

COUNCIL MEETING – 14 JANUARY 2014
REPORT OF THE LICENSING SUB-COMMITTEE

8 November 2013

Present: Councillors Scarborough (Chairman), Maguire and Morrall.

Also present: Mr G Hollands, Solicitor, District Law, Mrs A Wilcox, Principal Health Protection Manager (Licensing Manager) and Mrs C A Mundy, Democratic Services Officer.

(The hearing commenced at 2pm).

1. APPOINTMENT OF CHAIRMAN

RESOLVED that Councillor Scarborough be appointed as chairman for this sub-committee meeting.

2. APPLICATION FOR A VARIATION OF A PREMISES LICENCE FOR TASTY BITES, 23 SILVER STREET, WELLINGBOROUGH

The chairman welcomed Mr V Shah, the applicant, and Mr V Singh, his solicitor to the meeting and introduced the sub-committee panel and officers.

He explained how the sub-committee would proceed.

The licensing manager, Mrs Wilcox then introduced the application which had been brought before the sub-committee, to seek a variation to the premises licence for Tasty Bites, 23 Silver Street, Wellingborough to extend the hours of the premises licence, to sell hot food, from 23:00 hours until 06:00 hours daily.

The current licence permitted late night refreshment for the following hours:

Sunday to Wednesday 12:00 to 0:00;
Thursday to Saturday 12:00 to 03:00.

The application attracted two negative relevant representations from interested parties. One was from a local resident and the other from the owner of residential flats adjacent to the premises. The issues of concern related to noise from the operation of the business and from customers of the business, as well as smell, litter and the possibility of crime and disorder.

The licensing manager reminded the sub-committee of the four licensing objectives which were as follows:

- (i) The prevention of crime and disorder;
- (ii) Public safety;
- (iii) Prevention of public nuisance;
- (iv) The protection of children from harm.

The report also made reference to the licensing policy, which related to the licensing objectives, licensing hours and conditions.

The chairman thanked the licensing manager and asked Mr Singh if he would like to make representation on behalf of his client, particularly in relation to his need to extend the opening hours of his business.

Mr Singh explained that the opening hours of the nearby nightclub had been extended and that the club now closed at 5am. His client's business had been affected by this change and he therefore wished to stay open later to extend his trade from the nightclub customers.

With regard to the issues raised by the 'objectors' he asked for permission to circulate a bundle of papers. The chairman sought advice from Mr Hollands, the legal adviser, regarding whether this was appropriate. Mr Hollands confirmed that acceptance was at the discretion of the sub-committee. The chairman commented that it would have been helpful if this bundle had been received in advance of the meeting so it could be studied in more detail, however, it was agreed to accept the bundle.

Mr Singh explained that the bundle contained information in support of the application from local residents and neighbours, and customers of the business.

Mr Singh then asked the applicant questions for the purpose of clarity in relation to how things had changed since the refusal of the previous application and over the alleviation of noise from the extractor fan. There had also been a report of a broken window nearby and Mr Shah confirmed that this had happened at 5am and had been nothing to do with his customers.

Councillors Maguire asked Mr Shah at what time, and how, did he leave the premises at the close of business? Mr Shah confirmed that he left by the front door approximately 30 minutes after closing.

With regard to the extractor fan, Councillor Morrall noted that the engineer had attended during normal working hours and noted that the level of noise from an extractor fan at this time of day was very different to how it would sound in the middle of the night. Mr Singh noted this comment and reiterated that the output was still within an acceptable level under guidelines.

The chairman adjourned the meeting at 2.40pm.

The meeting reconvened at 2.55pm.

RESOLVED that the extension to the opening hours of the premises licence be granted.

THE REASON for the decision was that the sub-committee, having considered the evidence and heard the representations of the applicant, considered that granting the application could not adversely affect the licensing objectives.

After giving the decision of the sub-committee the chairman reminded Mr Shah that in the event of there being any problems, a review of the licence could be called allowing the sub-committee to take action if satisfied that the licensing objectives were being adversely affected.

The meeting concluded at 3pm.

Chairman

COUNCIL MEETING – 14 JANUARY 2014

REPORT OF THE PLANNING COMMITTEE

13 November 2013

Present: Councillors Ward (Chairman), Griffiths (Vice-Chairman), Bell, Dholakia, Morrall, B Patel, Scarborough, Timms and Waters.

Mr S Wood (Head of Planning and Local Development), Mr M Kilpin (Principal Planning and Building Control Manager), Ms J Thomas (Development Management Officer), Mrs V Jessop (Principal Housing Manager), Mr S Aley (Legal Adviser) and Mrs F Hubbard (Democratic Services Officer).

(Councillor L Lawman attended the meeting as an observer and Councillor Bass as a speaker).

1. APOLOGIES FOR ABSENCE

RESOLVED to note that apologies for absence were received from Councillors Beirne and Maguire.

2. DECLARATIONS OF INTEREST

RESOLVED to note there were no declarations.

3. CONFIRMATION OF MINUTES

RESOLVED that the minutes of the meeting held on 09/10/2013 be confirmed and signed.

4. REPORT OF THE HEAD OF PLANNING AND LOCAL DEVELOPMENT

RESOLVED that the annexed circulated report of the Head of Planning and Local Development, on the applications for planning permission, building regulation approvals and appeals information, be received.

5. PLANNING APPLICATION WP/2013/0406(F) – ECTON HALL BARNES, ECTON HALL, CHURCH WAY, ECTON

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/2013/0406(F), for the erection of two detached dwellings each with detached garage and landscaping, the buildings to be erected on the remnants of the dilapidated barns and outbuildings. Amended plans – changes to the siting of the proposed dwellings and the inclusion of additional parking spaces for the existing residents at Ecton Hall Barns, Ecton Hall, Church Way, Ecton for Ecton Estates.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Planning and Local Development recommended approval subject to the conditions set out in the report.

This application had been deferred at the planning meeting held on 09/10/2013 to enable the Site Viewing Group to visit the site.

The Site Viewing Group visited the site on 12/11/2013, and a record of the visit was set out in the circulated notes.

Requests to address the meeting had been received from 3 objectors (1 of which was representing an objector who was unable to attend), the agent and Councillor Bass.

The Chairman allowed the speakers to address the meeting for a maximum of 3 minutes each and Councillor Bass 5 minutes.

Having heard the views of the speakers and taking account of the officer's report, the Chairman invited the committee to determine the application.

It was moved by Councillor Griffiths and seconded by Councillor Morrall that planning permission be approved.

Councillor Bell then moved an amendment to the motion for large construction vehicles not to drive through the village but have access from the A4500. This was seconded by Councillor Morrall. It was not voted on as this was already included in the conditions.

The original motion was put to the vote, and was carried by 8 votes.

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

1. The development shall be begun no later than 3 years beginning with the date of this permission.
2. Notwithstanding any materials specified in the application form and/or the drawings, particulars and samples of the materials to be used on all external surfaces of the buildings, including fenestration, windows, doors, eaves and verges shall be submitted to and approved in writing by the local planning authority before the commencement of the development. The development shall be carried out in accordance with the approved details.
3. Details of those parts of the site not covered by buildings including any parking, roads, footpath, hard and soft landscaping, surface and boundary treatments shall be submitted to and approved in writing by the local planning authority before the commencement of the development. The development shall be carried out in accordance with the approved details.
4. The proposed tree planting/landscape scheme shall be implemented during the next planting season after the completion of the building operations on site or within any such longer period as may be agreed in writing with the local planning authority. Such planting shall be maintained, including the replacement of dead, dying or defective trees, shrubs or ground cover plants for a period of 5 years.

5. Before development is commenced, the finished floor levels of the approved dwellings in relation to the adjacent properties (by way of cross-section drawings) shall be submitted to the local planning authority and approved in writing.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other Order revoking or re-enacting the Order), no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of Schedule 2 of the Order shall be carried out to the 2 dwellinghouses hereby approved without the prior written consent of the local planning authority.
7. No demolition or construction work in connection with this approved development shall be carried out outside the hours of 08:30 and 18:30 hours on Mondays to Fridays inclusive, 09:00 to 14:00 hours on Saturdays and there shall be no such work carried out on Sundays and bank holidays.
8. All large vehicles including articulated lorries, diggers, dumpers, and concrete wagon associated with the implementation of this approved development, shall be confined to the rear access to the site, through the adjoining farmland and off the A4500. None of these vehicles shall access the site via Church Way and access the site outside the permitted hours stipulated under condition 7 above.
9. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.
10. Prior to the commencement of development an Environmental Risk Assessment to identify any contamination on the site shall be submitted to and approved in writing by the local planning authority. If the Environmental Risk assessment identifies any contamination, it shall contain measures for its remediation and the site shall be remediated in accordance with the agreed scheme prior to first occupation.

Reasons:

1. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure a satisfactory appearance for the development in the interest of visual amenity.
3. To ensure that the site is satisfactorily landscaped and in order to maintain and enhance the visual amenity of the area.
4. To ensure that the site is satisfactorily landscaped and in order to maintain and enhance the visual amenity of the area.
5. In the interest of the amenities of neighbouring residential occupiers.
6. To afford the local planning authority the opportunity to control future developments on the site, having regard to the nature and location of the site in the open countryside and in the interests of safeguarding the amenities of neighbouring occupiers.
7. To protect the amenities of the occupiers of the neighbouring properties.
8. To protect the amenities of the occupiers of the neighbouring properties and in the interest of safeguarding listed building features.

9. To ensure that features of archaeological interest are properly examined and recorded, in accordance with National Planning Policy Framework paragraph 141.
10. To protect future occupiers from the potential effect of contamination.

6. PLANNING APPLICATION WP/2013/0407(LB) – ECTON HALL BARNES, ECTON HALL, CHURCH WAY, ECTON

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/2013/0407(LB), for the erection of two detached dwellings each with detached garage and landscaping, the buildings to be erected on the remnants of the dilapidated barns and outbuildings. Amended plans – changes to the siting of the proposed dwellings and the inclusion of additional parking spaces for the existing residents at Ecton Hall Barns, Ecton Hall, Church Way, Ecton for Ecton Estates.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Planning and Local Development recommended that listed building consent be granted.

It was proposed by Councillor Griffiths and seconded by Councillor Morrall that listed building consent be approved subject to the conditions set out in the report and also to the wall to the entrance of the site being retained.

On being put to the vote, the motion was carried by 8 votes.

RESOLVED that the listed building consent be approved subject to the following conditions:

1. The works, to which this consent relates, must be begun not later than the expiration of three years from the date of this consent.
2. Full details of the following items shall be submitted for the written consent of the local planning authority prior to the commencement of development:
 - (i) roof covering;
 - (ii) stone and bricks; details of stone coursing, facing and pointing in soft lime mortar to be demonstrated on a sample panel;
 - (iii) doors and windows - proposed plastic windows not acceptable;
 - (iv) rainwater goods - cast iron required;
 - (v) dormers;
 - (vi) roof-lights;
 - (vii) hard-surfacing to access and circulation space - permeable specification required;
 - (viii) garages, including doors;
 - (ix) security entrance gates.

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.

7. PLANNING APPLICATION WP/2013/0464(F) – THE OLD BARN, 161 ECTON LANE, SYWELL

The annexed circulated report of the Head of Planning and Local Development was received, including late correspondence, on planning application WP/2013/0464(F), for the erection of a self-contained two bedroomed annexe incidental to the adjoining dwelling at the Old Barn, 161 Ecton Lane, Sywell for Ms J Davis.

The Head of Planning and Local Development recommended that planning permission be refused for the reasons set out in the report.

The Site Viewing Group visited the site on 12/11/2013 and a record of the visit was set out in the circulated notes.

Requests to address the meeting had been received from 2 objectors, the agent and Councillor Bass.

The Chairman allowed the speakers to address the meeting for a maximum of 3 minutes each and Councillor Bass 5 minutes. One of the objectors declined to speak at the meeting. The committee was then given the opportunity to ask questions of clarification.

Having heard the views of the speakers and taking account of the officer's report, the Chairman invited the committee to determine the application.

It was proposed by Councillor Waters and seconded by Councillor Patel that planning permission be refused due to the reasons set out in the report and also due to overdevelopment of the site.

On being put to the vote, the motion was carried by 6 votes to 3 votes to refuse the application.

RESOLVED that planning permission be refused for the following reasons:

1. The proposed development by reason of its location, massing and scale represents an inappropriate development in the open countryside which, when cumulatively assessed, consists of more than a limited number of buildings that are not small in scale and results in a local proliferation of new buildings. The proposed development is therefore considered to be in conflict with Policies 1 'Strengthening the network of settlements' and 9 'Distribution and location of development' of the North Northamptonshire Core Spatial Strategy and Policy G6 (2, 3 and 4) 'Open Countryside' of the Local Plan.
2. The proposed development by reason of its position, massing, layout, appearance and scale would detrimentally harm the living conditions of the occupiers of the neighbouring properties by reason that the visual outlook would be significantly impaired by an oppressive and enclosing structure. The proposed development is therefore considered to be in conflict with Policy 13 (I) 'General Sustainable Development Principles' of the North Northamptonshire Core Spatial Strategy.

3. The proposed development by reason of its massing, layout and scale would fail to meet the future needs of all users byway of providing sufficient outdoor amenity space and satisfactory parking/manoeuvring space. The proposed development is therefore considered to be in conflict with Policy 13 (a, d and j) 'General Sustainable Development Principles' of the North Northamptonshire Core Spatial Strategy.
4. The proposed development by reason of its position, massing, layout, appearance and scale would detrimentally harm the character and appearance of the immediate area and would not respect and enhance the character of its surroundings. The proposed development is therefore considered to be in conflict with Policy 13 (h and o) 'General Sustainable Development Principles' of the North Northamptonshire Core Spatial Strategy.

8. PLANNING APPLICATION WP/2013/0465(LB) – THE OLD BARN, 161 ECTON LANE, SYWELL

The annexed circulated report of the Head of Planning and Local Development was received, including late correspondence, on planning application WP/2013/0465(LB), for the erection of a self contained two bedroomed annexe incidental to the adjoining dwelling – application for listed building consent at the Old Barn, 161 Ecton Lane, Sywell for Ms J Davis.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Planning and Local Development recommended that conditional listed building consent be granted subject to the conditions set out in the report.

Members asked the legal adviser for clarification of the consequences of approving this application. It was recommended by the legal adviser that this application should not be granted as the planning application for the 2 bedroomed annexe (WP/2013/0464(F)), was recommended for refusal and this had been agreed by the committee.

It was therefore proposed by Councillor Ward and seconded by Councillor Griffiths that conditional listed building consent be refused.

On being put to the vote, the motion was carried by 6 votes to 3 votes to refuse the application.

RESOLVED that conditional listed building consent be refused as the Council accepts that the proposed development constitutes a benefit in terms of optimizing the viable use of the heritage asset. However, in accordance with paragraph 134 of the National Planning Policy Framework, this is not considered to outweigh the harm to the heritage asset, albeit "less than substantial", which will be caused by the development. The Grade II listed agricultural barn complex's special interest lies in its restrained and consistent vernacular form and layout. It is felt that the character and appearance of the proposed extension will harm that special interest, contrary to the requirements

of Policy 13 (h) and (i) of the North Northamptonshire Core Spatial Strategy and Policy G4 of the Borough of Wellingborough Local Plan.

9. PLANNING APPLICATION WP/2013/0480(FCOU) – REAR OF 4 – 8 ST BARNABAS STREET, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, including late correspondence, on planning application WP/2013/0480(FCOU), for change of use from outbuilding in the curtilage of a residential property to landlords office/workshop/store (B1) – amended description at rear of 4 – 8 St Barnabas Street, Wellingborough for Mr P Morgan.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Planning and Local Development recommended that planning permission be granted subject to the condition set out in the report.

The Site Viewing Group visited the site on 12/11/2013 and a record of the visit was set out in the circulated notes.

A request to address the meeting had been received from the applicant.

The Chairman allowed the speaker to address the meeting for a maximum of 3 minutes. The committee was then 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 committee to determine the application.

Members asked that the fence to the rear of number 6 St Barnabas Street (on the south west side of the applicant's land) be reinstated for privacy and security, before the office is up and running, and also to note the comments made by Northamptonshire Police in late letters.

It was proposed by Councillor Morrall and seconded by Councillor Waters that planning permission be granted subject to the conditions set out in the report and also to reinstate the boundary at the rear of number 6.

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

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

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.
2. A scheme for screening of the site shall be submitted to and agreed by the local planning authority. The proposed use shall not commence until the agreed scheme is implemented. It shall then be maintained in perpetuity.

Reasons:

1. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In the interests of amenity.

10. PLANNING APPLICATION WP/2013/0212(F) – THE PRIORY, 1 HICKMIRE, WOLLASTON

The annexed circulated report of the Head of Planning and Local Development was received, including late correspondence, on planning application WP/2013/0212(F), for the construction of four family homes and double garages on land off the Priory at 1 Hickmire, Wollaston for Mr D Thomson.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Planning and Local Development recommended that planning permission be refused for the reasons set out in the report.

Requests to address the meeting had been received from the applicant and the architect. The applicant declined to speak.

The Chairman allowed the speaker to address the meeting for a maximum of 3 minutes. The committee was then 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 committee to determine the application.

It was proposed by Councillor Griffiths and seconded by Councillor Ward that planning permission be refused for the reasons set out in the report.

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

RESOLVED that planning permission be refused for the following reasons:

1. In the absence of sufficient information being submitted relating to the developments' impact upon residential amenities, archaeology, protected trees, biodiversity, the conservation area, listed buildings, the drainage network, surface water drainage and hazardous substances controls the local planning authority is not able to undertake an appropriate assessment to determine whether the proposed development is in accordance with the Development Plan Policies. The proposed development may not be in accordance with North Northamptonshire Core Spatial Strategy Policies 1 (Strengthening the Network of Settlements), 7 (Delivering Housing), 9 (Distribution and Location of Development), 10 (Distribution of Housing), 13 (General Sustainable Development Principles), 14 (Energy Efficiency and Sustainable Construction), 15 (Sustainable Housing Provision); and the Borough Council of Wellingborough Local Plan (adopted 1999 and

alteration adopted 2004) Policies G2 (Flood protection) and G4 (Limited Development Villages).

2. The proposed development by reason of its indicative location, massing and scale would result in unacceptable development in an Environmentally Important Open Space and, therefore, will result in the loss of an area designated as Environmentally Important Open Space. The proposed development is therefore considered to be in conflict with Policy G19 'Environmentally Important Open Space' of the Borough Council of Wellingborough Local Plan (adopted 1999 and alteration adopted 2004).

11. RESERVED MATTERS APPLICATION WP/2013/0228(RMM) – LAND OFF BOURTON WAY, BOURTON WAY, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, including late correspondence, on reserved matters application WP/2013/0228(RMM), for the erection of 68 residential dwellings with associated garages, roads, sewers, landscape and ancillary works. Reserved matters application to outline Planning Permission WP/2004/0362(O) at land off Bourton Way, Bourton Way, Wellingborough for Miss E Hale (David Wilson Homes South Midlands).

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Planning and Local Development recommended that reserved matters consent be granted subject to the conditions set out in the report.

This application had been deferred at the Planning Committee meeting held on 09/10/2013 for further negotiations.

It was proposed by Councillor Griffiths that reserved matters consent be approved subject to the reasons set out in the report on the understanding that the LEAP play area would not be provided and the Section 106 money be used to provide additional screening for those residents with overlooking issues to their properties. This was seconded by Councillor Waters.

Councillor Bell moved a motion to the amendment that the application be deferred for further negotiations and this was seconded by Councillor Scarborough but was not voted on.

The Principal Planning and Building Control Manager briefed the committee on negotiations and discussions that had taken place with regard to the ground levels, the play area and the affordable housing.

The original motion was put to the vote and was carried by 5 votes to 3 votes with 1 abstention.

RESOLVED that reserved matters consent be granted subject to the following conditions:

1. 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.
2. The road layout shall be as shown on drawing S218_100 Rev D received on 1st November 2013.

Reasons:

1. In the interests of visual amenity.
2. In the interests of highway safety.

12. PLANNING APPLICATION WP/2013/0420(F) – FORMER SCRAPYARD, 304 STATION ROAD, ISHAM

The annexed circulated report of the Head of Planning and Local Development was received, including late correspondence, on planning application WP/2013/0420(F), for the erection of a workshop (Class B2) with ancillary offices (Unit A) together with separate office (Class B1) building (Unit B), new access road and parking at the Former Scrapyard, 304 Station Road, Isham for Newton and Frost Fencing Limited.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Planning and Local Development recommended that planning permission be granted subject to the condition set out in the report.

A request to address the meeting had been received from a representative from Newton and Frost Fencing.

The Chairman allowed the speaker to address the meeting for a maximum of 3 minutes. The committee was then 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 committee to determine the application.

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

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

RESOLVED that planning permission be approved subject to the following 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 is commenced representative samples of all external facing and roofing materials shall be submitted to the local planning authority for approval in writing. The development shall be carried out in accord with the approved materials.
3. Before development commences a scheme for screen fencing/walling shall be agreed with the local planning authority. The approved scheme shall be implemented to the satisfaction of the local planning authority before the development is first brought into use.
4. Before development is commenced a landscape scheme shall be submitted to the local planning authority for approval in writing. 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.
5. The workshop shall not be used for any other purpose in Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, without the express planning permission of the local planning authority.
6. No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the local planning authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
 - 1) A preliminary risk assessment which has identified:
 - All previous uses and potential contaminants associated with those uses
 - A conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.
 - 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

7. 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 local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.
8. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.
9. Before development commences a surface water management strategy shall be submitted to the local planning authority for approval in writing. No hard-standing areas shall be constructed until the works have been carried out in accord with the approved surface water strategy, unless otherwise agreed in writing by the local planning authority.
10. Before the development is first brought into use a vehicle to vehicle visibility of 2.4m x 215m shall be provided and maintained in both directions at the point of access into the site.
11. Before the development is first brought into use the existing means of access into the site shall be stopped up and a new vehicular crossing shall be constructed and all highway surfaces affected by the proposals reinstated.
12. Before the development is first brought into use the access driveways shall be paved with a hard bound surface for a minimum of 5m in rear of the highway boundary.
1.6 A positive means of drainage must be installed to ensure that surface water from driveways does not discharge onto the highway.
13. Any gates at the point of access must open inwards only and be set back sufficiently to permit the largest vehicle likely to visit the site to stand clear of the carriageway of Station Road whilst the gate is operated.
14. Before the development is first brought into use a means of drainage shall be installed and maintained to ensure that surface water from the access driveways does not discharge onto the highway.
15. Before development commences details of the intended method of foul sewage disposal from the site shall be submitted to the local planning authority for approval in writing. The development shall be carried out in accord with the approved sewage disposal details.

Reasons:

1. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In the interests of visual amenity.

3. In the interests of visual amenity and security.
4. In the interests of visual amenity and biodiversity.
5. In the interests of maintaining planning control over a use which could detrimentally affect the amenity of nearby residential occupiers.
6. It is understood that contamination is present at the site as a result of its former use as a scrap yard. From the available information it is understood that Polychlorinated Biphenyls (PCB) contamination is present in soils. It is assumed that previous site investigations have been undertaken at the site, however, we have not seen any previous investigation reports.

Based on available geological mapping, the site is understood to be underlain by Lias Clay, which is classified as Unproductive Strata. However, the Generic Method Statement suggests that groundwater is present at a depth of approximately 2 metres below ground level. In addition, a pond is present at the site.

At this time, insufficient evidence has been provided to demonstrate that the risks to the water environment from contamination at the site are fully understood. We would wish to review any existing contamination reports for the site. A robust conceptual site model should be provided and the risk assessment for all receptors should be revised in line with current guidance.

Based on the available information, additional site investigation may be required in order to provide an up to date understanding of current site conditions and the risk to controlled waters (principally groundwater and the on-site pond). In addition, based on the findings of the controlled waters risk assessment, further assessment may be required, which may include further intrusive investigation and/or remediation.

National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

We recommend that developers should:

- 1) Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
 - 2) Refer to the Environment Agency Guiding Principles for Land Contamination for the type of information that we require in order to assess risks to controlled waters from the site. The local authority can advise on risk to other receptors, such as human health.
 - 3) Refer to the Environment Agency website at www.environment-agency.gov.uk for more information.
7. To ensure that any unforeseen contamination encountered during development is dealt with in an appropriate manner.

National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions

- should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).
8. To ensure that any remediation undertaken for the protection of controlled waters is completed in line with the verification plan so that no unacceptable risk remains. National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).
 9. To prevent environmental and amenity problems arising from flooding.
 10. In the interests of highway safety.
 11. In the interests of highway safety.
 12. To prevent loose material being carried onto the public highway in the interests of highway safety.
 13. In the interests of highway safety.
 14. In the interests of highway safety.
 15. In the interests of ensuring the foul sewage from the development can be satisfactorily treated.

13. PLANNING APPLICATION WP/2013/0467(F) – 21A, C, D, G, H ALLEN ROAD, FINEDON

The annexed circulated report of the Head of Planning and Local Development was received, including late correspondence, on planning application WP/2013/0467(F), for the erection of a pair of semi detached bungalows in place of the proposed approved bungalow at the rear of the site and reconfiguration of the parking spaces. Re-submission following refusal of WP/2012/0105(F) at 21A, C, D, G, H Allen Road, Wellingborough for Carn Homes Limited.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Planning and Local Development recommended that planning permission be granted subject to the conditions set out in the report.

The Chairman said he would vote against the application due to over development.

It was proposed by Councillor Griffiths and seconded by Councillor Patel that planning permission be approved subject to the conditions set out in the report.

On being put to the vote, the motion was carried by 6 votes for the application, 1 against and 2 abstentions.

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

1. The development shall be begun no later than three years beginning with the date of this permission.
2. Notwithstanding any materials specified in the application form and/or the drawings, particulars and samples of the materials to be used on all external surfaces of the buildings, including fenestration, windows, doors, eaves and verges shall be submitted to and approved in writing by the local planning authority before the commencement of the development. The development shall be carried out in accordance with the approved details.
3. The proposed tree planting/landscape scheme shall be implemented during the next planting season after the completion of the building operations on site or within any such longer period as may be agreed in writing with the local planning authority. Such planting shall be maintained, including the replacement of dead, dying or defective trees, shrubs or ground cover plants for a period of 5 years.
4. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any other Order revoking or re-enacting the Order), no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of Schedule 2 of the Order shall be carried out to the 2 dwellinghouses hereby approved without the prior written consent of the local planning authority.
5. No windows or other openings shall be inserted on the flank elevations of the approved bungalows without the prior written consent of the local planning authority.
6. The car parking spaces shown on the approved drawings shall be laid out and provided before the occupation of the dwellings and shall thereafter be kept free from obstruction and shall be retained for parking purposes for the occupiers of the development and their visitors.
7. As it comprises a shared private drive the means of access into the site must be laid out as a shared private drive no less than 4.5m wide for the first 10m in rear of the highway boundary.
8. Pedestrian to vehicle visibility of 2.4m x 2.4m (2m x 2m where turning facilities are provided within the site) above a height of 0.6m and vehicle to vehicle visibility of 2m x 43m must be provided in both directions at the point of access onto Allen Road.
9. The vehicular crossing must be constructed and all highway surfaces affected by the works reinstated in accordance with the specification of the Local Highway Authority and subject to a suitable licence/agreement under the Highways Act 1980.
10. To prevent loose material being carried onto the public highway the driveway must be paved with a hard bound surface for a minimum of 5m in rear of the highway boundary.
11. A positive means of drainage must be installed to ensure that surface water from the driveway does not discharge onto the highway.

Reasons:

1. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure a satisfactory appearance for the development in the interest of visual amenity.

3. To ensure that the site is satisfactorily landscaped and in order to maintain and enhance the visual amenity of the area.
4. To afford the local planning authority the opportunity to control future developments on the site, having regard to the nature of the site and in the interests of safeguarding the amenities of neighbouring occupiers.
5. To safeguard the amenities of neighbouring occupiers.
6. To ensure adequate off-street parking provision and in order to prevent additional parking in surrounding streets which could be detrimental to amenity and prejudicial to safety.
7. In the interest of safety of road users and pedestrians.
8. In the interest of safety of road users and pedestrians.
9. In the interest of safety of road users and pedestrians.
10. In the interest of safety of road users and pedestrians.
11. In the interest of safety of road users and pedestrians.

14. PLANNING APPLICATION WP/2013/0479(F) – 23 CHURCH WAY, GRENDON

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/2013/0479(F), to remove part of the wall outside to provide off street parking at 23 Church Way, Grendon for Miss C Smalley.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Planning and Local Development recommended that planning permission be refused for the reasons set out in the report.

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

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

RESOLVED that planning permission be refused for the following reasons:

The wall is a designated heritage asset within the Grendon Conservation Area and as such is considered to make a positive contribution to its character and appearance. The proposed demolition of part of the wall, therefore, fails the statutory test in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 of preserving and enhancing the character and appearance of the conservation area.

It also fails to meet the requirements of paragraphs 131-135 of the National Planning Policy Framework, Policy 13 (h), (i) and (o) of the North Northamptonshire Core Spatial Strategy and Policy G4 of the Borough of Wellingborough Local Plan, each of which serves to reinforce the rationale in the Act.

15. PLANNING APPLICATION WP/2013/0514(AV) – ROBERTS REPAIRS AND CAR SALES, 29-31 MAIN ROAD, WILBY

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/2013/0514(AV), for the retention of non-illuminated fascia and projecting sign at Roberts Repairs and Car Sales, 29-31 Main Road, Wilby for Mr R Pisami (Roberts Repairs and Car Sales).

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Planning and Local Development recommended that advertising consent be granted subject to the conditions set out in the report.

A request to address the meeting had been received from the agent but he declined to speak at the meeting.

It was proposed by Councillor Griffiths and seconded by Councillor Patel that planning permission be granted subject to the conditions set out in the report.

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

RESOLVED that advertising consent be granted subject to the following conditions:

1. This consent shall expire at the end of a period of 5 years from the date of this decision.
2. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.
3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
4. Where an advertisement is required under these regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

Reasons:

1. To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007.
2. To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007.
3. To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007.
4. To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007.

16. COUNTY COUNCIL APPLICATIONS

1. WP/2013/0370(C)

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/2013/0370(C), for the retention of a Landfill Gas Flare and ancillary equipment at Sidegate Lane Landfill Site, Sidegate Lane, Finedon for Mr J Woodhall (Site UK Limited).

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

RESOLVED to note that Northamptonshire County Council approved planning permission on 26/09/2013 subject to the conditions set out in the report.

2. WP/2013/0380(C)

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/2013/0380(C), for the installation of two additional engines to the existing power generation plant and installation of a portcabin at the southeastern end of the compound at Sidegate Lane Landfill Site, Sidegate Lane, Finedon for Ms H McDonnell (ESG).

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

RESOLVED to note that Northamptonshire County Council approved planning permission on 11/10/2013 subject to the conditions set out in the report.

17. APPLICATIONS FOR PLANNING PERMISSION, BUILDING REGULATION APPROVALS AND APPEALS INFORMATION

RESOLVED that the decisions on applications for planning permission and building regulation approvals determined by the Head of Planning and Local Development in accordance with delegated powers and appeal information as set out in the report of the Head of Planning and Local Development and received appeals, (Minute 4), be noted.

18. ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT

Favourable comments were made by the committee on completion of the developer's impressive work at Palmer Court, Broad Green, Wellingborough.

Chairman

The meeting concluded at 9:03 pm.

COUNCIL MEETING – 14 JANUARY 2014

REPORT OF THE STANDARDS ASSESSMENTS SUB-COMMITTEE

20 November 2013

Present: Councillor Timms (Chairman) and Councillors Dholakia and Harrington.

Officers present: Mr C Pittman (Monitoring Officer) and Mrs C A Mundy (Democratic Services Officer).

The meeting commenced at 10.30am.

1. DECLARATIONS OF INTEREST

RESOLVED to note that in accordance with the Localism Act 2011, the council's code of conduct and the council's constitution, no interests were declared. Councillor Dholakia did seek clarification from Mr Pittman that he did not have a declaration by virtue of the members concerned being known to him. Mr Pittman advised that he would only have an 'other interest' if he had a personal or business connection with the members concerned beyond the normal connection that exists between elected members of a local authority or members of a political group.

2. EXCLUSION OF THE PUBLIC

The sub-committee considered whether the public interest in maintaining the exemption outweighed the public interest in disclosing the information. After careful consideration of the various opposing factors set out in the report, the sub-committee **RESOLVED** in accordance with Section 100A (4) of the Local Government Act 1972, to exclude the public from the meeting for the business specified in item numbers 5 and 6 because it was likely that if members of the public were present there would be disclosure to them of exempt information as defined in paragraphs 1 and 2 of Part I of Schedule 12A to the Act – information relating to any individual and information which is likely to reveal the identity of an individual – and the public interest in withholding the information outweighs the public interest in disclosing the information to the public.

3. CONSIDERATION OF THE MONITORING OFFICER'S ASSESSMENT REPORT IN RESPECT OF A COMPLAINT MADE BY COUNCILLOR JIM BASS AGAINST COUNCILLOR GEORGE BLACKWELL and COUNCILLOR PETER MORRALL (REF: A/2013-3 AND A/2013-4)

The Monitoring Officer presented his assessment reports in relation to two complaints received, concerning the conduct of Councillor G Blackwell and Councillor P Morrall in relation to their alleged failure to declare an interest at a meeting of a Standards Hearings Sub-Committee held on 27 March 2013.

Members asked questions for the purpose of clarity.

The Monitoring Officer retired from the room at 11am whilst the committee carried out its deliberations.

The sub-committee considered the Monitoring Officer's assessment report in detail, and formed the view that the matter did not warrant any further action being taken against either Councillor Blackwell or Councillor Morrall.

Councillor Harrington formally moved both motions which were seconded by Councillor Dholakia and on being put to the vote declared carried.

RESOLVED that:

- (i) the matter did not warrant any further action being taken against Councillor Blackwell.
- (ii) that the matter did not warrant any further action being taken against Councillor Morrall

Chairman

The meeting closed at 11.15 am.

COUNCIL MEETING – 14 JANUARY 2013

REPORT OF THE STANDARDS ASSESSMENT SUB-COMMITTEE

29 November 2013

Present: Councillor Timms (Chairman) and Councillors Harrington and Maguire.

Officers present: Mr C Pittman (Monitoring Officer) and Ms P Lawton (Principal Democratic Services Manager).

1. APOLOGIES FOR ABSENCE

RESOLVED to note that there were no apologies for absence.

2. DECLARATIONS OF INTEREST

The Monitoring Officer advised that the fact that the sub-committee members were fellow councillors of the subject member, did not give rise to an interest.

RESOLVED to note that in accordance with the Localism Act 2011, the council's code of conduct and the council's constitution, no interests were declared.

3. EXCLUSION OF THE PUBLIC

The sub-committee considered whether the public interest in maintaining the exemption outweighed the public interest in disclosing the information. After careful consideration of the various opposing factors set out in the report, the sub-committee **RESOLVED** in accordance with Section 100A (4) of the Local Government Act 1972, to exclude the public from the meeting for the business specified in item numbers 5 and 6 because it was likely that if members of the public were present there would be disclosure to them of exempt information as defined in paragraphs 1 and 2 of Part I of Schedule 12A to the Act – information relating to any individual and information which is likely to reveal the identity of an individual – and the public interest in withholding the information outweighs the public interest in disclosing the information to the public.

4. CONSIDERATION OF THE MONITORING OFFICER'S FURTHER ASSESSMENT REPORT IN RESPECT OF A COMPLAINT AGAINST A MEMBER OF THE COUNCIL (REF: A/2013-2)

The Monitoring Officer presented his assessment report in relation to the complaint, and was questioned by the sub-committee on a number of issues relating to and arising out of the report.

The sub-committee considered the Monitoring Officer's assessment report in detail. Councillor Maguire formally moved that the matter did not warrant any further action. This was seconded by Councillor Harrington and on being put to the vote this was declared carried.

RESOLVED that the matter warrants no further action.

5. ANY OTHER CONFIDENTIAL OR EXEMPT ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT

RESOLVED to note that there were no other confidential or exempt items for consideration.

The meeting closed at 10.40 am.

Chairman

COUNCIL MEETING – 14 JANUARY 2014

REPORT OF THE PLANNING COMMITTEE

18 December 2013

Present: Councillors Ward (Chairman), Griffiths (Vice-Chairman), Beirne, Bell, Dholakia, Maguire, Morrall, Scarborough, Timms and Waters.

Mr S Wood (Head of Planning and Local Development), Mr M Kilpin (Principal Planning and Building Control Manager), Ms J Thomas (Development Management Officer), Mr A Chapman (Development Management Officer), Mr S Aley (Legal Adviser) and Mrs F Hubbard (Democratic Services Officer).

(Councillor Bass attended the meeting as a speaker).

1. APOLOGIES FOR ABSENCE

RESOLVED to note that an apology for absence was received from Councillor B Patel.

2. DECLARATIONS OF INTEREST

RESOLVED to note that in accordance with the Council's Code of Conduct and rules of procedure, the under-mentioned Councillors declared an interest in the following item:

Councillor	Minute No	Item	Description of Interest
Bell	16	WP/2013/0558(FM)	Other – money given from NCC Empowering Fund and attended meetings with Church and Council officers
Dholakia	5	WP/2013/0425(F)	Other – politically knows one of the objectors
Maguire	5	WP/2013/0425(F)	Other – knows one of the objectors
Morrall	7	WP/2013/0541(F)	Other – knows one of the objectors
Scarborough	5	WP/2013/0425(F)	Other – knows one of the objectors
	6	WP/2013/0512(F)	Other – wife rides regularly at the stables

3. CONFIRMATION OF MINUTES

RESOLVED that the minutes of the meeting held on 13/11/2013, be confirmed and signed.

4. REPORT OF THE HEAD OF PLANNING AND LOCAL DEVELOPMENT

RESOLVED that the annexed circulated report of the Head of Planning and Local Development, on the applications for planning permission, listed building consent, building regulation approvals and appeals information, be received.

(Councillor Scarborough left the meeting having declared an interest in the following 2 items).

5. PLANNING APPLICATION WP/2013/0425(F) – LAND ADJACENT 5 DYCHURCH LANE, BOZEAT

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/2013/0425(F), for the erection of a new detached dwelling with associated parking provision and landscaping – revised land ownership details on land adjacent to 5 Dychurch Lane, Bozeat for Mr J Brown.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Planning and Local Development recommended that planning permission be granted subject to the conditions set out in the report.

The Site Viewing Group visited the site on 17/12/2013, and a record of the visit was set out in the circulated notes.

Requests to address the meeting had been received from the applicant, the architect and an objector. The applicant informed the committee that the architect was now unable to attend the meeting.

The Chairman allowed the speakers to address the meeting for a maximum of 3 minutes each. The committee was then given the opportunity to ask questions of clarification.

Having heard the views of the speakers and taking account of the officer's report, the Chairman invited the committee to determine the application.

Members felt that the site was overdeveloped with the increased footprint and would totally ruin the setting for the houses to the rear.

It was moved by Councillor Griffiths and seconded by Councillor Timms that planning permission be refused due to overdevelopment with the increased footprint and would ruin the setting for the houses to the rear.

The motion was put to the vote, and was carried by 6 votes to 3 votes to refuse the application.

RESOLVED that planning permission be refused as the proposal would overdevelop the site and would also have an unacceptable effect on the standard of amenity currently enjoyed by the adjacent residential occupiers. The proposed development is contrary to Policy G4 of the Borough of Wellingborough Local Plan and Policies 13 (h) and 13 (l) of the North Northamptonshire Core Spatial Strategy.

6. PLANNING APPLICATION WP/2013/0512(F) – MANOR FARM RIDING SCHOOL, ADJACENT TO 5A EASTON MAUDIT VILLAGE, EASTON MAUDIT

The annexed circulated report of the Head of Planning and Local Development was received, including late letters, on planning application WP/2013/0512(F), to erect 7 timber fence wooden stables (field shelter style) on a patch of land to the rear of the Manor Farm Riding Centre buildings. The land has had various previous uses at the Manor Farm Riding School, adjacent to 5a Easton Maudit Village, Wellingborough.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Planning and Local Development recommended that planning permission be granted subject to the condition set out in the report.

The Site Viewing Group visited the site on 17/12/2013, and a record of the visit was set out in the circulated notes.

Following the site visit yesterday, members felt that the materials used for the wooden stables were of poor quality and a more robust structure is required. The materials used were not in keeping with a conservation area and something more attractive is needed.

It was proposed by Councillor Griffiths and seconded by Councillor Timms that planning permission be refused as a more robust structure using better quality materials is required.

On being put to the vote, the motion was carried by 8 votes to 1 vote to refuse the application.

RESOLVED that planning permission be refused as the stables have been constructed with materials which are inappropriate in their location in a Conservation Area in a Restraint Village. The development is contrary to Policy G5 of the Borough Council of Wellingborough Local Plan, Policy 13 (h) of the North Northamptonshire Core Spatial Strategy and the provisions of the National Planning Policy Framework.

(Councillor Scarborough returned to the meeting).

7. PLANNING APPLICATION WP/2013/0541(F) – 1 MEARS ASHBY ROAD, WILBY

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/2013/0541(F), for extensions and alterations (re-submission following the withdrawal of application ref WP/2013/0395(F) at 1 Mears Ashby Road, Wilby for Mr and Mrs Everton.

The Head of Planning and Local Development recommended that planning permission be granted subject to the conditions set out in the report.

The Site Viewing Group visited the site on 17/12/2013 and a record of the visit was set out in the circulated notes.

Requests to address the meeting had been received from 2 objectors and the applicant.

The Chairman allowed the speakers to address the meeting for a maximum of 3 minutes each. The committee was then given the opportunity to ask questions of clarification.

Having heard the views of the speakers and taking account of the officer's report, the Chairman invited the committee to determine the application.

Whilst members welcomed improvement to this site it was felt that this proposal should be refused on grounds of overdevelopment. It would also have an adverse affect on adjoining properties and the residents who live opposite.

It was proposed by Councillor Griffiths and seconded by Councillor Timms that planning permission be refused.

On being put to the vote, the motion was unanimously agreed to refuse the application.

RESOLVED that planning permission be refused as the proposed extensions by virtue of their siting, design, scale and massing would be detrimental to the living conditions of the occupiers of neighbouring dwellings number 114 Main Street and 3 Mears Ashby Road by virtue of loss of privacy, outlook and overbearing impact contrary to Policy 13 (l) of the North Northamptonshire Core Spatial Strategy. The proposal is considered to be an overdevelopment of the site.

8. PLANNING APPLICATION WP/2013/0551(F) – 56 MAIN ROAD, GRENDON

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/2013/0551(F), for the erection of a rear extension and internal alterations. Replacement windows (later date), front porch, shed/store and associated buildings – re-submission at 56 Main Road, Grendon for Mr J Weekley.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Planning and Local Development recommended that planning permission be granted subject to the condition set out in the report.

The Site Viewing Group visited the site on 17/12/2013 and a record of the visit was set out in the circulated notes.

Requests to address the meeting had been received from a representative from Grendon Parish Council and the applicant.

The Chairman allowed the speakers to address the meeting for a maximum of 3 minutes each. The committee was then given the opportunity to ask questions of clarification.

Having heard the views of the speakers and taking account of the officer's report, the Chairman invited the committee to determine the application.

Members felt that the proposed shed would be too over bearing in the front garden and would not enhance the conservation area and detract from the setting. A precedent could also be set for similar properties in the village.

It was proposed by Councillor Griffiths and seconded by Councillor Timms that planning permission be refused as a shed in the front garden would detract from the setting in a conservation area.

Members had no concerns with the rear extension and internal alterations and it was proposed by Councillor Scarborough and seconded by Councillor Morrall to defer the application for the applicant to have the opportunity to submit a more suitable scheme that was more in keeping in a conservation area. This was subsequently withdrawn.

The original motion was then put to the vote and it was unanimously agreed to refuse the application.

RESOLVED that planning permission be refused for the following reasons:

1. The listed terrace of cottages of which the application property forms part is located within the village conservation area, thereby constituting a designated heritage asset within the terms of the National Planning Policy Framework. The cottages' special architectural and historic interest lies in their relatively unspoilt post-medieval vernacular charm in a relatively unusual location at the rear of long frontage gardens, but nevertheless prominent and visible in the street scene.
2. The proposed introduction of the barn in front of the application property is considered to have a negative and detrimental effect upon the character and appearance of the listed terrace as well as that of the conservation area itself. It does not preserve or enhance the heritage assets, thereby failing the statutory tests in Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. It also fails to meet the requirements of paragraphs 131-135 of the National Planning Policy Framework and Policy 13 (h), (i) and (o) of the North Northamptonshire Core Spatial Strategy, each of which serves to reinforce the rationale in the Act.

9. PLANNING APPLICATION WP/2013/0552(LB) – 56 MAIN ROAD, GRENDON

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/2013/0552(LB), for the erection of a rear extension and internal alterations. Replacement windows (later date), front porch, shed/store and associated buildings – re-submission (application for Listed Building Consent) at 56 Main Road, Grendon for Mr J Weekley.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Planning and Local Development recommended that listed building consent be granted subject to the conditions set out in the report.

It was proposed by Councillor Griffiths and seconded by Councillor Timms that listed building consent be refused.

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

RESOLVED that Listed Building Consent be refused for the following reasons:

1. The listed terrace of cottages of which the application property forms part is located within the village conservation area, thereby constituting a designated heritage asset within the terms of the National Planning Policy Framework. The cottages' special architectural and historic interest lies in their relatively unspoilt post-medieval vernacular charm in a relatively unusual location at the rear of long frontage gardens, but nevertheless prominent and visible in the street scene.
2. The proposed introduction of the barn in front of the application property is considered to have a negative and detrimental effect upon the character and appearance of the listed terrace as well as that of the conservation area itself. It does not preserve or enhance the heritage assets, thereby failing the statutory tests in Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
3. It also fails to meet the requirements of paragraphs 131-135 of the National Planning Policy Framework and Policy 13 (h), (i) and (o) of the North Northamptonshire Core Spatial Strategy, each of which serves to reinforce the rationale in the Act.

10. PLANNING APPLICATION WP/2013/0332(OM) – LAND OFF HILLSIDE CLOSE, BOZEAT

The annexed circulated report of the Head of Planning and Local Development was received, including late correspondence, on planning application WP/2013/0332(OM), for an outline application for a residential development comprising of up to 36 dwellings, estate road and associated works, with all

matters, save for the means of access reserved for subsequent approval – amended - on land off Hillside Close, Bozeat for Manor Farm Developments Limited.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Planning and Local Development recommended that outline planning permission be granted with all matters reserved, save for access, subject to a Section 106 Agreement and the conditions set out in the report.

Requests to address the meeting had been received from 5 objectors, a representative from Bozeat Parish Council and the agent.

A petition against this application had been handed to the MP and was currently with the Secretary of State. Members had concerns about approving this application before receiving a response from the Secretary of State regarding the petition.

Members asked for a deferral to request more time to read the large set of additional papers that they had just received before making a decision. Concerns were also raised regarding access issues that would need addressing as it was felt that the Northamptonshire County Council Highway's report had shortcomings.

It was suggested that a site visit takes place but the Chairman confirmed that the site viewing group had informally visited the site the previous day.

It was then proposed by Councillor Bell and seconded by Councillor Maguire that a decision be deferred to allow more time to read the additional papers concerning this development before making a decision.

On being put to the vote, the motion was unanimously agreed to defer the application.

RESOLVED that a decision on the application be deferred to enable the committee to have more time to read the additional papers concerning this development before making a decision and to assimilate any other relevant information into the decision making process.

11. PLANNING APPLICATION WP/2013/0440(F) – OVERSTONE LAKES CARAVAN PARK, ECTON LANE, SYWELL

The annexed circulated report of the Head of Planning and Local Development was received, including late correspondence, on planning application WP/2013/0440(F), for the siting of 5 residential mobile park homes at Overstone Lakes Caravan Park, Ecton Lane, Sywell for Mr A Hall (Allens Caravan Estates Limited).

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Planning and Local Development recommended that planning permission be granted subject to the conditions set out in the report.

It was proposed by Councillor Waters and seconded by Councillor Griffiths that planning permission be granted subject to the conditions set out in the report.

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

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

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.
2. The existing trees are to be protected in accordance with the arboricultural method statement which has been submitted in accordance with BS5837 unless otherwise agreed with the landscape officer.
3. Prior to the commencement of development the final positions of the concrete bases will be adjusted and agreed in order to minimise the impact on the trees and no-dig construction will be implemented in accordance with the arboricultural method statement.

Reasons:

1. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To minimise the impact on the protected trees around the development.
3. To minimise the impact on the protected trees around the development.

12. PLANNING APPLICATION WP/2013/0447(OM) – THE MINTON DISTRIBUTION CENTRE, WELLINGBOROUGH ROAD, SYWELL

The annexed circulated report of the Head of Planning and Local Development was received, including late correspondence, on planning application WP/2013/0447(OM), for an outline planning application for residential development (use Class C3) with all matters reserved at The Minton Distribution Centre, Wellingborough Road, Sywell for Nottinghamshire County Council Pension Fund.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Planning and Local Development recommended that planning permission be refused for the reasons set out in the report.

Requests to address the meeting had been received from the agent and Councillor Bass.

The Chairman allowed the agent to address the meeting for a maximum of 3 minutes and Councillor Bass 5 minutes. The committee was then given the opportunity to ask questions of clarification.

Having heard the views of the speakers and taking account of the officer's report, the Chairman invited the committee to determine the application.

It was proposed by Councillor Bell and seconded by Councillor Griffiths that planning permission be refused for the reasons set out in the report.

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

RESOLVED that planning permission be refused for the following reasons:

1. The proposal would result in an unacceptable loss of an occupied employment site contrary to Policy 11 of the North Northamptonshire Core Spatial Strategy.
2. The development would be contrary to the Development Plan and would be harmful to the spatial strategy of the area by directing development to less sustainable areas in terms of the settlement hierarchy as set out in the Development Plan. The proposal does not meet the criteria for exceptional development in the open countryside and is therefore contrary to Policies 1, 9 and 10 of the North Northamptonshire Core Spatial Strategy and saved Policies G4, G6, H4 and H9 of the Wellingborough Local Plan.
3. The Applicant has failed to demonstrate that the proposed development will not have an unacceptable impact on highway safety. In particular, the Transport Statement submitted in support of the application fails to fully demonstrate that the development will not have a detrimental effect on road safety and capacity contrary to Policy 13 of the North Northamptonshire Core Spatial Strategy.
4. The proposal is not considered to be in a sustainable location nor represent a sustainable form of development and is therefore considered contrary to Policies 1, 9, 10, 11 and 13 of the North Northamptonshire Core Spatial Strategy and saved Policies G4, G6, H4, H9 and SY1 of the Wellingborough Local Plan.
5. The site lies within the Limits of Development for Sywell Aerodrome as defined by Policy SY1 of the Borough of Wellingborough Local Plan. The Plan recognises the significance of the site as an important asset for the county and the policy seeks to strike a balance between the opportunities afforded by the airfield and the disadvantages of an industrial/commercial site in the open countryside. The policy provides for basic containment of the site whilst also allowing modest extensions and redevelopment. The policy does not allow redevelopment for housing. The proposal is therefore contrary to Policy SY1.

13. PLANNING APPLICATION WP/2013/0507(F) – 86 ORLINGBURY ROAD, ISHAM

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/2013/0507(F), for the demolition of the existing dwelling and garage. Erection of new dwelling – re-submission following refusal of WP/2013/0007(F) at 86 Orlingbury Road, Isham for Mr G Connolly.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Planning and Local Development recommended that planning permission be refused for the reasons set out in the report.

It was proposed by Councillor Timms and seconded by Councillor Beirne that planning permission be refused for the reasons set out in the report.

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

RESOLVED that planning permission be refused for the following reasons:

1. The proposal would result in an unacceptable loss of an occupied employment site contrary to Policy 11 of the North Northamptonshire Core Spatial Strategy.
2. The development would be contrary to the Development Plan and would be harmful to the spatial strategy of the area by directing development to less sustainable areas in terms of the settlement hierarchy as set out in the Development Plan. The proposal does not meet the criteria for exceptional development in the open countryside and is therefore contrary to Policies 1, 9 and 10 of the North Northamptonshire Core Spatial Strategy and saved Policies G4, G6, H4 and H9 of the Wellingborough Local Plan.
3. The Applicant has failed to demonstrate that the proposed development will not have an unacceptable impact on highway safety. In particular, the Transport Statement submitted in support of the application fails to fully demonstrate that the development will not have a detrimental effect on road safety and capacity contrary to Policy 13 of the North Northamptonshire Core Spatial Strategy.
4. The proposal is not considered to be in a sustainable location nor represent a sustainable form of development and is therefore considered contrary to Policies 1, 9, 10, 11 and 13 of the North Northamptonshire Core Spatial Strategy and saved Policies G4, G6, H4, H9 and SY1 of the Wellingborough Local Plan.
5. The site lies within the Limits of Development for Sywell Aerodrome as defined by Policy SY1 of the Borough of Wellingborough Local Plan. The Plan recognises the significance of the site as an important asset for the county and the policy seeks to strike a balance between the opportunities afforded by the airfield and the disadvantages of an industrial/commercial site in the open countryside. The policy provides for basic containment of the site whilst also allowing modest extensions and redevelopment. The policy does not allow redevelopment for housing. The proposal is therefore contrary to Policy SY1.

14. PLANNING APPLICATION WP/2013/0531(FCOU) – 7 WILLIAMS WAY, WOLLASTON

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/2013/0531(FCOU), for change of use from B8 (warehouse unit) to an MOT test bay (B2) at 7 Williams Way, Wollaston for Mr A Kevan (ACK Transport Limited).

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Planning and Local Development recommended that planning permission be granted subject to the condition set out in the report.

It was proposed by Councillor Morrall and seconded by Councillor Beirne that planning permission be granted subject to the condition set out in the report.

On being put to the vote, the motion was carried by 8 votes with one abstention.

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

The development shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason:

Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

15. PLANNING APPLICATION WP/2013/0556(RVC) – 240 SYWELL ROAD, MEARS ASHBY

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/2013/0556(RVC), for the retention of planning permission WP/2012/0175(FCOU), without compliance with condition 6 – number of caravans to be restricted to 60 instead of 40 for a 1 year period at 240 Sywell Road, Mears Ashby for Mr R Laundon.

The Chairman announced that this application had been withdrawn.

RESOLVED to note that the planning application had been withdrawn.

(Councillor Bell left the meeting having declared an interest in the following item).

16. PLANNING APPLICATION WP/2013/0558(FM) – LAND AT 14-16 FARM ROAD, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/2013/0558(FM) for the construction of a new place of worship with car parking – re-submission following withdrawn application WP/2012/0542(FM) on land at 14-16 Farm Road, Wellingborough for Mr C Gledhill (Gleneagles C of R Church).

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Planning and Local Development recommended that planning permission be granted subject to the conditions set out in the report.

Requests to address the meeting had been received from a supporter and the agent.

The Chairman allowed the speakers to address the meeting for a maximum of 3 minutes each. The committee was then given the opportunity to ask questions of clarification.

Having heard the views of the speakers and taking account of the officer's report, the Chairman invited the committee to determine the application.

Members thanked the applicant for resolving the concerns that the committee had regarding the lack of car parking spaces available and were delighted with the end result of substantially more parking spaces. The committee very much look forward to the completion of the development which they feel will be an asset to the community.

It was proposed by Councillor Griffiths and seconded by Councillor Beirne that planning permission be granted subject to the conditions set out in the report.

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

RESOLVED that planning permission be granted subject to the following 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 representative samples of all external facing and roofing materials shall be submitted to and approved in writing by the local planning authority. The development shall be carried out using the approved materials.
3. Before the development commences a landscape scheme shall be submitted to the local planning authority for approval in writing. The approved 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 details of the intended porous hard surfacing or measures to prevent surface water from the car park draining onto the adjoining roads shall be submitted to the local planning authority for approval in writing. The development shall be carried out in accord with the approved details.
5. The building shall not be occupied until the illustrated car parking and cycle spaces have been constructed and these areas shall not thereafter be used for any purpose other than the parking of vehicles and storage of cycles.
6. Before development commences a scheme for boundary fencing/walling shall be submitted to the local planning authority for approval in writing.

The approved scheme shall be implemented before the church is first brought into use.

7. No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.
8. Before development commences details of the intended crime prevention measures on the site shall be submitted to the local planning authority for approval in writing. The development shall be carried out incorporating the approved measures.
9. Before development commences an Arboricultural Method Statement which shall include measures under British Standard BS58837 for protection for trees on the application site and the adjoining land, shall be submitted to the local planning authority for approval in writing. The development shall be carried out in accord with the approved Method Statement and the tree protection measurers shall be installed before development commences and shall remain in place to the satisfaction of the local planning authority until the development is complete.
10. Before development commences a revised scheme for a footpath link between the application site and the footpath to the south of the site shall be submitted to the local planning authority for approval in writing. The footpath link shall be constructed and operational before the building is first brought into use.

Reasons:

1. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In the interests of visual amenity.
3. In the interests of visual amenity and biodiversity.
4. In the interests of sustainable urban drainage.
5. In the interests of safety and convenience of users of the adjoining roads.
6. In the interests of visual amenity and security.
7. To ensure that features of archaeological interest are properly examined and recorded, in accordance with paragraph 141 of the National Planning Policy Framework.
8. In the interests of preventing crime.
9. To assess and protect the trees on the application site and adjoining land in the interests of visual amenity and biodiversity.
10. In the interests of sustainable transport.

(Councillor Bell returned to the meeting).

17. PLANNING APPLICATION WP/2013/0559(F) – 23 EVESHAM CLOSE, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/2013/0559(F), for the erection of a single storey rear extension at 23 Evesham Close, Wellingborough for Mr and Mrs Somescale.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Planning and Local Development recommended that planning permission be granted subject to the conditions set out in the report.

It was proposed by Councillor Griffiths and seconded by Councillor Waters that planning permission be granted subject to the conditions set out in the report.

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

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

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.
2. The development shall be carried out in accordance with the submitted plan (Drawing number: 1191/13/1A) deposited with the local planning authority on 22nd October 2013.
3. 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, unless otherwise agreed in writing by the local planning authority.

Reasons:

1. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure that the development is carried out in accordance with the agreed details.
3. In the interests of visual amenity.

18. PLANNING APPLICATION WP/2013/0560(F) – 5 EDINBURGH ROAD, WELLINGBOROUGH

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/2013/0560(F), for the removal of the existing garage and outbuilding. Build a new 3 bedroom, detached residential dwelling with off road parking for two vehicles. To create new off road parking to number 5 Edinburgh Road – re-submission following refusal of WP/2013/0189(F) at 5 Edinburgh Road, Wellingborough for Mr R Beasley.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Head of Planning and Local Development recommended that planning permission be granted subject to the conditions set out in the report.

Requests to address the meeting had been received from an objector and the agent.

The Chairman allowed the speakers to address the meeting for a maximum of 3 minutes each. The committee was then given the opportunity to ask questions of clarification.

Having heard the views of the speakers and taking account of the officer's report, the Chairman invited the committee to determine the application.

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

On being put to the vote, the motion was carried by 8 votes. Councillor Griffiths asked that his vote against the application be noted.

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

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.
2. The development shall be carried out in accordance with the submitted plan (Drawing number: 1191/13/1A) deposited with the local planning authority on 22nd October 2013.
3. 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, unless otherwise agreed in writing by the local planning authority.

Reasons:

1. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure that the development is carried out in accordance with the agreed details.
3. In the interests of visual amenity.

19. COUNTY COUNCIL APPLICATIONS

1. WP/2013/0618(C)

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/2013/0618(C), for a non-material amendment to planning permission 13/00070/WASFUL to amend the name of the applicant at Sidegate Lane Landfill Site, Sidegate Lane, Finedon for Mr G Doyle.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

RESOLVED to note that Northamptonshire County Council approved the planning permission on 29/11/2013 subject to the note contained in the report.

2. WP/2013/0623(C)

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/2013/0623(C), for a new two storey teaching and main hall extension and internal alterations to Redwell Infants and Junior School for Mr M Hewins (Northamptonshire County Council).

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

RESOLVED to note the report.

3. WP/2013/0627(C)

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/2013/0627(C), for a non-material amendment to planning permission 10/00066/EXT to amend a working programme at Earls Barton Quarry, Grendon Road, Earls Barton for Mr C D'Oyley (Breedon Aggregates Limited).

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

RESOLVED to note the report.

4. WP/2013/0618(C)

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/2013/0627(C), for a non-material amendment to planning permission 13/00070/WASFUL to amend the name of the applicant at Sidegate Lane Landfill Site, Sidegate Lane, Finedon for Mr G Doyle (Energy Development (UK) Limited).

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

RESOLVED to note that a non-material amendment to the planning permission was approved by Northamptonshire County Council on 29/11/2013.

20. APPLICATION OUTSIDE THE BOROUGH

1. WP/2013/0612(OB)

The annexed circulated report of the Head of Planning and Local Development was received, on planning application WP/2013/0612(OB), for an Outline Application of up to 2000 dwellings, with access, appearance, layout and scale unreserved for the first phase of 200 dwellings; a new section of A43 dual carriageway road; up to 3.83 hectares for a local centre incorporating provision for a Use Class A1 foodstore (up to 2,000 sq m), Class A4 public house (up to 650 sq m), Class C2 care home (up to 2,800 sq m), Class D1 day nursery (up

to 465 sq m), Class D1 medical centre (up to 750 sq m); a parade of 5 retail units (Classes A1, A2, A3, A5 and D1) (up to 450 sq m), Class B1(c) light industry (up to 5,000 sq m); a new primary school (up to 3150 sq m); public open space provision to include outdoor sports pitches, allotments and children's play space; structural landscape planting; associated infrastructure, including drainage features and access at Overstone Leys, Overstone Lane, Overstone for Barratt Developments plc.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

A request to address the meeting had been received from Councillor Bass.

The Chairman allowed Councillor Bass to address the meeting for a maximum of 5 minutes. The committee was then 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 committee to determine the application.

Serious concerns were raised about this application on the impact that this would have on the Borough's West Ward.

The impact of this development would also affect the Council's own future planned developments and would create a precedent that could be detrimental to the Borough's own growth ambitions.

It was proposed by Councillor Griffiths and seconded by Councillor Scarborough that the Council raise objection to this application. It was agreed that officers, in consultation with the Chairman and Vice-Chairman, would prepare a response of strategic objections for submission to Daventry District Council.

On being put to the vote, it was carried by 8 votes to raise objection to this application.

RESOLVED that the Council wish to formally OBJECT to the proposal. The proposal raises several major concerns which translate into the following generic reasons for objecting (NB: this list is not exhaustive):-

- Effect on amenities of the residents of Sywell;
- Effect on visual amenity and character of the area;
- Crime and disorder;
- Biodiversity;
- Traffic, access and highway safety;
- Cumulative impact on the local transport network (taking into account the planned sustainable urban extensions (SUE) (e.g. Wellingborough North, Appleby Lodge, Stanton Cross development etc);
- Coalescence of settlements;
- May prejudice growth aspirations of Wellingborough with respect to road improvement schemes, e.g. Isham bypass.

NB: Daventry District Council required the Council's consultation response by 06/12/2013. DDC are likely to take this application to their committee in February 2014. DDC have granted the Council an extension in time to respond and would welcome an initial response with a later response with more detailed consideration if this Council is minded to do so.

Daventry District Council are also advised to consult with the North Northamptonshire Joint Planning Unit to investigate the implications of this development, due to its scale, on the wider strategic aspirations of the JPU in its functions as it prepares the forthcoming Joint Core Strategy.

21. APPLICATIONS FOR PLANNING PERMISSION, BUILDING REGULATION APPROVALS AND APPEALS INFORMATION

RESOLVED that the decisions on applications for planning permission and building regulation approvals determined by the Head of Planning and Local Development in accordance with delegated powers and appeal information as set out in the report of the Head of Planning and Local Development and received appeals, (Minute 4), be noted.

22. PLANNING APPEAL DECISION

RESOLVED to note the annexed circulated decision letter dated:

- (i) 12/11/2013 in respect of an appeal against the refusal of a planning permission to erect single and two storey extensions to the existing property at 52 Mears Ashby Road, Earls Barton, which was dismissed.

Chairman

The meeting concluded at 9:50 pm.