Present: Councillor Waters (Chairman), Councillor Morrall (Vice-Chairman), Councillors Beirne, Bell, Lawman, Old, Palmer, Patel, Ryan, Smith and Ward.

A Arden (Housing Strategy and Planning Officer), W Cattell (Senior Development Control Officer), R Clayton (Solicitor), M Kilpin (Principal Development Control Officer), L Martin-Bennison (Director of Environment and Economy) and R Yee (Regulatory Services Manager).

(Apologies for absence were received from Councillors Dholakia and Mann.)

(Councillor Miles attended the meeting.)

The Chairman advised the Committee that applications WP/2005/0148F and WP/2005/0252F had been withdrawn.

1. DECLARATIONS OF INTEREST

**RESOLVED** to note that in accordance with the Local Government Act 2000, the Code of Local Government Conduct and the Council's Constitution, the under-mentioned Councillors declared an interest in the following items:

<table>
<thead>
<tr>
<th>Councillor</th>
<th>Minute No</th>
<th>Item</th>
<th>Description of Interest</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lawman</td>
<td>6</td>
<td>Planning Application WP/2005/0253F</td>
<td>personal – the architect was known to her.</td>
</tr>
<tr>
<td>Smith</td>
<td>11</td>
<td>Planning Application WP/2004/0881F</td>
<td>personal and prejudicial – 2 objectors were friends.</td>
</tr>
</tbody>
</table>

2. CONFIRMATION OF MINUTES

**RESOLVED** that the minutes of the meetings held on 27/4 and 11/5/2005, be confirmed and signed.

3. REPORT OF THE DIRECTOR OF ENVIRONMENT AND ECONOMY

**RESOLVED** that the annexed circulated report of the Director of Environment and Economy, on the applications for planning permission, listed building consent and building regulation approval, be received.

4. PLANNING APPLICATION WP/2005/0192F – HEARNDEN COURT, HENSHAW ROAD, WELLINGBOROUGH

The annexed circulated report of the Director of Environment and Economy was received on planning application WP/2005/0192F, for remodelling,
refurbishment and two-storey extensions at Hearnden Court, Henshaw Road, Wellingborough for the Borough Council of Wellingborough.

The report set out the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Director of Environment and Economy recommended that planning permission be granted subject to the conditions set out in the report.

It was moved by Councillor Smith and seconded by Councillor Ryan that planning permission be granted subject to the conditions set out in the report.

On being put to the vote, the motion was carried unanimously.

RESOLVED that planning permission be granted subject to the following conditions:

1. The development shall be begun not later than the expiration of five years beginning with the date of this permission.
2. The external walls and roof of the extension shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

Reasons:

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act, 1990.
2. In the interests of visual amenity.

5. PLANNING APPLICATION WP/2005/0202F – RUTHERFORD DRIVE, PARK FARM INDUSTRIAL ESTATE, WELLINGBOROUGH

The annexed circulated report of the Director of Environment and Economy was received on planning application WP/2005/0202F, for an extension of an existing distribution centre to form additional warehousing, docking area for delivery vehicles, associated office space, parking area for delivery vehicles and car parking for employees on land at, and land adjacent to, Somerfield National Distribution Centre, Rutherford Drive, Park Farm Industrial Estate, Wellingborough for Somerfield Stores Limited.

The report set out the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Director of Environment and Economy recommended that planning permission be granted subject to the conditions set out in the report.

Councillor Ryan asked whether the applicant could be requested to assist with the matter of relocating the Great Crested Newts which inhabited the area of the proposed extension.

The officers advised that the matter had been discussed with the Landscape Officer whose opinion was that such a request was not appropriate in this case.
Councillor Palmer referred to the section of the report which stated that a Section 106 Agreement was not considered justified in this case. He expressed the opinion that an Agreement should be required to contribute towards play equipment.

The officers advised that any agreement had to directly relate to the development. As the development was for employment purposes and not housing there was no justification to require a contribution.

It was moved by Councillor Morrall and seconded by Councillor Bell that planning permission be granted subject to the conditions set out in the report.

On being put to the vote, the motion was carried unanimously.

**RESOLVED** that planning permission be granted subject to the following conditions:

1. The development shall be begun not later than the expiration of five years beginning with the date of this permission.
2. Prior to the commencement of the development, a scheme for the protection of the trees on site that are to be retained during construction works shall be submitted to, and approved in writing by, the local planning authority following a meeting on site and incorporating any amendments the local planning authority may require. The scheme shall be carried out concurrently with the development to the satisfaction of the local planning authority.
3. The site shall be landscaped and planted with trees and shrubs in accordance with a comprehensive scheme which shall be submitted to and approved by the local planning authority before the development is commenced. 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. 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. The development shall be carried out in accordance with these details to the satisfaction of the local planning authority.
5. The areas shown for parking and turning on the approved plans shall be laid out and surfaced to the satisfaction of the local planning authority before the premises are occupied and shall be permanently set aside and reserved for the purpose.
6. All vehicular crossings are to be formed, existing crossings stopped up and surfaces made good all in accordance with the specification of Northamptonshire County Council.
7. Visibility of 4.5m x 75m must be provided and maintained in both directions at both points of access.
8. All planting is to be sited clear of the visibility splays and the highway boundary over the frontage of the site.
9. All street furniture affected by the operations must be relocated, as necessary, at the cost of the applicant.

10. Prior to the commencement of any development, a detailed surface water drainage strategy for the design, provision, implementation and long term maintenance of surface water drainage, fully in accordance with the requirements of the approved flood risk assessment (report 2123/1, revision 2, dated March 2005), and Planning Policy Guidance 25 (PPG 25), shall be submitted to and approved by the local planning authority. The development shall be carried out in accordance with this strategy to the satisfaction of the local planning authority.

11. Prior to the commencement of the development, details of any security and floodlighting shall be agreed, in writing, with the local planning authority. The development shall be carried out in accordance with these details to the satisfaction of the local planning authority.

Reasons:

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act, 1990.
2. In the interests of amenity.
3. In the interests of amenity.
4. In the interests of visual amenity.
5. In the interests of the safety and convenience of users of the adjoining highway/s.
6. In the interests of highway safety.
7. In the interests of highway safety.
8. In the interests of highway safety.
9. In the interests of highway safety.
10. To prevent the increase in flood risk.
11. In the interests of amenity.

6. PLANNING APPLICATION WP/2005/0253F – 11 STONEY PIECE CLOSE, BOZEAT

(Note: Councillor Lawman declared a personal interest in this item, and took no part in the consideration and voting thereon.)

The annexed circulated report of the Director of Environment and Economy was received, including late correspondence from the applicant, on planning application WP/2005/0253F, for single-storey front and rear extensions and alterations to the garage at 11 Stoney Piece Close, Bozeat for Mr D Greco and Miss E Gronkowski.

The report set out the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Director of Environment and Economy recommended that planning permission be refused for the reason set out in the report. In respect of the report the Committee was advised that on page 28, the word “not” in paragraph (ii), line 3 should be deleted.
Reference was also made to the late correspondence which related to revised plans. There had been insufficient time to carry out further consultations and therefore the scheme before the Committee should be determined.

It was moved by Councillor Smith and seconded by Councillor Palmer that planning permission be refused for the reason set out in the report.

On being put to the vote, the motion was carried.

RESOLVED that planning permission be refused for the following reason:

1. If permitted, the proposal will be contrary to Policies G1 (1 and 2) and H12 (1, 2 and 4) of the adopted Borough of Wellingborough Local Plan by virtue of creating a development that is visually obtrusive in terms of design, siting and scale and it will result in an unsatisfactory impact upon the amenities of the occupiers of the neighbouring semi-detached dwelling.

7. PLANNING APPLICATION WP/2005/0259F – LONDON ROAD, WOLLASTON

The annexed circulated report of the Director of Environment and Economy was received, including late correspondence from Northamptonshire Police, on planning application WP/2005/0259F, for a single-storey community youth centre at Wollaston Playing field, off London Road, Wollaston for Wollaston Parish Council.

The report set out the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Director of Environment and Economy recommended that planning permission be granted subject to the conditions set out in the report.

Councillor Beirne asked if a condition could be attached to the proposed planning permission to ensure the removal of the existing unused pavilion. She also had some concerns regarding parking.

Officers advised that as the building in question did not form part of the application it was not possible to impose such a condition, but the Parish Council could be approached with a request to remove the building.

It was moved by Councillor Morrall and seconded by Councillor Old that planning permission be granted subject to the conditions set out in the report.

On being put to the vote, the motion was carried unanimously.

RESOLVED that planning permission be granted subject to the following conditions:

1. The development shall be begun not later than the expiration of five 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 and the development shall be carried out with the approved materials.

3. Before development is commenced, the finished floor levels of the hereby approved development shall be submitted to the local planning authority and approved in writing. The development shall be carried out in accord with the approved levels.

Reasons:

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act, 1990.
2. In the interests of visual amenity.
3. In the interests of visual amenity.

8. **PLANNING APPLICATION WP/2005/0268F – 149 MAIN STREET, LITTLE HARRONDON**

The annexed circulated report of the Director of Environment and Economy was received, including late correspondence from third party objectors, on planning application WP/2005/0268F, for a change of use of southern sector – plots for 4 touring caravans on land adjacent to 149 Main Street, Little Harrowden for Mr and Mrs S F James.

The report set out the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Director of Environment and Economy recommended that planning permission be refused for the reasons set out in the report.

Councillor Ryan expressed the opinion that the application should be allowed as the access to the site was wide enough and there was very little movement associated with the storage of touring caravans.

The officers advised that the main issue was one of amenity and the effect that the proposal would have on the open countryside. The land in question was agricultural and outside the Village Policy Line and to grant planning permission could create a precedent for similar applications elsewhere in the Borough.

It was moved by Councillor Old and seconded by Councillor Morrall that planning permission be refused for the reasons set out in the report.

On being put to the vote, the motion was carried.

**RESOLVED** that planning permission be refused for the following reasons:

1. If permitted, the proposal will result in the introduction of touring caravans to an area of land designated as allotment which is not situated close to tourist or recreational facilities. As such it is contrary to Policies L5 (1) and L20 of the adopted Borough of Wellingborough Local Plan.
2. If permitted, the proposal will result in the siting of touring caravans close to the curtilages of existing residential properties resulting in
adverse impacts arising in the form of noise and disturbance from outdoor activities of the caravan occupiers, contrary to the Borough of Wellingborough Local Plan Policy G1(2).


The annexed circulated report of the Director of Environment and Economy was received, including late correspondence from consultees and third parties, on planning application WP/2005/0300F, for the erection of 10 flats (revised siting), at The Castle Club, 33 St Johns Street, Wellingborough for Augusta Developments.

The report set out the planning history, relevant planning policy, outcome of consultations and an assessment of the proposal.

The applicant had responded to the wishes of the Committee in respect of planning application WP/2005/0065F. The scheme now presented was in complete accordance with the decision of the Committee at its meeting on 30/3/2005, to reduce its impact on the adjacent nursery by relocating the building on the site and improving the design to eliminate the proposed archway.

The Director of Environment and Economy recommended that planning permission be granted subject to the possible prior signing of a legal agreement under Section 106 of the Town and Country Planning Act, 1990, and to the conditions set out in the report.

Although the proposed scheme exceeded the threshold for seeking a Planning Obligation, it was possible that it would be unnecessary as the development was for affordable housing.

A request to address the meeting had been received from the Manager of the Christian Centre Day Nursery.

The Chairman allowed the person to speak for a maximum of 3 minutes. After the speaker, the Committee was given the opportunity to ask questions of clarification.

Having heard the views of the speaker and taking account of the officer’s report, the Chairman invited the Members to determine the application.

It was moved by Councillor Bell and seconded by Councillor Morrall that subject to the east wall of the development being rendered and painted a light colour; the retention of a secure boundary fence and the provision of a vehicle proof barrier between the site and the Christian Day Centre Nursery, the granting of planning permission be delegated to the Director of Environment and Economy, subject to the possible prior signing of a legal agreement under Section 106 of the Town and Country Planning Act, 1990, and to the conditions set out in the report.

On being put to the vote, the motion was carried unanimously.
RESOLVED that the granting of planning permission be delegated to the Director of Environment and Economy, subject to the possible prior signing of a legal agreement under Section 106 of the Town and Country Planning Act, 1990, and to the following conditions:

1. The development shall be begun not later than the expiration of five years beginning with the date of this permission.
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or as amended), no garages sheds or other buildings shall be erected without the express planning permission from the local planning authority, other than those expressly authorised by this permission.
3. Prior to the commencement of development, a scheme for sound insulation between the flats shall be submitted to, and approved in writing by, the local planning authority. The agreed scheme shall be completed before the flats are occupied.
4. 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.
5. Prior to the development hereby permitted being implemented, a scheme shall be agreed in writing with the local planning authority to agree the retention of the very worn crucifixion plaque set into the wall of the former Castle Club at 33 St Johns Street, about 20 feet above the ground in the wall fronting the street.
6. The site shall be landscaped and planted with trees and shrubs in accordance with a comprehensive scheme which shall be submitted to and approved by the local planning authority before the development is commenced. 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.
7. A scheme for screen fencing/walling, including a vehicle proof barrier, shall be agreed with the local planning authority before the start of construction. The agreed scheme shall be implemented to the satisfaction of the local planning authority before the dwellings are occupied.
8. Two weeks prior notice shall be given of the exact date when it is proposed that construction of the development is to begin. During the construction period, representatives of Northamptonshire Heritage shall be allowed access to the site to observe and inspect all excavation works and record all findings of archaeological interest. If required, they shall be allowed to excavate such remains, provided that this shall not interfere unreasonably with the progress of the development.
9. Prior to the implementation of the development hereby permitted, a scheme shall be submitted to and agreed in writing with the local planning authority for provision to be made for an area at the front of the building, adjacent to the paving, for wheelie bins to stand on the day of collection.
10. The shared private drive into the garage court must be 4.5m wide for the first 10m from the highway boundary and to prevent loose material
being carried out onto the public highway it is to be hard paved for at least the first 5m.
11. Pedestrian to vehicle visibility of 2m x 2m is to be provided and maintained on each side of the point of access.
12. The footway crossing must be constructed to heavy duty standard and the existing point of access closed and the footway made good in accordance with the specification of Northamptonshire County Council.
13. The development shall be carried out in accordance with the amended plans deposited with the local planning authority on 5/4/2005.
14. Before the development is commenced, the finished floor levels of the hereby approved dwellings in relation to the adjacent dwelling and ground floor flats shall be submitted to the local planning authority and approved in writing.
15. A scheme for finishing the east facing wall in white or other light colour shall be submitted to, and agreed in writing by, the local planning authority.

Reasons:

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act, 1990.
2. In the interests of amenity.
3. In the interests of residential amenity.
4. In the interests of amenity.
5. To retain an historical association with the past.
6. In the interests of visual amenity.
7. In the interests of amenity and privacy.
8. To meet archaeological investigation and recording requirements.
9. In the interests of the protection of the amenities of the area and public safety.
10. In the interests of highway safety.
11. In the interests of highway safety.
12. In the interests of highway safety.
13. To ensure that the development is carried out in accordance with the agreed amendments.
15. In the interests of light to the windows of the adjacent building.

10. **PLANNING APPLICATION WP/2005/0305F – 2 PEBBLE LANE, WELLINGBOROUGH**

The annexed circulated report of the Director of Environment and Economy was received, including late correspondence from a third party, on planning application WP/2005/0305F, for a change of use from A1 to D2 (temporary for 5 years), for a 30 minute fitness and weight loss facility at 2 Pebble Lane, Wellingborough for Mr A Rose.

The report set out the planning history, relevant planning policy, outcome of consultations and an assessment of the proposal.

The Director of Environment and Economy recommended that, subject to no new material considerations coming to light during the remainder of the
consultation period, planning permission be granted subject to the conditions set out in the report.

It was moved by Councillor Morrall and seconded by Councillor Old that, subject to no new material considerations coming to light during the remainder of the consultation period, the granting of planning permission be delegated to the Director of Environment and Economy, subject to the conditions set out in the report.

On being put to the vote, the motion was carried.

**RESOLVED** that, subject to no new material considerations coming to light during the remainder of the consultation period, the granting of planning permission be delegated to the Director of Environment and Economy, subject to the following conditions:

1. The development shall be begun not later than the expiration of five years beginning with the date of this permission.
2. The permission shall be permitted for a period of time expiring on 31/5/2010. At or before the expiration of this period, the property shall be restored to its former condition and revert to a use in accordance with Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 2005, or any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.

Reasons:

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act, 1990.
2. To ensure the local planning authority retains control over the future use of the land.

11. **PLANNING APPLICATION WP/2004/0881F – LAND BETWEEN 12 AND 18 DUKE STREET, WELLINGBOROUGH**

(Note: Councillor Smith declared a personal and prejudicial interest in this item, and left the meeting during the consideration and voting thereon.)

The annexed circulated report of the Director of Environment and Economy was received, including late correspondence from third party objectors, on planning application WP/2004/0881F, for 5 town houses of three storey construction on land between 12 and 18 Duke Street, Wellingborough for Mrs E Bradley on behalf of East Midlands Housing.

The application had been deferred at the meeting on 2/3/2005, to enable the officers to negotiate with the applicant to achieve a better standard of design and then for the Site Viewing Group to visit the site prior to it coming back to Committee.

Amended plans were received on 28/4/2005, the scheme now proposed was for 4 town houses of two storey construction, and at the time of preparing the report no comments had been received.
The Site Viewing Group had visited the site on 24/5/2005, and a record of the visit was set out in the circulated notes.

The Director of Environment and Economy recommended that planning permission be approved subject to the conditions set out in the report.

It was moved by Councillor Morrall and seconded by Councillor Old that planning permission be granted subject to the conditions set out in the report.

On being put to the vote, the motion was carried unanimously.

**RESOLVED** that planning permission be granted subject to the following conditions:

1. The development shall be begun not later than the expiration of five 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.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking or re-enacting that Order, the hereby approved dwellings shall not be extended in any way without the consent, in writing, of the local planning authority.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking or re-enacting that Order, no structures or buildings shall be erected in the rear amenity space of the hereby approved dwellings without the consent, in writing, of the local planning authority.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking or re-enacting that Order, no window shall be inserted in the flank elevations of plot nos. 1 and 5 at first or second floor level without the consent, in writing, of the local planning authority.
6. Before development is commenced, details of the finished floor levels of the hereby approved dwellings in relation to the finished floor levels of nos. 12 and 18 Duke Street, shall be submitted to the local planning authority and agreed in writing. The development shall be carried out in accordance with the agreed levels unless otherwise agreed in writing by the local planning authority.
7. Before development is commenced, an Environmental Risk Assessment (ERA), shall be submitted to the local planning authority. Should the ERA reveal that the site is subject to contamination, a scheme for its remediation shall be submitted to the local planning authority and approved in writing. The approved remediation scheme shall be implemented and completed to the satisfaction of the local planning authority.
8. The development shall be carried out in accordance with the amended plan(s) deposited with the local planning authority on 28/4/2005.
Reasons:

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act, 1990.
2. In the interests of visual amenity.
3. To prevent an increase in resale value of the dwellings.
4. In the interests of protecting the amenity value of occupiers of adjacent dwellings and to prevent an increase in the resale value of the hereby approved dwellings.
5. In the interests of privacy.
6. In the interests of visual amenity and to protect the amenities of occupiers of nearby residential property.
7. In the interests of assessing any potential contamination of the site and to implement the necessary remediation measures.
8. To ensure that the development is carried out in accordance with the agreed amendments.

12. PLANNING APPLICATION WP/2005/0148F – 5–7 ALBERT ROAD, WELLINGBOROUGH

RESOLVED to note that this application had been withdrawn.


The two annexed circulated reports of the Director of Environment and Economy were received on planning application WP/2005/0248F and listed building application WP/2005/0249LB, for the conversion of former mill into self-contained (holiday let) dwelling at Hardwater Mill, Hardwater Road, Great Doddington for Mr A Newman and Mrs A Lowe.

The reports set out the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The officers advised that condition 4 of the recommended planning permission should be deleted and replaced by an appropriate condition to ensure that the proposed tourist accommodation always remains ancillary to the main dwelling.

The Director of Environment and Economy recommended that both planning permission and listed building consent be granted subject to the conditions set out in the respective reports, as amended.

The Site Viewing Group had visited the site on 24/5/2005, and a record of the visit was set out in the circulated notes.

Councillor Smith referred to the report relating to the listed building application which stated that it had been referred to Committee at the request of the Ward Councillor, he stated that this was incorrect. He was the Ward Councillor and he had not made that request and asked that it be noted.
It was moved by Councillor Morrall and seconded by Councillor Patel that both planning permission and listed building consent be granted subject to the conditions set out in the respective reports, as amended.

On being put to the vote, the motion was carried unanimously.

RESOLVED that:

(i) planning permission be granted subject to the following conditions:

1. The development shall be begun not later than the expiration of five years beginning with the date of this permission.
2. The development shall be carried out in accordance with the amended plan(s) deposited with the local planning authority on 26/4/2005.
3. 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 and the development shall be carried out with the approved materials unless otherwise agreed in writing by the local planning authority.
4. The tourist accommodation hereby approved shall always remain ancillary to the main residential unit and shall not be subdivided so as to create its own planning unit.
5. The hereby approved development shall not be let for any period longer than one month.

Reasons:

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act, 1990.
2. To ensure that the development is carried out in accordance with the agreed amendments.
3. In the interests of visual amenity.
4. To ensure that a new planning unit is not created.
5. To ensure that the hereby approved development does not revert to a dwelling house.

(ii) listed building consent be granted subject to the following conditions:

1. The works to which this consent relates must be begun not later than the expiration of five years from the date of this consent.
2. Full details of all new windows and doors, including the garage doors, together with details of their surrounds shall be submitted to, and approved in writing by, the local planning authority before any work is commenced.
3. The new roof lights shall be the ‘Conservation Rooflight’, complete with non-reflective glass and fitted so as not to protrude materially above the plane of the existing roof.
4. Samples of the roof slates to be used shall be submitted to, and approved in writing by, the local planning authority before any work is commenced.
5. Full details of the new staircases with large-scale carpenter’s sections shall be submitted to, and approved in writing by, the local planning authority before any work is commenced.
Reasons:

1. In order to comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.
2. To protect the character of the listed building.
3. To protect the character of the listed building.
4. To protect the character of the listed building.
5. To protect the character of the listed building.

14. PLANNING APPLICATION WP/2005/0252F – LAND REAR OF 79 HIGH STREET, FINEDON

RESOLVED to note that this application had been withdrawn.

15. COUNTY MATTERS

1. WP/2005/0265C

The formation of additional car parking and erection of boundary fencing at NSPCC, Orchard House, Gold Street, Wellingborough for Northamptonshire County Council.

RESOLVED that no objections be raised to the proposal.

2. WP/2005/0129C

Erection of an extension to create additional administration area and main entrance lobby at Great Doddington Primary School, Church Lane, Great Doddington for Northamptonshire County Council (Education Services).

RESOLVED to note that on 13/4/2005, the County Council had granted planning permission subject to the condition set out in the report.

16. APPLICATIONS FOR PLANNING PERMISSION AND BUILDING REGULATION APPROVAL

RESOLVED that the decisions on applications for planning permission and building regulation approval, determined by the Director of Environment and Economy in accordance with delegated powers, as set out in the report of the Director of Environment and Economy (Minute 3), be noted.