance and who also leave litter
   - D2 use will allows most all indoor sport and recreation uses such as casinos, bingo, dance hall and even a cinema resulting in late night revellers, car door slamming and all related unsympathetic pollution
   - parking will encroach into immediate surrounding area. Extra parking problems in Elizabeth Way and Northampton Road will cause a hazard to passing traffic. People with use the footpath to gain access to the sports ground
   - insufficient coach/car parking for a development of this size. ‘Someone should buy a pen’
   - safety concerns regarding muddy pavements
   - additional use of the public right of way creating disturbance, particularly after dark and during unsocial hours, notwithstanding crime and community safety issues
   - concern regarding wording of the application and description does not refer to the location of the land and is misleading the residents of Earls Barton who have received the documentation
   - no change of use should be granted until all the issues have been resolved. It appears that this is being done to get full planning permission through the back door. Only a full application with the exact layout should be considered by the Committee and not simply delegated to one Officer
   - precedent for future applications which would further impact on local residents
   - no answer given to the problem of cricket balls landing gardens; a high net at the bottom of gardens is not acceptable
   - loss of valuable agricultural land in a climate where Government is pushing for the country to be more self-sufficient and greatly reduce imports of food. How can this be achieved where land is being taken away for a sports field?
   - to take a huge area of land so that a minority of the 6000 or so residents would use seems to be ridiculous when the recently in the local newspaper the football cub were advertising for people to fill the pitches that they already have
to take the land would have a great impact on the viability of a farm business due to the fact that a good percentage of cattle graze and silage are taken for winter feed from the site

- loss of property value
- how does the Council have the audacity to consider a Compulsory Purchase Order against the landowners when they have provided sports facilities for over thirty years for a peppercorn rent

A letter has been received on behalf of the Mallard family who own approximately 20 acres to the north of Main Road of which 8 acres forms part of the application site. The Mallard family is not supportive of the application for the following reasons

- no agreement has been reached with the applicant to allow for the change of use from agricultural land to a sports field
- no consideration has been given by the applicant as to the practicalities of farming the remainder of the field which involve such practices as applying chemicals including fertilisers, pesticides and herbicides. Care is needed by the farmer to take account of the neighbouring none farming land uses and the practicalities of a reduced site which is entirely surrounded by development will result in the field becoming almost impractical to farm in a modern efficient manner
- there will also be additional concerns regarding the possibility of unauthorised access and trespass and even with appropriate boundary fencing there will inevitably be children and from users of the facilities seeking to retrieve balls etc.
- the main objection is that the proposal does not deal comprehensively with the future use and development of the land north of Earls Barton, enclosed by Main Road. The land has been promoted for development for some time and is the logical area for growth within the town. The proposal is in isolation and fails to deal with the future of this land in a comprehensive manner and as such consideration of the application is premature in advance of proposals being considered for the whole. Adjoining land owners are co-operating to put forward more considered proposals for this land and the application for sports provision should be considered in this context.

An objection, in the strongest possible terms, has been lodged on behalf of the Community and the Diocese of Peterborough. The letter gives the following reasons for opposing the development:

- no consideration given by the applicant as to the viability of the residual agricultural land farmed by Mr and Mrs Mallard
- none of the application site is owned by the applicants. Development cannot proceed in the absence of the necessary interests being acquired. No recent discussions between the Parish Council and the landowners who are not willing to sell the land. There is the prospect of lengthy and costly Compulsory Purchase proceedings and the attendant costs and uncertainty involved.
- no evidence at this stage that the costs involved in bringing about the scheme have been properly considered which include not only the laying out of the pitches but also their long term upkeep. From the submitted material, not apparent that the Parish Council can maintain the facilities for the foreseeable future in an appropriate condition
- Nortoft Study identified further feasibility work is required by the Council to determine the costs of the short to medium term priorities for investment such as a new sit for football and cricket in Earls Barton. Costs have not been estimated because they do not directly influence the standards relating to future development, but should be expected to benefit from contributions. Future work
will be needed to assess these costs to support wider section 106/Community Infrastructure strategies.
• difficulty in accepting that the scale of the development can be appropriate to meet the needs of a settlement of Earls Barton. Inevitable that the facilities will serve a much wider catchment area.
• the application is deficient because it does not have an analysis on how it relates to current or emerging planning policy. Borough Council of Wellingborough Local Plan does not allocate the land for any specific purpose and it may be the case that recreational use of the land may be permissible in planning terms. Council is working towards the Site Specific Development Plan Document and intends to consult the application site land owners early in 2010. Landowners envisage bringing forward their land through that process which could include proposals for enhanced sports provision in Earls Barton without the need for Compulsory Purchase.
• informal discussions with Planning Officers regarding way forward to provide sports provision on the site which would not diminish land values
• land owners are not resistant to sport and recreation on the site but prefer a balanced approach to allow for mixed development that would meet the aspirations of the Parish, be consistent with general policy requirements and aid the sustainable long term development of Earls Barton
• appropriate for all potential uses of the site to be evaluated through the Local Development Framework and any grant of planning permission prior to the conclusion of that process would be premature.

The applicant has supplied the following information in reply to the issues raised above:

Two reports have been commissioned in respect of the sporting needs of Earls Barton, one carried out on behalf of the Borough Council of Wellingborough and the other on behalf of the Earls Barton Parish Council. Both reports identify the need for the sports pitch provision shown on the indicative plan.

With regards to the club advertising for players, it does not mean that the existing facility is underused, but demonstrates the need to encourage newcomers for the following reasons:
• ‘as a community club it is required to advertise availability to the local community’
• ‘due to the movement of players and volunteers between clubs and teams and others leaving from the higher age group there is a need to regularly recruit at all age levels, otherwise if replacements were not found this thriving facility would dwindle’
• ‘the club development has clearly been identified in the Nortoft and Strategic Leisure report to satisfy the sporting need of Earls Barton’

In response to the justification and loss of agricultural land issues raised by the Council’s Planning Policy Service:
• the existing site is a long established sports field and the Nortoft Strategic leisure report identifies an increased need
• the current site is located in an ideal position on the edge of the village. The residents close to the sports ground are familiar with its activities and judging from the public consultation response a large majority of them are content with the existing facilities being increased on the agricultural land
• the open aspect of a sports field which is designed only to meet local needs will preserve the open aspect of the current open countryside
increased biodiversity and ecological value due to environmental features and management plan which will allow sporting, ecological and agricultural needs to co-exist to each other.

expansion of the sports provision for the village will inevitably lead to an open countryside location. The transport and access assessment, together with the minimal loss to habitat, environment and residential amenity mitigate in favour of the site with an open panorama being maintained.

ASSESSMENT:
The material planning considerations are:

- Compliance with policy
- Effect on neighbours’ amenities
- Effect on the visual amenity of the area
- Highway safety and parking
- Public right of way
- Biodiversity
- Archaeology
- Drainage
- Crime and disorder
- Other issues

Compliance with policy
With regards to Government guidance the salient details from paragraph 26 of PPG 17 are that in rural areas smaller scale facilities will be acceptable where they are located in, or adjacent to villages to meet the needs of the local community. Developments will require special justification if they are to be located in open countryside, although proposals involving sports and recreational activities should be given favourable consideration. All development in rural areas should be designed and sited with great care and sensitivity to its rural location.

It is thought that the development proposal generally complies with the local plan policy G6 for the following reasons:

- although in the open countryside, a development of this size cannot reasonably be accommodated anywhere else
- the application is for a change of use and no new structures are proposed in this submission
- landscape planting can be included in the scheme
- any application for a new build would be determined in accord with the development plan and in the light of any other material consideration
- the development is contained by the A4500 and adjacent residential development and will therefore not spread towards Wellingborough or Northampton.

With regards to policy L2 of the local plan, it is acknowledged that the proposal is not small scale, but the Council’s own Nortoft Study identified the sports pitch need that exists for Earls Barton and it is considered therefore that the proposal generally complies with the policy.

Reference has been made to emerging development plan policy that would be contained in the Site Specific Development Plan Document. This emerging policy document in its current state carries no weight and the aspirations of the landowners of the application site to progress development via this policy document should, therefore, be discounted.

Mention has been made of possible compulsory purchase order proceedings, but they are not direct material consideration to the determination of this application.
It is accepted that the application is located outside the designated village policy line and therefore in the open countryside, but so too is the existing pavilion and sports field. The application site is, however, located on the edge of the village and is within walking distance for many of the Earls Barton residents. The Borough Council has undertaken a survey which points to the need for additional sports pitch provision in Earls Barton. To expand the existing facility on the edge of the village is thought to be sensible where it has been identified that there is an unmet sports pitch need for the use of the residents of Earls Barton and the principle of the development is, therefore, considered to comply with the provisions of PPG17 and development plan policy.

Other specific aspects of policy are examined below.

Effect on neighbours’ amenities
Policy 13 l) of the North Northamptonshire Core Spatial Strategy states that development should not result in an unacceptable impact on the amenities of neighbouring properties or the wider area, by reason of noise, vibration or smell, light or other pollution, loss of light or overlooking.

The access detail included in the application shows a 2m high acoustic fence and a landscaped buffer on the flank boundary of the application site with no. 114 Northampton Road to protect the amenities of the occupiers of this property. These details can be required to be implemented before development commences by way of an appropriate condition.

Comment has been revived from neighbours regarding noise and disturbance from the sports pitches and any built facility. These comments are noted and it is appreciated that the introduction of pitches, a built facility and car parking could have an effect on the standard of amenities that are currently enjoyed by the occupiers of nearby dwellings. The current application is, however, for a change of use only and other applications which would detail with the sports pitch layout, positioning of the pavilion and car parking would need to be submitted and considered on their merits in the future.

Effect on visual amenity
Policy 13 h) of the North Northamptonshire Core Spatial Strategy states that development should be of a high standard of design, architecture and landscaping, respects and enhances the character of its surroundings and is in accordance with the Environmental Character of the area.

Comments have been made regarding the effect on the landscape that would be brought about by a change of use from agricultural land to sports pitches. It is accepted that the nature of the land would change as a result of the development, but the area would still in the main retain an open character despite any possible buildings such as a pavilion, shelters and machinery stores. Although to be determined at a later stage, it is likely that the larger part of the hedgerow that runs thorough the site would be retained, as would the other important landscape feature which is the tree circle.

Given the wider community benefits that would result from approving the application, it is considered that the weight that should be accorded to any possible harmful effects the development could on the visual amenity and character of the open countryside is not sufficient to recommend the application for refusal.

Highway safety and parking
Policy 13d) of the North Northamptonshire Core Spatial Strategy states that new development should have a satisfactory means of access and provide for parking, servicing and
manoeuvring in accordance with adopted standards and policy 13n) goes on to say that
development should not have an adverse impact on the highway network and will not
prejudice highway safety.

The applicant has commissioned a transport statement which sets out the likely effects the
development would have on the local transport network. The statement also identifies the
opportunities for sustainable modes of transport such as walking and cycling that development
of the site would have because of its location on the edge of the village.

Comments have been drawn from local residents with regards to highway safety aspects of
the application and parking issues principally in Northampton Road and Elizabeth Way. These
comments are noted but the Highway Authority has not corroborated their concerns and is
content with the highway safety aspects of the application. Matters of off street parking
provision will be dealt with at a later date when other applications that cover this issue are
submitted for determination.

It can be seen from the above that there are no demonstrable reasons for refusing the
application on the grounds of danger to highway safety or lack of off street parking provision.

Public right of way
In answer to the queries raised by the NCC regarding the public right of way that crosses the
site the application has supplied the following additional information.

• the application is for a change of use from agricultural land to sports field and the final
  layout will be subject to a further planning application showing how the site will be
devolved
• the existing right of way is intended to be retained and forms part of the Site Access
  Strategy to promote pedestrians and cyclists to use the pavilion and sporting facility from
  Elizabeth Way and also retain a link to the A4500
• The right of way is intended to pass alongside the pavilion building. Any details relating to
  the construction, lighting etc will be subject to conditions of any planning application for
  the finalized layout.

Biodiversity
Policy 13 o) of the North Northamptonshire Core Spatial Strategy says, amongst other things,
that development should conserve and enhance biodiversity.

A number of trees will have to be removed at the Northampton Road access to improve the
existing arrangements. The accompanying arboricultural report identifies that some of the
trees that are intended for removal have little value. It is considered however, that the weight
that should be accorded to the retention of the trees that do have amenity value should not be
sufficient to outweigh the other benefits that the development could have, particularly when
there are opportunities for replacement/compensatory planting close to where trees are to be
removed and elsewhere on the site which could have a positive effect on visual amenity.

The application has been accompanied by a biodiversity enhancement scheme that meets
with the approval of both the Wildlife Trust and Natural England. It is considered that the
development could, therefore, have a positive impact on the biodiversity of the site in accord
with Government guidance and development plan policy.

Drainage
The applicant has supplied a Drainage Appraisal Report which concludes that the application
site is in flood zone 1 and is not at significant risk from flooding from rivers or sea. With
regards to the wider catchment, the report says that the proposed development will not
increase the flood risk elsewhere in the catchment provided sustainable drainage is used for surface water drainage.

Contained in appendix C to the report is an appraisal of the suitability of the land for sports pitches. It concludes that that soils on the site are excellent for sports pitch development but for some of the new pitches a full topographical survey will need to be undertaken to show how the large degree of ground engineering involved would provide the delivery of good quality pitches which will inevitably lead to some loss of land due to the construction of cut slopes and embankments.

Archaeology
The applicant has supplied an archaeological desk based assessment with the application. The assessment identifies that the proposal site lies within an area that is known to contain a number of archaeological sites and there are three separate areas of archaeological interest within the application site. The assessment goes on to say that any terracing or ground reduction operations that are required to achieve flat playing surfaces have the potential to damage or destroy archaeological remains and the local planning authority will require a programme of archaeological evaluation to be followed, if appropriate, by a programme of mitigation works.

One of the indicative plans that accompany the application illustrates a number of disturbances in the current land form that would be necessary to achieve acceptable playing surfaces and changes in ground level has also been mentioned in the Drainage Report. The content of the archaeological assessment is noted and it is clear that there are remains on the site that could be of importance which any development on the site would need to take account of. The application is, however, only for a change of use and any approval would not authorise changes to the ground levels on the site. For development to proceed another application would need to be submitted to include another archaeological assessment and proposals for mitigation works as necessary.

Crime and disorder
Policy 13 b) of the North Northamptonshire Core Spatial Strategy states that development should seek to design out antisocial behaviour, crime and reduce the fear of crime by applying the principles of the Secured By Design scheme.

The applicant has responded to the Police e mailed consultation response thus. ‘The detail included in this e mail appears to address many issues that will be subject to a detailed full planning application when the building design and sports field layout is formalized. Notwithstanding that we consider that the comments made are not unreasonable with the exception of the restriction of the facility not to be used after 22.00 hours daily. We consider that this is too prescriptive for a change of use application. The restriction of a 22.00 hour curfew for a sporting facility with flood lights for night matches, training and social events does not seem practical or reasonable. We request that operating hours are not included as a condition of any approval but instead deferred until a full planning application is made.’

It is considered that in the light of the Police reply there are no other overriding crime and disorder reasons for refusing the application.

CONCLUSIONS
The proposal is consolidated to comply with development plan policy and Government guidance and the Highway Authority is satisfied with the access arrangements.
The development could have an effect on neighbours’ amenities but the Council’s Environment Protection Service does not consider that the proposal will present a problem; the Service does however, have powers should the use of the site cause a nuisance.

The application is for a change of use only with all other works necessary for implementing the development being reserved for future determination. There have been objections lodged to the application, but it is considered that the detracting reasons should not be accorded sufficient weight to turn them into substantive reasons for opposing the development which would bring about major improvements in the sports provision for the residents of Earls Barton. The application is, therefore, recommended for approval with conditions.

**RECOMMENDATION:**
Approve with conditions.

| 1. | The development shall be begun not later than the expiration of three years beginning with the date of this permission. |
| 2. | Before development commences the acoustic fence adjacent to no. 114 Northampton Road shall be constructed to the satisfaction of the local planning authority. |
| 3. | Before development is commenced the site entrance on Northampton Road shall be planted with trees and shrubs in accordance with a landscape scheme which shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented concurrently with the development and shall be completed not later than the first planting season following the substantial completion of the development. Any trees and shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees and shrubs of similar size and species to those originally required to be planted or other species as may be agreed. |
| 4. | Before development commences, a Biodiversity Design and Enhancement Plan' fully incorporating the biodiversity enhancements outlined in Middlemarch Environmental Ltd RT-MME-106406-01 (including the ongoing management regime) and the guidelines for nesting birds in section 6.3 of RT-MME-104355 should be submitted to the local planning authority and approved in writing. Once agreed, the development shall only take place in strict accordance with the Plan. |
| 5. | If development does not commence within a maximum period of 18 months from the date of the initial Extended Phase 1 Habitat Survey, an 'Update Survey' shall be undertaken to confirm that habitats and features of nature conservation interest within the site have not altered, and that the likely status of protected species within the development site has not changed. |
| 6. | Notwithstanding the provisions of conditions 2 and 3 above, this permission does not authorise any other development on the application site for which separate applications shall be submitted to the local planning authority. |

**Reasons:**
1. Required to be imposed pursuant to S51 of the Planning and Compulsory Purchase Act 2004.
2. In the interests of protecting the residential amenities of the occupiers of no. 114 Northampton Road.
3. In the interests of visual amenity.
4. In the interests of promoting biodiversity.
5. In the interests of promoting biodiversity.
6. To define the scope of the planning permission.
1. Pursuant to Section 38 (6) of the Planning and Compulsory Purchase Act 2004, the proposed development complies with the applicable development plan policies and there are no other material considerations that would constitute sustainable grounds for refusal. These include specifically the following policies:

Regional Spatial Strategy 8
North Northamptonshire Core Spatial Strategy:  1 (Strengthening the network of settlements) 13 (General sustainable development principles) 14 (Energy efficiency and sustainable construction)
Borough of Wellingborough Local Plan:  G6 (Development within the open countryside)
Planning Policy Statement 1; Delivering Sustainable Development
Planning Policy Statement 7; Sustainable Development in Rural Areas
Planning Policy Statement 9; Biodiversity and Geological Conservation
Planning Policy Guidance 13; Transport
Planning Policy Guidance 16; Archaeology and Planning
Planning Policy Guidance 17; Planning for Open Space, Sport and Recreation
Planning Policy Guidance 24; Planning and Noise


2. The applicant is advised that this decision relates to the following drawing numbers received on the date shown:

Drawing Number:        Date Received:
C36234/35/01/602 Rev Z, 2714/150, 2714/151 and 2714/340        12 October 2009
BOROUGH COUNCIL OF WELLINGBOROUGH

Planning Committee 13/01/2010

Report of the Head of Built Environment

APPLICATION REF: WP/2009/0487/OB

PROPOSAL: Erection of 49 dwellings with associated roads, infrastructure and public open space.

LOCATION: Land between 58-68 Wellingborough Road, Irthingborough.

APPLICANT: Mulberry Partnerships Limited.

This proposal is an East Northants Council matter and the application is referred to the Planning Committee as a consultee.

PROPOSAL AND DESCRIPTION OF SITE:
As described above.

This proposal is a full planning application for the erection of 49 dwellings with associated roads, infrastructure and public open space on previously developed land that is currently occupied by redundant commercial premises. The site is situated immediately to the north of Wellingborough Road in the north-western quadrant of the Irchester village.

The site area is 1.67 hectares and comprises of 16 market housing units and 33 social rented housing units of a mix of both two bed and three bed housing types. Incorporated into the development proposal is a sustainable urban drainage (SUD) scheme.

RELEVANT PLANNING HISTORY:
None as this is an East Northants Council planning application matter.

NATIONAL AND LOCAL PLANNING POLICY:
National and Regional Policy
As this application is being determined by East Northants Council then compliance with national and regional policies rests with East Northants Council. The relevant policies considered applicable are:

Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Statement 7: Sustainable Development in Rural Areas
Planning Policy Guidance Note 13: Transport

Regional Plan for the East Midlands;
- Policy 2 - Promoting Better Design
- Policy 48 - Car Parking Standards
- Policy 57 - Priorities for Implementation

Local Policy
The relevant local planning policies with which this consultation response report concerns itself with are detailed below.

North Northamptonshire Core Spatial Strategy;
- Policy 9 - Location of Development
- Policy 13 - General Sustainable Development Principles
- Policy 14 - Energy Efficiency and Sustainable Construction
- Policy 15 - Sustainable Housing Provision

North Northamptonshire Sustainable Design Supplementary Planning Document

Wellingborough Local Plan;
- Policy H1 - Existing Residential Areas.

Supplementary Planning Guidance Notes – Designing Out Crime; Parking Standards.

SUMMARY OF REPLIES TO CONSULTATIONS/REPRESENTATIONS RECEIVED:
1. Wellingborough Council Planning Policy – the main planning policy issue which would concern Wellingborough is whether the application resulted in increased coalescence between Irthlingborough and Finedon. As this doesn't take place, I am satisfied that the application should not adversely affect the strategic planning policy of Wellingborough. As such Planning Policy has no objections to this application.

ASSESSMENT:
The material planning considerations are:
- Compliance with policy;
- Other material planning matters.

Compliance with policy
Wellingborough Council’s Planning Policy team have advised that there are no local development plan policies which this application is contrary to. Therefore, this application is deemed to be compliant with local development plan policies.

Other material planning matters
Other material planning matters that East Northants Council should endeavour to explore, and be satisfied that any relevant issues are addressed, during their consultation exercise with the relevant consultees prior to determining this application are considered to be:
• Biodiversity;
• Landscaping;
• Highway safety, access and parking;
• Effect on visual amenity and character of the area;
• Effect on neighbours amenities;
• Amenity space;
• Open space;
• Crime and disorder;
• Drainage.

Conclusion
The proposal is adjudicated to comply with the local planning policies aforementioned and the principle of development is well-founded. Whilst no objection is proposed the determining planning authority would need to satisfy themselves that the material planning matters of biodiversity, landscaping, highway safety, access and parking, visual amenity, neighbours’ amenities, open space, crime and disorder and drainage are adequately protected.

**RECOMMENDATION:**
Offer no objection subject to East Northants Council satisfying themselves that the material planning matters of biodiversity, landscaping, highway safety, access and parking, visual amenity, neighbours’ amenities, open space, crime and disorder and drainage are adequately protected.
APPLICATION REF: WP/2009/0365/C

PROPOSAL: Erection of new industrial building and installation of 3MW biomass fuelled power plant.

LOCATION: Larner Pallets, 32-50 Rixon Road, Wellingborough. NN8 1QW

APPLICANT: Mr John Berry, Climate Corporate Advisory Service LLP.

NOTE: Approved by Northamptonshire County Council on 14th December 2009 subject to the following condition/s:-

Scope of the Planning Permission

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2. The development hereby permitted shall not exceed a total annual throughput of 31,000 tonnes per annum.

3. The developer shall ensure that systems are in place to ensure that the site accepts and processes only waste of a non hazardous nature and that systems are in place to deal with any prohibited wastes delivered to site.

4. Prior to the plant becoming operational the applicant shall notify the Waste Planning Authority in writing of the date upon which the proposed plant is due to commence operation.

Reason for conditions 1 to 4: To specify the scope of the permission, commencement date of waste operations, in the interests of clarity and as required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990.

Hours of Working

5. All works relating to construction shall be carried out only between the hours of 7am and 6pm Mondays to Fridays, 7.00am and 1.00pm on Saturdays thereafter and at no time on Sundays and Bank Holidays unless otherwise agreed in writing by the Waste Planning Authority.
6. Except for the 24 hour operation of generator plant, or as may otherwise be agreed in writing by the Waste Planning Authority, the outside movement of wastes on site hereby permitted shall be restricted to between the hours of 07.30 and 18.00 on Monday to Fridays and 08.00 to 13.00 on Saturdays, with no operations on Sundays, Public, or Bank Holidays.

Reason for conditions 5 & 6: To ensure that works are undertaken within reasonable hours, so as to avoid disturbance to land users nearby (Northamptonshire Waste Local Plan (WLP) Policy 15).

On Site Documentation

7. From the date of the commencement and throughout development, a copy of this permission including all documents hereby approved and any other documents subsequently approved in accordance with this permission, shall always be on display at the site office for inspection during normal working hours.

Reason: To ensure this planning permission and associated documents are available on site for reference and inspection.

Odour, Dust and Noise

8. Odour and dust shall be controlled in accordance with the scheme of control measures identified in the submitted planning application material including sections 5 & 8 "Plan, Equipment and Infrastructure; and Environmental Control General". Measures for the suppression of dust shall be implemented on the site. These measures shall include the use of water-spray facilities for damping operational areas and haul roads.

9. The operator shall submit to the Waste Planning Authority a scheme to prevent noise emission from the plant including the control measures included in the application documents. The scheme shall demonstrate the necessary noise reduction to comply with condition 10 and be approved by the Waste Planning Authority and implemented in full prior to the operation of the plant.

10. The rating level of noise generated from the operation of the biomass plant shall not exceed the existing background level noise at the boundary of the nearby residential premises, determined by the applicant to be LA90 32dB 20min by more than 5dB at any time. The noise levels shall be determined by measurement or calculation at the boundary of nearby residential premises namely Hillside Road, Finedon Road, Nest Lane or Swallow Close. The measurements and assessment shall be made in accordance with BS 4142:1997.

11. Manufacturer's guidelines relating to the servicing and maintenance of the silencers shall be followed and maintenance carried out at the appropriate intervals.
12. In the event that complaints regarding, odour, dust, or noise are received by the Waste Planning Authority from any sensitive receptor, and thereafter notified to the operator, an immediate assessment of the complaint shall be undertaken. A report on the findings, with proposals for rectifying and a programme for the implementation of remedial measures to be undertaken shall be submitted to the Waste Planning Authority no later than 5 working days from the receipt of the complaint.

Reason for conditions 8 to 12: To protect the interests of the area as a whole and in particular nearby residential occupiers. (WLP Policy 15).

**Lighting**

13. Lights shall be installed in accordance with the application including specifications that all lights shall be directional down lighters and be placed at a height not exceeding 5 metres except as may otherwise be agreed in writing by the Waste planning Authority. Where ever possible lights should be movement sensors to ensure lighting is not turned on when it is not needed.

Reason: To ensure that the Local Planning Authority retains control over these matters, in the interests of the visual amenity of the overall development, to prevent light pollution and to ensure that the development is adequately lit. This condition is imposed in accordance with Waste Local Plan Policy 15.

**Highway Safety and Access**

14. Prior to the commencement of use of the development, details for a scheme of reconstruction works of the vehicular access crossing with the public highway, in accordance with the local highway authority's adoptable standard, shall be submitted to the Waste Planning Authority for approval in writing. The agreed works shall be fully implemented prior to the bringing into use of the development.

15. In order to demonstrate no net increase in HGV movements, the developer shall record details of the number of HGV vehicular movements and these shall be kept and submitted to the Waste Planning Authority on an annual basis, unless otherwise agreed in writing.

16. All operational vehicles arriving at and leaving the site shall be appropriately sealed and or netted so as to prevent material spillage and wind blow nuisance.

Reason for conditions 14 to 16: To ensure satisfactory means of access to the highway, safeguard the interest of users of the public highway and highway safety. (WLP Policy 8 and 15).

**Consignment Note Records**

17. Consignment note records and waste transfer note records relating to materials imported to, stored on or taken away from the site shall be made available to the Waste Planning Authority within 14 days upon request in writing.
Proximity Principle

18. All waste materials to be processed on the site shall originate from locations within a radius of 30 miles of the application site, unless expressly approved in writing by the Waste Planning Authority.

Reason for conditions 17 & 18: In order to minimize the transportation of waste from source and across waste planning authority boundaries, and reflect the local nature of the facility, in the interests of sustainability (WLP Policy 1, 4 and 20).

Design of Buildings and Plant

19. Prior to the commencement of the construction of the new buildings, full details of the internal and external design, external appearance, and materials to be used in the construction of any new building and machinery permitted by this planning permission shall be submitted to the Waste Planning Authority for approval in writing. Upon approval, the development shall be constructed and maintained in accordance with the approved details, unless expressly approved in writing by the Waste planning Authority.

Reason: To protect the interests of local amenity (WLP Policy 15)

Landscaping

20. Landscaping shall be implemented in accordance with the submitted scheme dated 15 September 2008 entitled 'Lamer Pallets Landscaping' and planting shall take place in the first planting season following the approval of this permission. All plants shall be appropriately maintained for a period of 5 years following planting and any plant which dies or becomes diseased within this period shall be replaced in the following planting season.

Reason: To protect the interests of design, landscape character, biodiversity and local amenity. (WLP Policy 7, 9 and 15).

Monitoring

21. The operators of the site shall at a minimum of 12 monthly intervals provide in writing to, and upon request by, the Waste Planning Authority detailed information on the quantities and types of all waste materials processed or brought on to the site. Such information will only be used in aggregated format as part of an Annual Monitoring Report produced by the Waste Planning Authority.

22. The operating company shall keep records of the quantity of waste received by weight and its source and these records shall be provided to the Waste Planning Authority within seven days of a written request. All such information supplied will be treated on a confidential basis.

**Surface Water**

23. Prior to the commencement of development on the site, a detailed drainage strategy shall be submitted to the Waste Planning Authority for approval in writing. Specifically, this strategy should be in general accordance with the Flood Risk Assessment Version 1.1 dated 10 September 2008, and include full details of the final proposed drainage system design such as location, dimension and gradient of all elements of the system and management of surface water runoff. It should also include a detailed proposal for the long-term maintenance of the system in its entirety. The approved strategy shall thereafter be implemented and maintained throughout the life of the development.

Reason: To ensure surface water runoff is successfully managed thereby ensuring flood risk does not increase (WLP Policy 13).

**Groundwater and Contaminated land**

24. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Waste Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Waste Planning Authority for the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To protect controlled waters under Policy 13 of the WLP.

**Water Resources and Flooding**

25. All wastes accepted onto site must be handled (stored, separated and treated) in an enclosed area and on an impermeable surface with a sealed drainage system.

26. Any facilities, above ground, for the storage of oils, fuels or chemicals shall be provided with adequate, durable secondary containment to prevent the escape of pollutants. The bunded area shall be designed, constructed and maintained in order that it can contain a capacity not less than 110% of the total volume of all tanks or drums contained therein, unless otherwise agreed in writing by the Waste Planning Authority.

27. All filling points, vents, gauges and sight glasses should be bunded. Any tank overflow pipe outlets shall be directed into the bund. Associated pipework should be located above ground and protected from accidental damage. There shall be no gravity or automatic discharge arrangement for bund contents. Contaminated bund contents shall not be discharged to any watercourse, land or soakaway.
Reason for conditions 25 to 27: To ensure that flood risk to this or adjacent sites is not increased as a result of the proposed development and in accordance with Policy 13 of the Northamptonshire Waste Local Plan (2006).

REASONS FOR APPROVAL
The principle of a biomass fuelled power plant at this site has already been established following the grant of permission on 15th September 2008, for the biomass gasification plant in connection with application 08/00049IWAS. Therefore, the key issue for consideration is whether there is any justifiable reason to refuse the alternative combustion based steam generation thermal technology being proposed.


It is considered that the principle of the development of a biomass fuelled power plant is acceptable having regard to Policy 1 of the WLP and the local facilities and sustainable waste management aims and criteria in Policies 4 and 20 of the WLP.

The objections to the development relating primarily to pollution control impacts have been carefully considered and subject to further consultation with the Environment Agency and Borough of Wellingborough Environmental Protection Officer, there are no objections in principle from these environmental protection regulators. The Agency would control emissions from the development through the Environmental Permitting regime and as part of this the applicant would have to demonstrate that the installation would not have a detrimental impact on any nearby receptors, including the Premier Foods Mill. Therefore, the environmental impact is not considered to be a justifiable reason for refusal of the planning application having regard to the WLP Policy 1 and Paragraph 15 of PPS 23.

The design, amenity, flood risk and highway safety impacts of the development have been assessed having regard to Policies 7, 8, 13 and 15 of the WLP and these do not justify refusal of the application and can be controlled by planning conditions. The objections relating to Lamer Pallets activities and a previous fire at its site are not related to the current application.
### PLANNING COMMITTEE

The following applications dealt with under the terms of the Deputy Chief Executive’s delegated powers.

<table>
<thead>
<tr>
<th>Application No.</th>
<th>Decision</th>
<th>Applicant’s Name</th>
<th>Location of Proposal</th>
<th>Description of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>WP/2009/0377/F</td>
<td>AC</td>
<td>Mr and Mrs Anthony and Jade Ackers</td>
<td>34 Barker Road, Earls Barton.</td>
<td>Two storey side extension and two storey rear extension- amended plans.</td>
</tr>
<tr>
<td>WP/2009/0379/F</td>
<td>AC</td>
<td>Mr M Beeby</td>
<td>Spring House, 19 London Road, Bozeat.</td>
<td>Ground floor rear extension.</td>
</tr>
<tr>
<td>WP/2009/0381/O</td>
<td>AC</td>
<td>Mrs Susan Pettit</td>
<td>55 Ecton Lane, Sywell.</td>
<td>Outline application with all matters reserved for demolition of existing dwelling and erection of two dwellings on existing footprint.</td>
</tr>
<tr>
<td>WP/2009/0388/F</td>
<td>AC</td>
<td>Mr Christopher Field</td>
<td>105 Senwick Road, Wellingborough.</td>
<td>Vehicular access.</td>
</tr>
<tr>
<td>Application No.</td>
<td>Decision</td>
<td>Applicant's Name</td>
<td>Location of Proposal</td>
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<tr>
<td>WP/2009/0401/F</td>
<td>AC</td>
<td>Mrs Eileen Villette</td>
<td>6 Crabtree Close, Wellingborough. Remove single glazed conservatory and replace with larger double glazed conservatory (4500mm x 4500mm).</td>
<td></td>
</tr>
<tr>
<td>WP/2009/0403/F</td>
<td>APPROVED</td>
<td>Mr Steven Underwood</td>
<td>33 Winstanley Road, Wellingborough. External alterations to the building involving the replacement and enlargement of front downstairs window. New window to be 'bow'.</td>
<td></td>
</tr>
<tr>
<td>WP/2009/0404/F</td>
<td>AC</td>
<td>Mr M Gillespie</td>
<td>Land adjacent to 5 Mill Road, Bozeat. Proposed 2 storey 3 bedroom semi-detached dwellings for residential use - re-submission following the approval of WP/2009/0205/F (the proposal differs from the previous in that 2-storey dwellings are proposed rather than 3-storey).</td>
<td></td>
</tr>
<tr>
<td>WP/2009/0406/TC</td>
<td>REFUSED</td>
<td>Vodafone Limited</td>
<td>Land adjacent 19 Bush Close, Wellingborough. 14.8 metre telecommunications slim line pole to replace existing 14.4 metre telecommunications pole. An additional equipment cabinet is also proposed.</td>
<td></td>
</tr>
<tr>
<td>WP/2009/0407/FCOU</td>
<td>APPROVED</td>
<td>Time Leisure Limited</td>
<td>Site rear of 27f The Embankment, Wellingborough. Change of use of redundant buildings to 9 no. offices and workshops (B1) units.</td>
<td></td>
</tr>
<tr>
<td>Application No.</td>
<td>Decision</td>
<td>Applicant's Name</td>
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<tr>
<td>WP/2009/0409/F</td>
<td>AC</td>
<td>Mr Paul King</td>
<td>Land rear of 30 High Street, Wellingborough. 8 no. retirement apartments, secure refuse and cycle store together with parking and associated works.</td>
<td></td>
</tr>
<tr>
<td>WP/2009/0411/F</td>
<td>AC</td>
<td>W Norton &amp; Sons</td>
<td>The Lodge, Manor Farm, Taggies Yard, Orlingbury. Extension to barn.</td>
<td></td>
</tr>
<tr>
<td>WP/2009/0413/F</td>
<td>AC</td>
<td>Mr Ivan Wheaver</td>
<td>74 Senwick Road, Wellingborough. Vehicular access.</td>
<td></td>
</tr>
<tr>
<td>WP/2009/0415/FCOU</td>
<td>APPROVED</td>
<td>Mr Robert Lawrence</td>
<td>Park Tavern, 44a Great Park Street, Wellingborough. Change of use from a public house to an office. Retention of first floor accommodation as a self contained flat.</td>
<td></td>
</tr>
<tr>
<td>WP/2009/0418/LB</td>
<td>AC</td>
<td>Mr Paul Thurland</td>
<td>Stony Thatch, 10 Church Lane, Wollaston. Replacement of existing wooden gate with a new wrought iron gate and addition of railings to existing wall. (Application for Listed Building Consent).</td>
<td></td>
</tr>
<tr>
<td>WP/2009/0423/F</td>
<td>AC</td>
<td>Mrs Rowena Watkins</td>
<td>12 Earls Barton Road, Mears Ashby. Proposed extensions/alterations.</td>
<td></td>
</tr>
<tr>
<td>Application No.</td>
<td>Applicant's Name</td>
<td>Location of Proposal</td>
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<tr>
<td>WP/2009/0424/F</td>
<td>Mr David Neagle</td>
<td>5 Muirfield Road, Wellingborough. Conversion and extension to existing garage to form a new bedroom/shower room with access alterations.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>WP/2009/0430/F</td>
<td>Mr Dean Smith</td>
<td>32 Barker Road, Earls Barton. 2 storey extension comprising bedroom and bathroom on first floor, garage (to replace existing car port), utility and WC, hobbies room (to replace existing single storey hobbies room to be demolished) and conservatory.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>WP/2009/0433/F</td>
<td>Mr Gordon Betts</td>
<td>2 The Orchard, Bozeat. First floor extension above garage of existing detached house for additional bedroom and provision of 2 skylights in existing house roof.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>WP/2009/0437/F</td>
<td>C R Properties</td>
<td>1 Hardwater Road, Great Doddington. Substitution of plot type - revised elevations to plot 1 following the approval of WP/2008/0476/F.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>WP/2009/0448/F</td>
<td>Mr Daniel Bezzina</td>
<td>2 Redwell Road, Wellingborough. Demolish rear single storey bathroom, rebuild 2 storey extension.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**BACKGROUND PAPERS**

The background papers for the planning and building applications contained in this report form part of the relevant files appertaining to individual applications as referenced.

Borough Council of Wellingborough, Sustainable Communities, Croyland Abbey, Tithe Barn Road, Wellingborough.
## Application Decisions - Borough of Wellingborough

<table>
<thead>
<tr>
<th>Application No.</th>
<th>Name &amp; Address</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>FP/2009/0340/</td>
<td>Mr J Miller 4 Surrey Close Finchley London</td>
<td>Conversion of 1st and 2nd floor to create 6 apartments.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>APPROVED</td>
</tr>
<tr>
<td>FP/2009/0572/</td>
<td>Mr Andrew Bigley Lyndhurst Debdale Road Wellingborough</td>
<td>Conversion of existing two storey dwelling to create two self contained flats.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>APPROVED C</td>
</tr>
<tr>
<td>FP/2009/0978/</td>
<td>Mr A Fowkes 42 Linnet Close Wellingborough Northants</td>
<td>First floor side and single storey front extension.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>REJECTED</td>
</tr>
<tr>
<td>FP/2009/1102/</td>
<td>Mr and Mrs D Brady 49 Orlingbury Road Little Harrowden Wellingborough Northamptonshire</td>
<td>Single storey front extension to existing bungalow.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>APPROVED</td>
</tr>
<tr>
<td>FP/2009/1106/</td>
<td>Mr T Barley 8 Earls Barton Road Great Doddington Wellingborough Northamptonshire</td>
<td>Single storey rear extension to kitchen; dormer extension to provide bathroom; re-roof garage.</td>
</tr>
<tr>
<td></td>
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<td>APPROVED</td>
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<tr>
<td>Application No.</td>
<td>Name &amp; Address</td>
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<tr>
<td>APPROVED</td>
<td>66 High Street Aylesbury Bucks</td>
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<tr>
<td>FP/2009/1276/</td>
<td>Michael Newman 55 Queen Street Bozeat Wellingborough Northants</td>
<td>Extension to rear of property and internal modifications.</td>
</tr>
<tr>
<td>REJECTED</td>
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<td></td>
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<tr>
<td>FP/2009/1279/</td>
<td>Mr J Brown 7 Dychurch Lane Manor Farm Bozeat Wellingborough Northamptonshire</td>
<td>Proposed new detached house.</td>
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<td>APPROVED</td>
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<tr>
<td>APPROVED C</td>
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<tr>
<td>DI/2009/1304/</td>
<td>Mrs Lloyd 87 Minerva Way Wellingborough Northants</td>
<td>Installation of disabled persons through floor lift.</td>
</tr>
<tr>
<td>ACCEPTED</td>
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</tbody>
</table>
**PLANNING COMMITTEE - BUILDING REGULATION DECISIONS ISSUED**

**APPLICATIONS DEALT WITH**

**APPLICATION DECISIONS  BOROUGH OF WELLINGBOROUGH  Date: 21/12/2009**

<table>
<thead>
<tr>
<th>Application No.</th>
<th>Name &amp; Address</th>
<th>Description</th>
</tr>
</thead>
</table>
| BN/2009/1309/   | J G Chamberlain  
                 Hill Side Farm  
                 Finedon  
                 Wellingborough  
                 Northamptonshire | Single floor rear extension for kitchen and eating area. |
| ACCEPTED        |                |             |
| BN/2009/1311/   | Jasper Walker  
                 24 Kenmuir Road  
                 Finedon  
                 Wellingborough  
                 Northamptonshire | Internal alterations for kitchen/bathrooms/fire doors/fans. |
| ACCEPTED        |                |             |
| BN/2009/1312/   | Mr and Mrs D Townsend  
                 23 Wentworth Avenue  
                 Wellingborough  
                 Northamptonshire | Create double door opening in kitchen/dining wall. |
| ACCEPTED        |                |             |
| DI/2009/1347/   | Mrs E Reid  
                 85 Valley Road  
                 Wellingborough  
                 Northamptonshire | Disabled adaptation (wet room). |
| ACCEPTED        |                |             |
| DI/2009/1348/   | Mrs Almond  
                 8 Second Avenue  
                 Wellingborough  
                 Northamptonshire | Conversion of garage into bedroom and shower room. |
| ACCEPTED        |                |             |
### PLANNING COMMITTEE - BUILDING REGULATION DECISIONS ISSUED

#### APPLICATIONS DEALT WITH

<table>
<thead>
<tr>
<th>Application No.</th>
<th>Name &amp; Address</th>
<th>Description</th>
</tr>
</thead>
</table>
| BN/2009/1351/   | Mr and Mrs A Kightley  
13 Quorn Close  
Wellingborough  
Northamptonshire | Two storey extension. |
| ACCEPTED        |                |             |

| BN/2009/1352/   | Mr Mark Rowell  
28 Abbots Way  
Wellingborough  
Northamptonshire | Extension of lounge into current balcony room, fit new patio door in place of existing dining room window. |
| ACCEPTED        |                |             |

| BN/2009/1354/   | Mr Giuseppe Spimpolo  
20 Church Green  
Woodford  
Kettering  
Northamptonshire | New windows damp proofing tanking new openings connection to drains block doorway. |
| ACCEPTED        |                |             |

| DI/2009/1391/   | Owner/Occupier  
136 Kilnway  
Wellingborough  
Northamptonshire | L/A bathroom and adaptation works. |
| ACCEPTED        |                |             |

| DI/2009/1392/   | Owner/Occupier  
89 Kilnway  
Wellingborough  
Northamptonshire | L/A bathroom and disabled adaptations. |
| ACCEPTED        |                |             |
PLANNING COMMITTEE - BUILDING REGULATION DECISIONS ISSUED
APPLICATIONS DEALT WITH

APPLICATION DECISIONS     BOROUGH OF WELLINGBOROUGH     Date: 21/12/2009

<table>
<thead>
<tr>
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<tbody>
<tr>
<td></td>
<td>12 Doddington Road</td>
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<tr>
<td>ACCEPTED</td>
<td>Earls Barton</td>
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<tr>
<td></td>
<td>Northampton</td>
<td></td>
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<tr>
<td></td>
<td>Northamptonshire</td>
<td></td>
</tr>
<tr>
<td>BN/2009/1394/</td>
<td>Mr Scopes</td>
<td>Re-roof.</td>
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<tr>
<td></td>
<td>14 Kettering Road</td>
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<tr>
<td>ACCEPTED</td>
<td>Isham</td>
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<td>Kettering</td>
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<tr>
<td></td>
<td>Northamptonshire</td>
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<tr>
<td>BN/2009/1395/</td>
<td>Mr Hoyes</td>
<td>Re-roof.</td>
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<td></td>
<td>12 Kettering Road</td>
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<td>ACCEPTED</td>
<td>Isham</td>
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<td>Kettering</td>
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<tr>
<td></td>
<td>Northamptonshire</td>
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<tr>
<td>BN/2009/1397/</td>
<td>Mr Granvile</td>
<td>Re-Slating roof and upgrade roof insulation.</td>
</tr>
<tr>
<td></td>
<td>8 Elsdene Road</td>
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</tr>
<tr>
<td>ACCEPTED</td>
<td>Wellingborough</td>
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<tr>
<td></td>
<td>Northamptonshire</td>
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<tr>
<td>DI/2009/1400/</td>
<td>Mr K Miller</td>
<td>Bathroom conversion into a shower room.</td>
</tr>
<tr>
<td></td>
<td>7 Gipsy Lane</td>
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<tr>
<td>ACCEPTED</td>
<td>Irchester</td>
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<td></td>
<td>Northamptonshire</td>
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</tr>
<tr>
<td>DI/2009/1401/</td>
<td>Ms K Willbourne 25 Fullwell Road</td>
<td>Bathroom conversion into a shower room, plus ramped access to the rear with access modifications.</td>
</tr>
<tr>
<td>ACCEPTED</td>
<td>Bozeat Wellingborough Northamptonshire</td>
<td></td>
</tr>
<tr>
<td>BN/2009/1403/</td>
<td>Mr Baz Kalsi 4 Albert Road</td>
<td>Removal of wall to kitchen, new kitchen floor, widening of opening in living room and replace roof to rear (single storey section).</td>
</tr>
<tr>
<td>ACCEPTED</td>
<td>Finedon Wellingborough Northamptonshire</td>
<td></td>
</tr>
<tr>
<td>FP/2009/1444/</td>
<td>A Neece 109 Vicarage Farm Road</td>
<td>Single storey side extension.</td>
</tr>
<tr>
<td>APPROVED</td>
<td>Wellingborough Northamptonshire</td>
<td></td>
</tr>
<tr>
<td>BN/2009/1445/</td>
<td>Stephen Morgan 1 Gillits Road</td>
<td>Create opening in the existing wall between the kitchen and dining room.</td>
</tr>
<tr>
<td>ACCEPTED</td>
<td>Wellingborough Northamptonshire</td>
<td></td>
</tr>
<tr>
<td>FP/2009/1446/</td>
<td>Mr R J Hewitt 3 Manor Close</td>
<td>Convert garage to dressing room and bathroom.</td>
</tr>
<tr>
<td>APPROVED</td>
<td>Isham Kettering Northamptonshire</td>
<td></td>
</tr>
</tbody>
</table>
# Planning Committee - Building Regulation Decisions Issued

## Applications Dealt With

### Application Decisions

<table>
<thead>
<tr>
<th>Application No.</th>
<th>Name &amp; Address</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>BN/2009/1447/</td>
<td>Mr Robin Biggs and Mrs Sarah Biggs 99 Vicarage Farm Road Wellingborough Northamptonshire</td>
<td>Remove wall separating outdoor toilet from kitchen to add space in the kitchen. Also chimney has been removed.</td>
</tr>
<tr>
<td>DI/2009/1450/</td>
<td>Mrs P Philips 76 Townsend Close Wellingborough Northamptonshire</td>
<td>Disabled adaptation (wet room)</td>
</tr>
<tr>
<td>BN/2009/1452/</td>
<td>Mrs Williams 26 Avenue Road Wellingborough Northamptonshire</td>
<td>Re-furbishment and downstairs toilet.</td>
</tr>
<tr>
<td>BN/2009/1454/</td>
<td>Donal Burke 11 Clitherow Avenue Hanwell London</td>
<td>Installation of ensuite shower room and replace existing back room window with French doors.</td>
</tr>
<tr>
<td>WI/2009/1458/</td>
<td>Mr G Wright 35 John Gray Road Great Doddington Wellingborough Northamptonshire</td>
<td>Replace three windows to kitchen and two windows to rear bedrooms with UPVC double glazed units.</td>
</tr>
</tbody>
</table>

**Date:** 21/12/2009